

2029 Market Street

San Francisco, CA 94114



FOR SALE • OFFERING MEMORANDUM



WCOMMERCIALRE.COM

Randy Waller | CalDRE #01382348 | 707.843.1382 | randy@wrealestate.net
Tina DeMartini | CalDRE #02122607 | 707.225.1882 | tinad@wrealestate.net

Table Of Contents

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
ADDITIONAL PHOTOS	5
LOCATION INFORMATION	6
SAN FRANCISCO, CA - LOCATION PAGE	7
REGIONAL MAP	8
LOCATION MAP	9
DEMOGRAPHICS	10
DEMOGRAPHICS MAP & REPORT	11
LISTING AGENT	12
LISTING AGENT	13

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SECTION 1

Property Information





Property Description

Upper Market Investment Opportunity in SF. Fully leased, 5000 square foot commercial condo leased to an industry leading cannabis dispensary, Apothecarium SF. This ground floor commercial condo is fully remodeled with high end interior finishes, and is accessed directly off of Market St. with full ADA accessibility. With a newly signed absolute NNN lease extension, and multiple extensions in place, this is a stable investment opportunity. Included in the lease are base rent escalations and a minimum percentage rent kicker that provides above market rents and additional upside.

Offering Summary

Sale Price:	\$4,950,000
Number of Units:	2
Lot Size:	7,532 SF
Building Size:	5,000 SF
NOI:	\$378,473.00
Cap Rate:	8.5%

Demographics **0.25 Miles** **0.5 Miles** **1 Mile**

Total Households	3,500	13,585	46,218
Total Population	6,640	26,492	91,622
Average HH Income	\$98,297	\$96,877	\$95,525





