

700 10th Avenue/ 839-849 Cabrillo Street

THREE VACANT COMMERCIAL UNITS IN THE INNER RICHMOND



ALLISON
CHAPLEAU

MULTI-UNIT. MIXED-USE. COMMERCIAL.

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700 10th Ave/ 839-849 Cabrillo St

COMMERCIAL IN THE INNER RICHMOND

\$1,195,000

List Price

FULLY VACANT BUILDING

CORNER INNER RICHMOND LOCATION

NC-1 ZONING

DEVELOPMENT POTENTIAL

STEPS TO GOLDEN GATE PARK



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

PROPERTY SUMMARY

Located at the prominent corner of 10th Avenue and Cabrillo Street in San Francisco's highly desirable Inner Richmond District, 700 10th Avenue / 839-849 Cabrillo Street presents a rare opportunity to acquire a fully vacant commercial property with significant repositioning and redevelopment potential. Situated just blocks from Golden Gate Park and surrounded by a vibrant mix of neighborhood-serving retail, restaurants, and residential housing, the property benefits from exceptional walkability, strong neighborhood demographics, and convenient access to public transportation.

The property consists of three vacant commercial units totaling approximately 2,602 square feet on a 2,848 square foot corner parcel. The flexible NC-1 zoning designation may provide investors, developers, and owner-users with a variety of future use possibilities, subject to buyer verification and City approvals. With all spaces delivered vacant, purchasers have the unique ability to immediately pursue redevelopment, adaptive reuse, owner-user occupancy, or lease-up strategies without existing tenancy constraints.

Opportunities of this nature are increasingly rare in San Francisco's supply-constrained commercial corridors. The combination of vacant possession, corner frontage, and a highly sought-after Inner Richmond location creates a compelling opportunity to unlock long-term value in one of the city's most established neighborhoods.

Property Highlights:

- Three vacant commercial units delivered free of tenants
- Approximately 2,602 SF building on a 2,848 SF corner parcel
- Prime Inner Richmond location at 10th Avenue & Cabrillo Street
- NC-1 Neighborhood Commercial zoning
- Potential redevelopment, repositioning, or owner-user opportunity
- Just blocks from Golden Gate Park and the Richmond District retail corridor
- Excellent walkability, public transportation access, and neighborhood amenities



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

List Price:	\$1,195,000
CAP Rate:	7.41%
GRM:	10.32
Number of Units:	3
Price Per Unit:	\$398,333
Gross Bldg SqFt per 2013 appraisal:	2,602
Price per SqFt:	\$459
Scheduled Gross Income:	\$115,740
Less Expenses:	(\$27,161)
Net Operating Income:	\$88,579

ESTIMATED EXPENSES

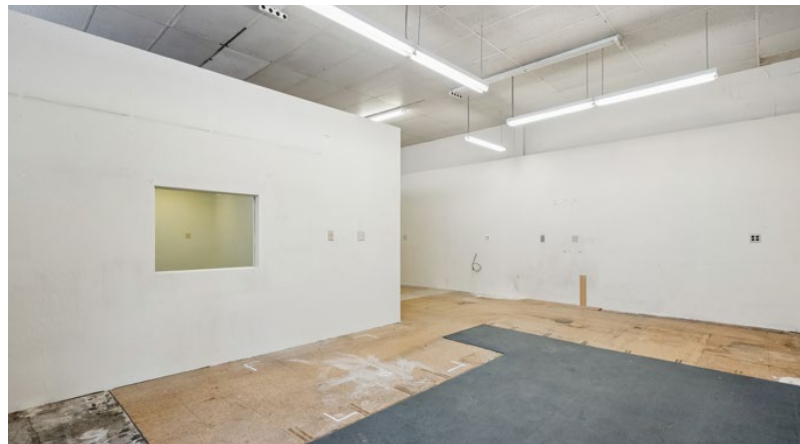
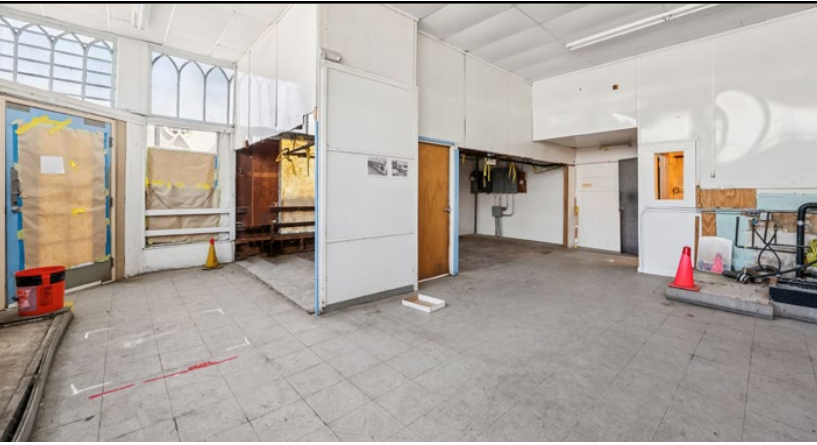
New Property Taxes (1.185%)	\$14,161
Insurance - Estimate for new policy:	\$10,000
PGE - Tenant Paid:	\$0
Water - Tenant Paid:	\$0
Garbage - Tenant Paid:	\$0
Maintenance/repairs Estimate:	\$3,000
Total Expenses:	\$27,161
% of EGI	23.47%

CURRENT RENT ROLL

UNIT	PREVIOUS TENANT	STATUS	MARKET RENT
700	Laundry Mat	Vacant	\$3,250.00
849	Market	Vacant	\$3,995.00
839	Hair Salon	Vacant	\$2,400.00
		Monthly	\$9,645.00
		Annual	\$115,740.00

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PHOTOGRAPHY



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The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

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