

For Sale

Investment Opportunity

5515-5517
Geary Blvd

San Francisco

Offering Memorandum



Exclusive Advisors

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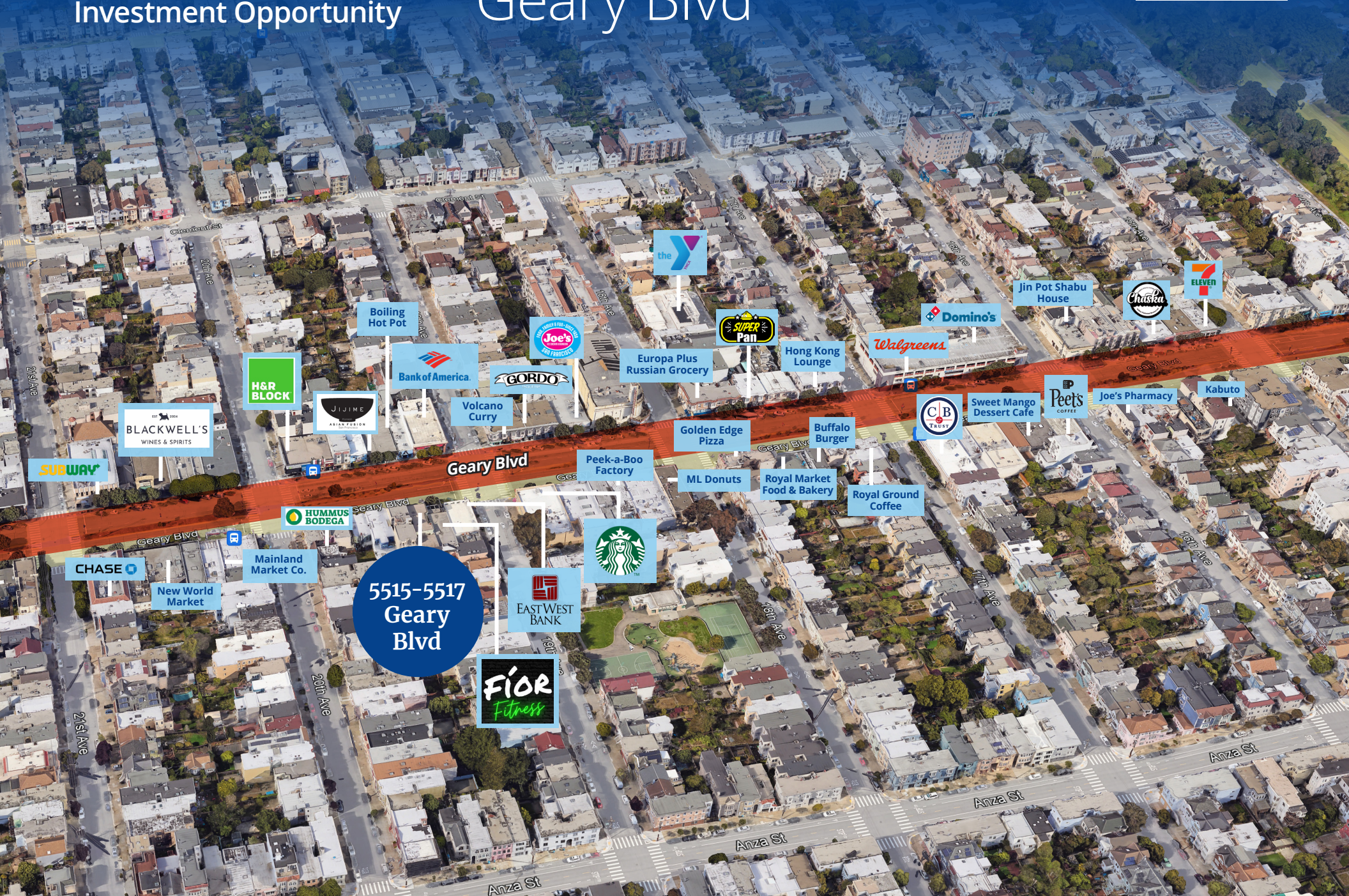
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5515-5517 Geary Blvd



5515-5517
Geary Blvd

- Boiling Hot Pot
- H&R BLOCK
- BLACKWELL'S WINES & SPIRITS
- SUBWAY
- CHASE
- New World Market
- Mainland Market Co.
- HUMMUS BODEGA
- Bank of America
- Volcano Curry
- EUROPA PLUS Russian Grocery
- Golden Edge Pizza
- ML Donuts
- Peek-a-Boo Factory
- Starbucks
- EAST WEST BANK
- FIOR Fitness
- the Y
- SUPER Pan
- Hong Kong Lounge
- Walgreens
- Domino's
- Jin Pot Shabu House
- Chaska
- ELEVEN
- Sweet Mango Dessert Cafe
- Peet's COFFEE
- Joe's Pharmacy
- Kabuto
- Buffalo Burger
- Royal Market Food & Bakery
- Royal Ground Coffee
- C.B. TRUST
- Kabuto