SECTION 2

Location Information





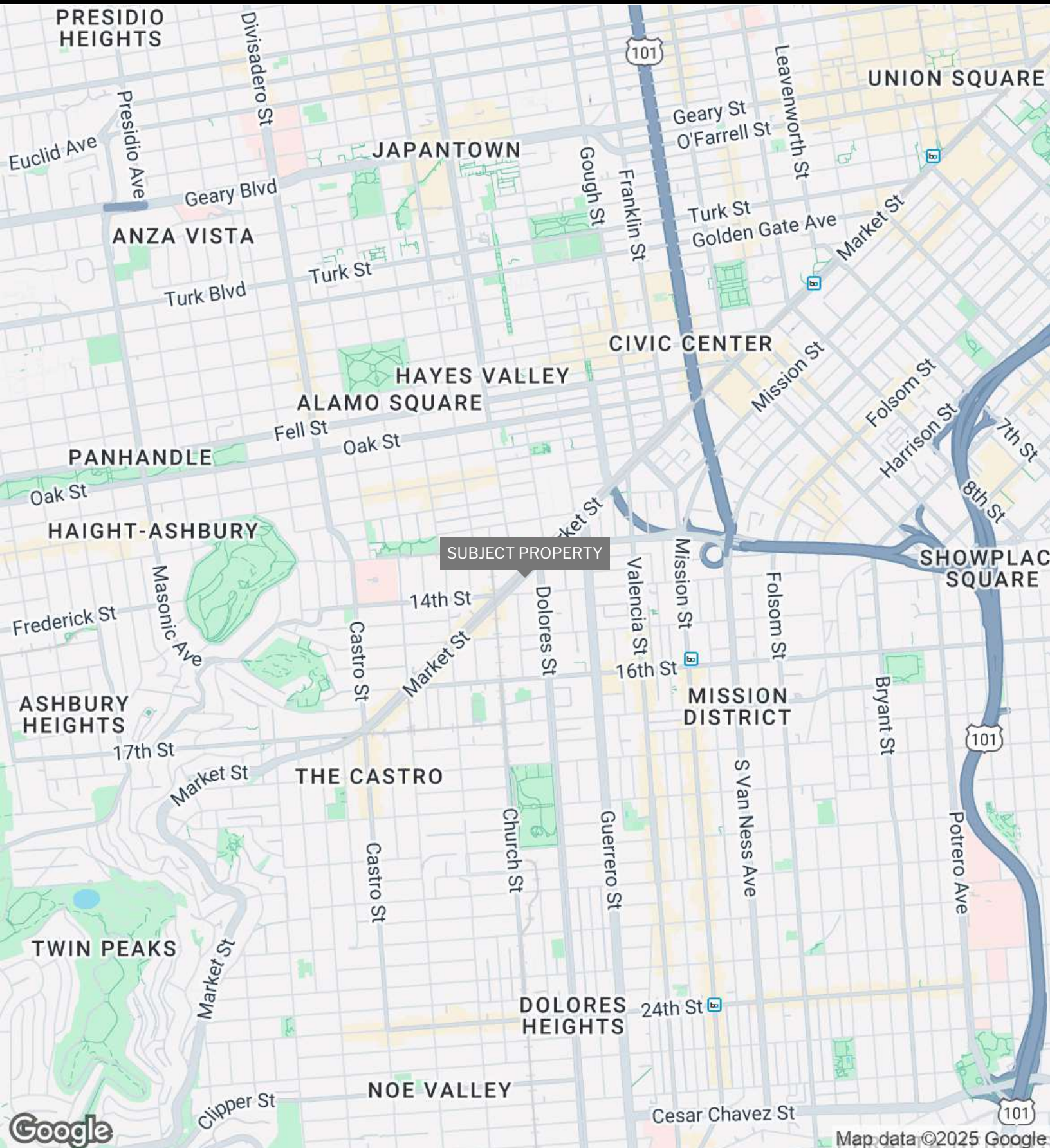
San Francisco, California

The commercial real estate industry in San Francisco, California, has long been considered one of the most dynamic and lucrative markets in the United States. With its status as a major financial, technology, and cultural hub, San Francisco has attracted a wide range of investors and tenants, from small start-ups to multinational corporations.

One of the defining features of San Francisco's commercial real estate industry is the high demand for office space, particularly in the downtown and Financial District areas. Despite having some of the highest rental rates in the country, San Francisco remains an attractive destination for many businesses due to its highly educated workforce, world-class amenities, and proximity to Silicon Valley. In recent years, the city has become a hub for technology companies, with major players like Twitter, Uber, and Airbnb all calling San Francisco home. These companies have helped to fuel a highly competitive market, with landlords often able to command high rents and favorable lease terms.

Another key trend in the San Francisco commercial real estate market has been the rise of co-working and flexible office space providers. Companies like WeWork, Regus, and Knotel have all established a presence in the city, offering a range of flexible workspace solutions for companies of all sizes. This has created new opportunities for small businesses and entrepreneurs who may not have been able to afford traditional office space, while also providing larger companies with more flexible options for expansion and contraction.

In conclusion, the commercial real estate industry in San Francisco, California, has long been a dynamic and competitive market, with high demand and limited supply driving up prices and creating challenges for tenants and landlords alike. It is likely that San Francisco will remain an attractive destination for businesses in the years to come, due to its unique mix of amenities, talent, and innovation.

