



201
GUERRERO ST

COMMERCIAL CONDO FOR SALE OR LEASE

MISSION DISTRICT, SAN FRANCISCO



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DRE #01878802





FEATURES

- +/- 1,000 sq.ft. on ground & +/- 700 sq.ft. lower level
- Available Immediately
- Hard corner, ground floor location
- Excellent Signage Opportunity
- NC-1 zoning
- Sprinkler system in place
- ADA restroom with shower
- Column free
- High ceilings
- Large display windows with plenty of natural light
- Security system in place
- Located on the busy corner of Guerrero & 14th Street, in close proximity to public transportation and one block away from the bustling Valencia Street corridor. Nearby neighbors include Four Barrel Coffee, Little Star Pizza, SF Friends School, Whole Foods, and many more.



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GUERRERO ST

Just one block from the bustling Valencia St. corridor, this ground-floor commercial condo sits on the corner of Guerrero & 14th Street in a beautiful, modern building with large display windows and high ceilings. Neighbors include Tartine Bakery, Whole Foods, Four Barrel Coffee, Everlane, and Little Star Pizza.



FINANCIAL ANALYSIS

201 GUERRERO STREET



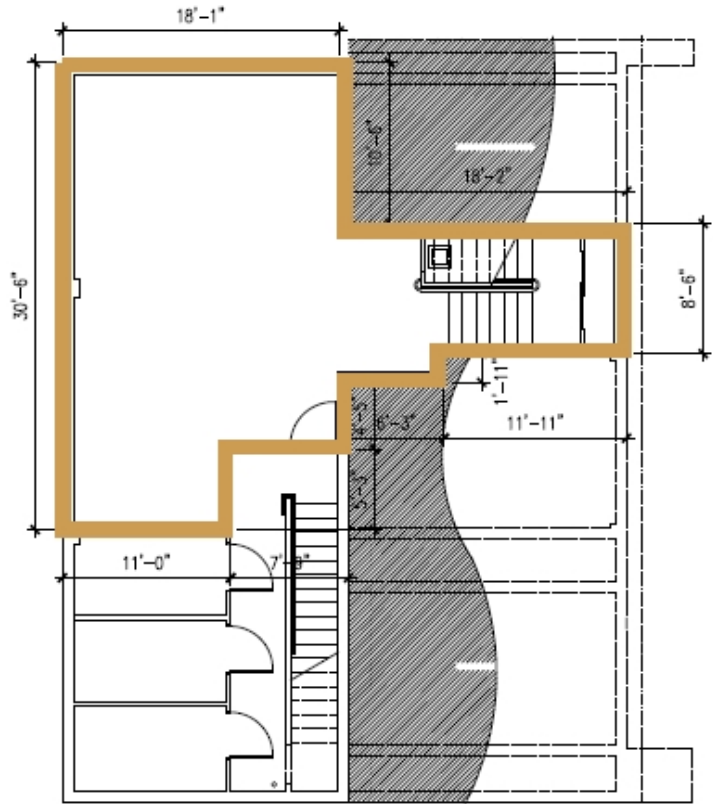
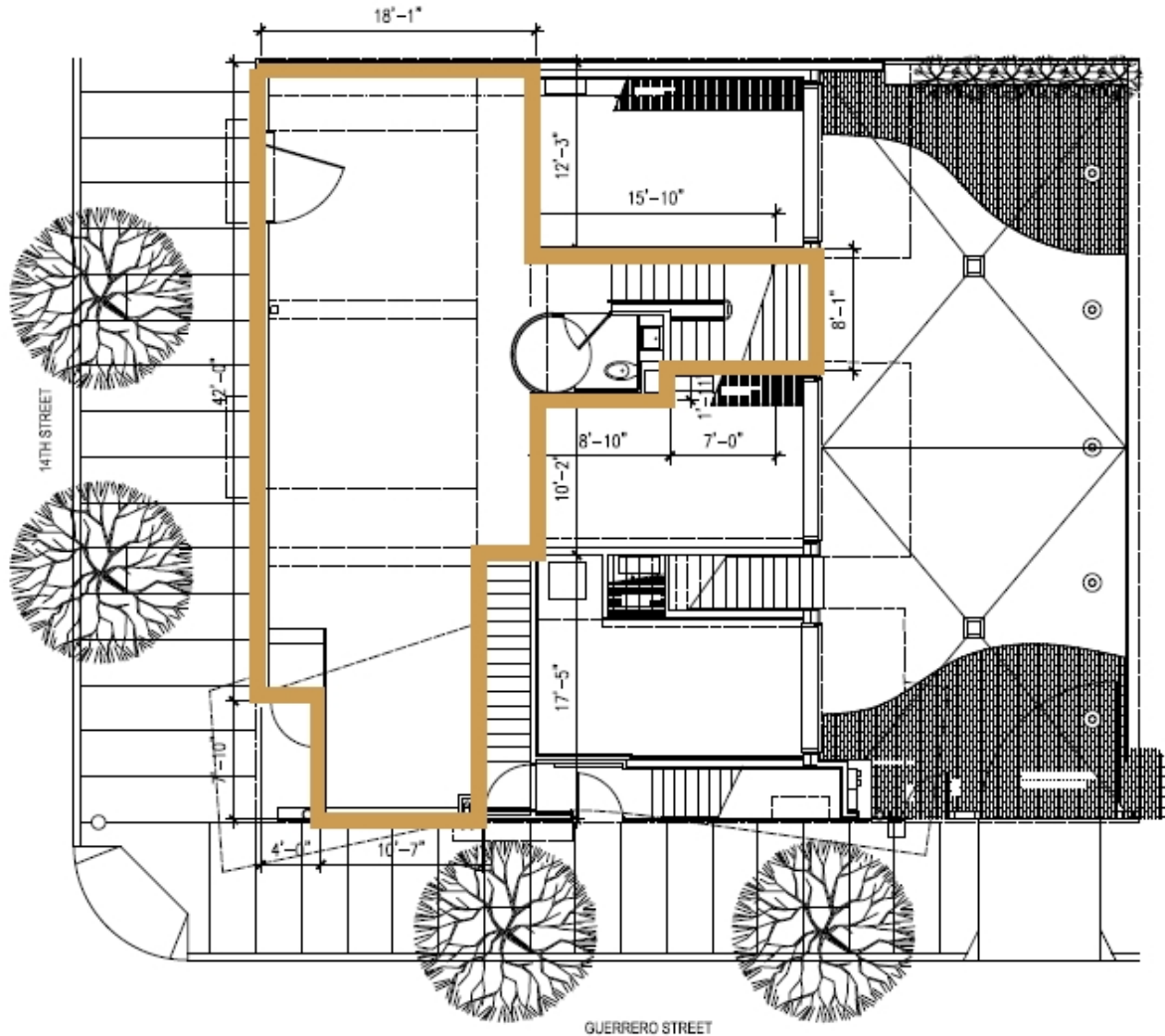
FINANCIAL SUMMARY