Property Overview

Building Summary

Address	5515-5517 Geary Boulevard
Product Type	Commercial – Retail & Office
Square Footage	± 5,305 SF
# of Stories	2
APN	1525-042
Year Built	1916
Zoning	NCD – Geary Boulevard Neighborhood Commercial District

Property Summary

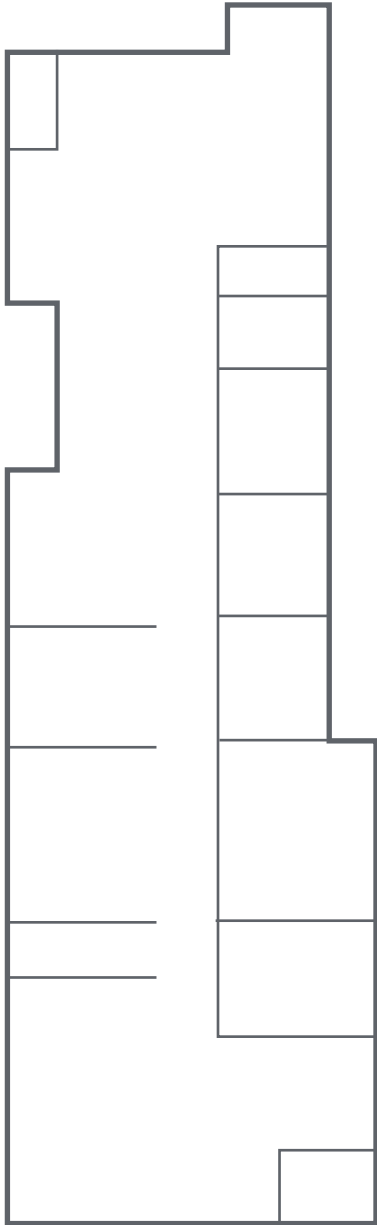
Colliers International as Exclusive Advisors to the Seller, are pleased to present the opportunity to acquire 5515-5517 Geary Boulevard (“the Property”), an excellent investor or owner-user opportunity located in the Central Richmond District, a highly desirable San Francisco neighborhood. The Property consists of approximately 5,305 square feet on two levels - the ground floor is approximately 2,600 square feet and the second floor is approximately 2,705 square feet.

There are currently four (4) tenants in the building. The ground floor tenant at 5515 Geary Boulevard has lease term through December 31, 2024, plus 1 five-year option to renew. There are three (3) office tenants on the second floor at 5517 Geary Boulevard, all on month-to-month leases and one (1) office suite on the second floor is vacant, allowing for potential rental upside for new ownership.

This is a fantastic opportunity for an investor or owner-user to own a “jewel-box” building in a coveted neighborhood, with high barrier to entry. The Property benefits from good exposure on Geary Boulevard, a high-traffic thoroughfare that runs through the Richmond District. It boasts excellent street frontage and is surrounded by retail, restaurants, and other amenities. Surrounding neighborhoods include the Presidio, Sunset, & Sea Cliff.