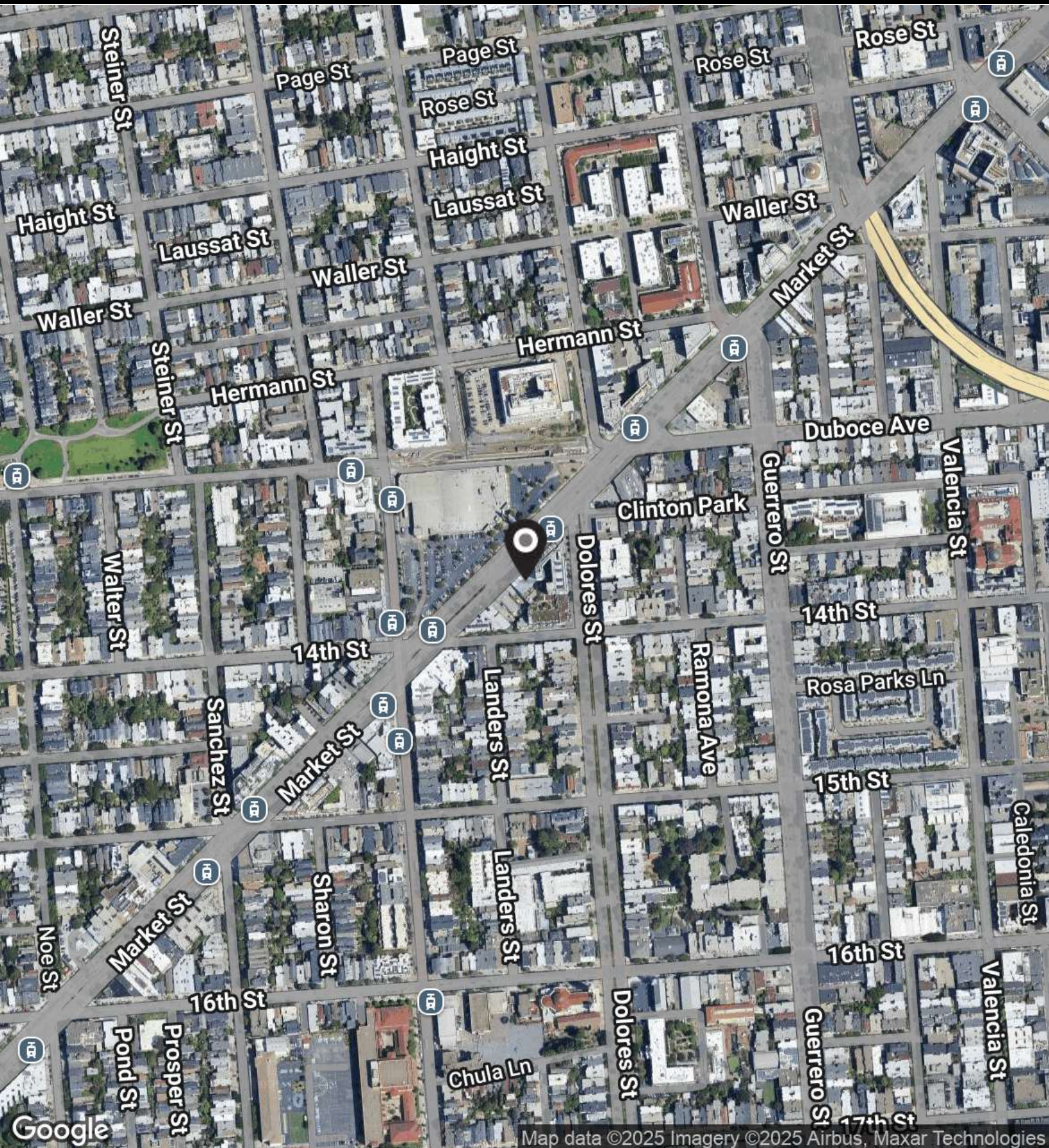


SUBJECT PROPERTY



Map data ©2025 Google







SECTION 3

Demographics

Population

0.25 Miles 0.5 Miles 1 Mile

Total Population	6,640	26,492	91,622
Average Age	36.4	37.1	37.8
Average Age (Male)	37.8	38.5	38.7
Average Age (Female)	34.2	35.0	36.5

Households & Income

0.25 Miles 0.5 Miles 1 Mile

Total Households	3,500	13,585	46,218
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$98,297	\$96,877	\$95,525
Average House Value	\$791,576	\$799,112	\$863,534