| | |
|--|--------------|
| Price | \$1,345,000 |
| Square Footage (Public Record) | +/- 1,648 SF |
| Asking Rent | \$4.00 (NNN) |
| Asking Price/PSF | \$816 |
| Projected Annual Rent (\$4.50/PSF NNN) | \$79,104 |
| Projected CAP Rate | 5.9% |

GENERAL INFORMATION

| | |
|------------------|--|
| Address | 201 Guerrero Street, San Francisco, CA 94103 |
| Year Built | 2004 |
| District | Mission Dolores |
| Property Subtype | Retail Commercial Office |
| Zoning | NC-1 |
| APN | 3546-037 |

FLOOR PLANS





GUERRERO ST

201 Guerrero Street is located in the heart of San Francisco's Mission District, one of the city's most dynamic and culturally rich neighborhoods.

Known for its vibrant mix of historic architecture, cutting-edge restaurants, eclectic boutiques, and a thriving arts scene, the area draws consistent foot traffic from locals and visitors alike. Valencia Street, in particular, is a premier retail corridor with excellent transit access, including proximity to BART and multiple Muni lines, making it a highly desirable location for businesses looking to engage with San Francisco's creative, tech-savvy, and diverse community.





EVAN KINORI



HANDROLL PROJECT



OUTSET COFFEE



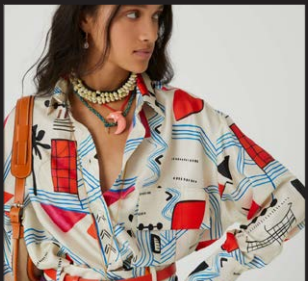
LAZY BEAR



SUPER SIMPLE



BAO



AGGREGATE SUPPLY



TACOLICIOUS



SELF EDGE



DANDELION CHOCOLATE



REFORMATION



CRAFTSMAN AND WOLVES

MISSION DISTRICT

LiveFitGym
WELLNESS CLUB

EVERLANE

NICE
KICKS.

isalis

one medical
evan kinori

FLOUR
+ WATER

THE
Beehive

LOLINDA

Penny
Roma

LIMON

Reformation

GOOD GOOD
CULTURE CLUB

BAGGU

SUPER
SIMPLE

DANDELION
SMALL-BATCH
CHOCOLATE



LAZY BEAR

RITUAL
COFFEE
ROASTERS



TARTINE

lolo

SOUVLA



FELLOW

nopalito



FOUR BARREL COFFEE



ARCANA WINE BAR



EVERLANE



BI-RITE GROCERY



PENNY ROMA



POPULATION SALON



ALAMO DRAFTHOUSE



DOG-EARED BOOKS



BODYROK



BUDDY THE BAR



SENIOR SISIG



STRANDED RECORDS



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