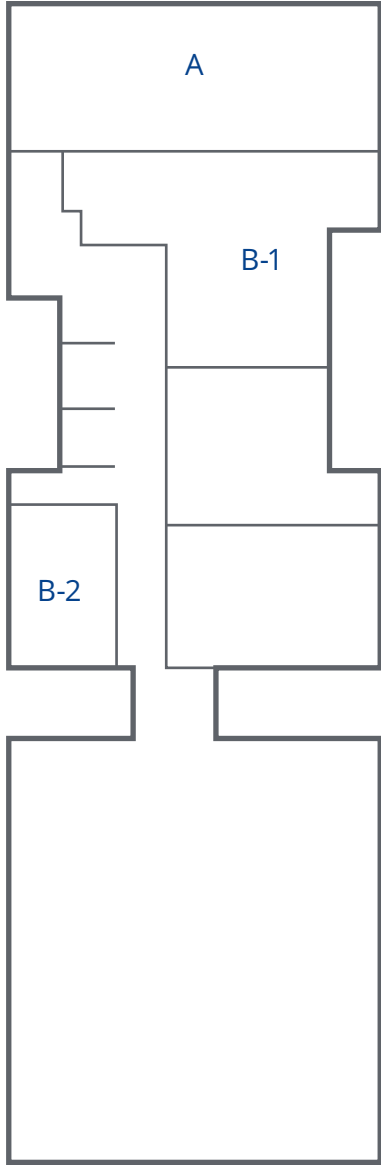
Floor Plan

First Floor
±2,600 SF



GEARY BLVD

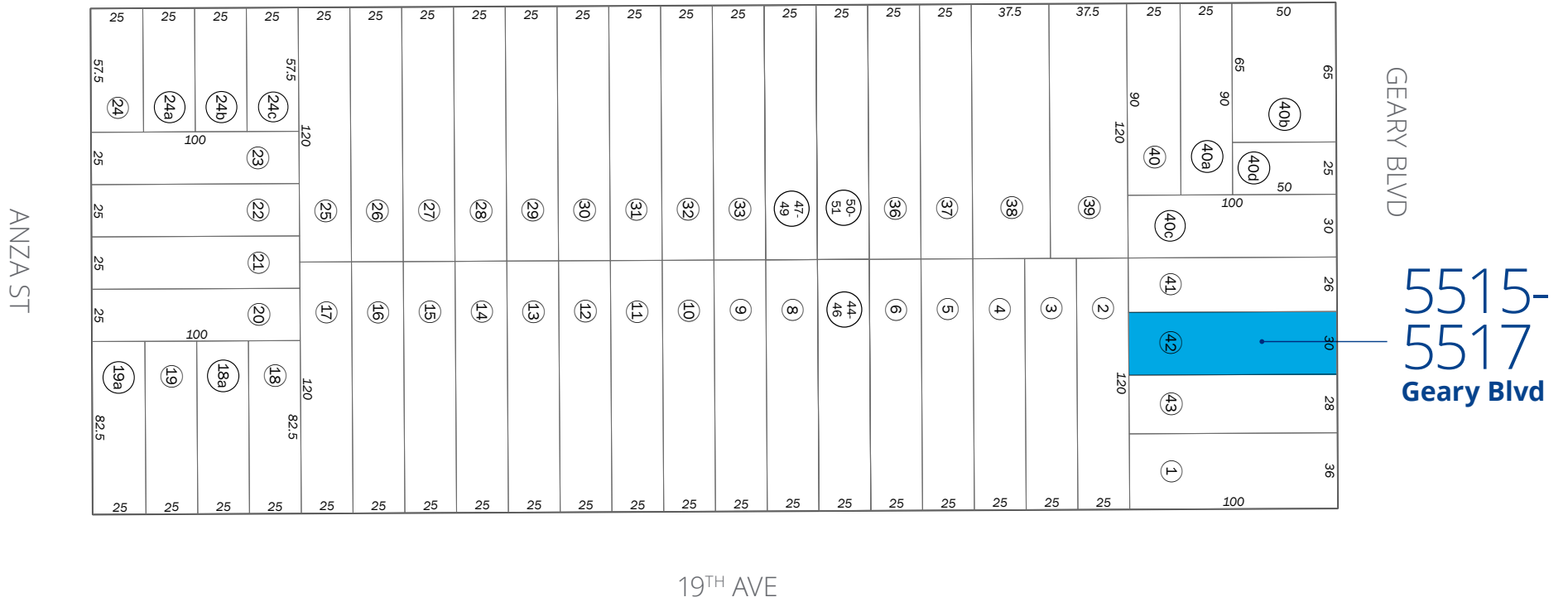
Second Floor
±2,705 SF



GEARY BLVD

Site Plan

20TH AVE



Co-Tenancy



Location



Demographics

2023	.25 mile	.5 mile	1 mile
Total Population	6,395	22,271	52,650
2023-2028 Annual Pop Change	-1.3%	-1.0%	-1.0%
Median Age	42.9	42.6	41.8
Bachelor's Degree	44.9%	45.1%	44.3%
Married	48.0%	46.5%	45.5%
Not Married	41.4%	40.5%	42.4%
2023 Households	2,775	9,462	22,482
Average Household Size	2.30	2.35	2.33
2023 Median Household Income	\$116,406	\$123,381	\$132,527
2028 Projected Median Household Income	\$130,917	\$142,827	\$154,019
HH Income \$150,000 to \$199,999	14.2%	14.0%	13.6%
HH Income \$200,000 or more	23.2%	27.9%	31.8%
Median Home Value	\$1,690,529	\$1,681,896	\$1,779,767
Owner Occupied	31.0%	36.3%	38.1%
Renter Occupied	69.1%	63.7%	61.9%
19 and Under	16.5%	16.7%	17%
20 to 29	11%	11.6%	11.9%
30 to 39	17.6%	17.6%	18.4%
40 to 49	15.9%	14.8%	14.6%
50 to 64	19.4%	19.5%	19.2%
65 and Over	20%	19.8%	19.2%

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