* Demographic data derived from 2020 ACS - US Census



Population

26,492



Median Home Value

\$799,112



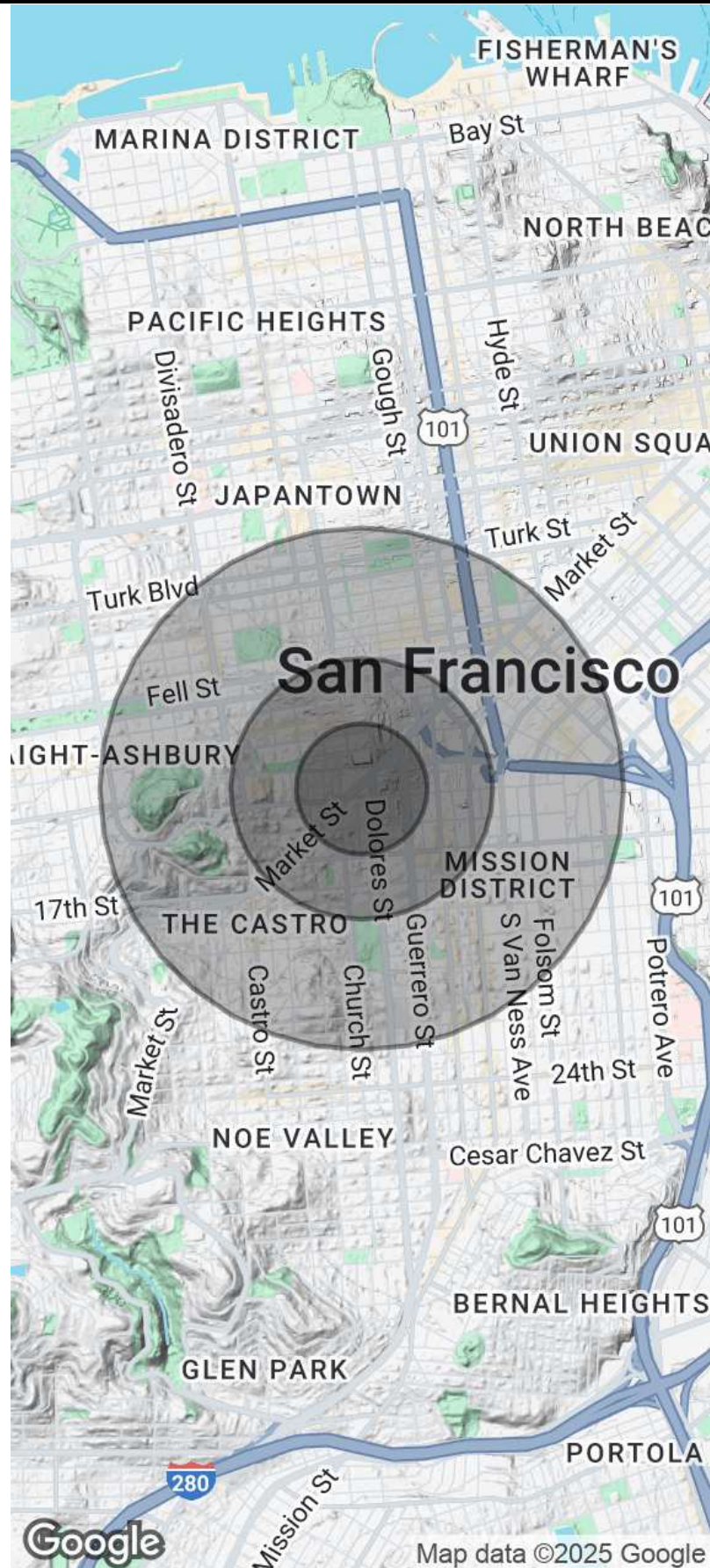
Average Household Income

\$96,877



Average Age

37.1

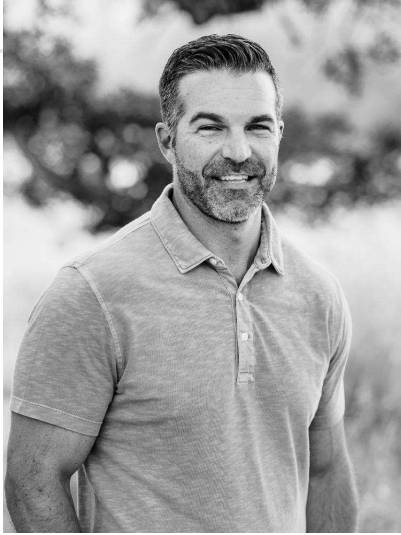




SECTION 4

Listing Agent





Randy Waller

Broker/Owner

Direct: 707.843.1382
randy@wrealestate.net

CalDRE #01382348



Tina DeMartini

REALTOR®, Commercial Division

Direct: 707.225.1882
tinad@wrealestate.net

CalDRE #02122607