

Asking Price: \$6,550,000

3842 - 3854 Geary Blvd

3854 Geary Boulevard | San Francisco, CA 94118



Price: \$6,550,000

Property Highlights

- Year Built: 1909
- Tenants: 1 Commercial, 5 Apartments.
- Square Feet: 10,716.
- Lot Sq.Ft: 6608.
- APN: 1434-020.
- Zoning: NC3.
- Location: Hi Traffic Corner Location.
- Low Expenses.

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A vertical line runs through the center of the page, passing through a white circle. The background features a faint, stylized city skyline with various building outlines. The left side of the page has a light gray vertical band.

SECTION I

Property Information



Property Description

3842-3854 Geary Boulevard presents a rare mixed-use investment opportunity in San Francisco's central Richmond District. Built in 1909, this approximately 10,716-square-foot building is situated on a 6,608-square-foot lot along a high-visibility, transit-served commercial corridor.

The ground floor is occupied by Bella Trattoria, a well-known neighborhood restaurant and bar, providing stable commercial income in a proven location. The second floor comprises five residential rental units: three 3-bedroom, 1-bath units and one 4-bedroom, 2-bath unit. The property is currently 100% occupied, offering immediate in-place cash flow.

The building's scale, frontage on Geary Boulevard, and established tenancy make it suitable for investors seeking long-term income in a supply-constrained market. Proximity to local retail, services, public transportation, and major thoroughfares supports both the commercial and residential components.

This is a straightforward, income-producing asset with mixed-use zoning and historic character, positioned in a stable San Francisco neighborhood with consistent rental demand. All information is deemed reliable but not guaranteed; buyers are advised to conduct their own due diligence regarding zoning, income, expenses, and potential future use.



Property Summary

Building SF:	10,716
Lot Size:	6,608 SF
Parking:	0
Price:	\$6,950,000
Year Built:	1909
Zoning:	NC3

Property Overview

The property was built in 1909 and is approximately 10,716 Square Feet with a lot size of 6,608 Square Feet. This is a mixed-use property consisting of a commercial first floor and 5 rental units on the 2nd floor. The commercial tenant is Bella Trattoria restaurant and Bar, there are 5 rental units on the 2nd floor consisting of 3-3bd 1ba, and 1-4bd 2ba units. The building is 100% occupied.

Location Overview

The property is located in one of San Francisco's prime Inner Richmond neighborhoods on the corner of Geary Blvd and 3rd ave. The building is within walking distance of all public transportation, Restaurants, and Shops, and has access to all major commute routes.



SECTION II

Property Financials

Income

Description	Actual	Per SF	Market	Per SF
Gross Potential Rent	\$448,634	\$41.87	\$506,496	\$47.27
- Less: Vacancy	(\$8,973)	(\$0.84)	(\$10,130)	(\$0.95)
+ Misc. Income	\$36,000	\$3.36	\$36,000	\$3.36
Effective Gross Income	\$475,662	\$44.39	\$532,366	\$49.68

Operating Expenses

Description	Actual	Per SF	Market	Per SF
Property Management Fee	\$19,385	\$1.81	\$20,260	\$1.89
Building Insurance	\$17,392	\$1.62	\$14,243	\$1.33
Maintenance	\$3,200	\$0.30	\$3,200	\$0.30
Repairs	\$3,000	\$0.28	\$3,000	\$0.28
Taxes - Real Estate	\$82,000	\$7.65	\$82,000	\$7.65
Trash Removal	\$0	\$0.00	\$2,000	\$0.19
Water	\$10,650	\$0.99	\$10,650	\$0.99
Total Expenses	(\$135,627)	(\$12.66)	(\$135,353)	(\$12.63)
Net Operating Income	\$340,034	\$31.73	\$397,013	\$37.05



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Investment Summary

Price	\$6,550,000
Year Built	1909
Tenants	6
RSF	10,716
Price/RSF	\$611.24
Lot Size	6,608 sf
Floors	2
APN	1434-020
Cap Rate	5.19%
Market Cap Rate	6.06%

Tenant Annual Scheduled Income

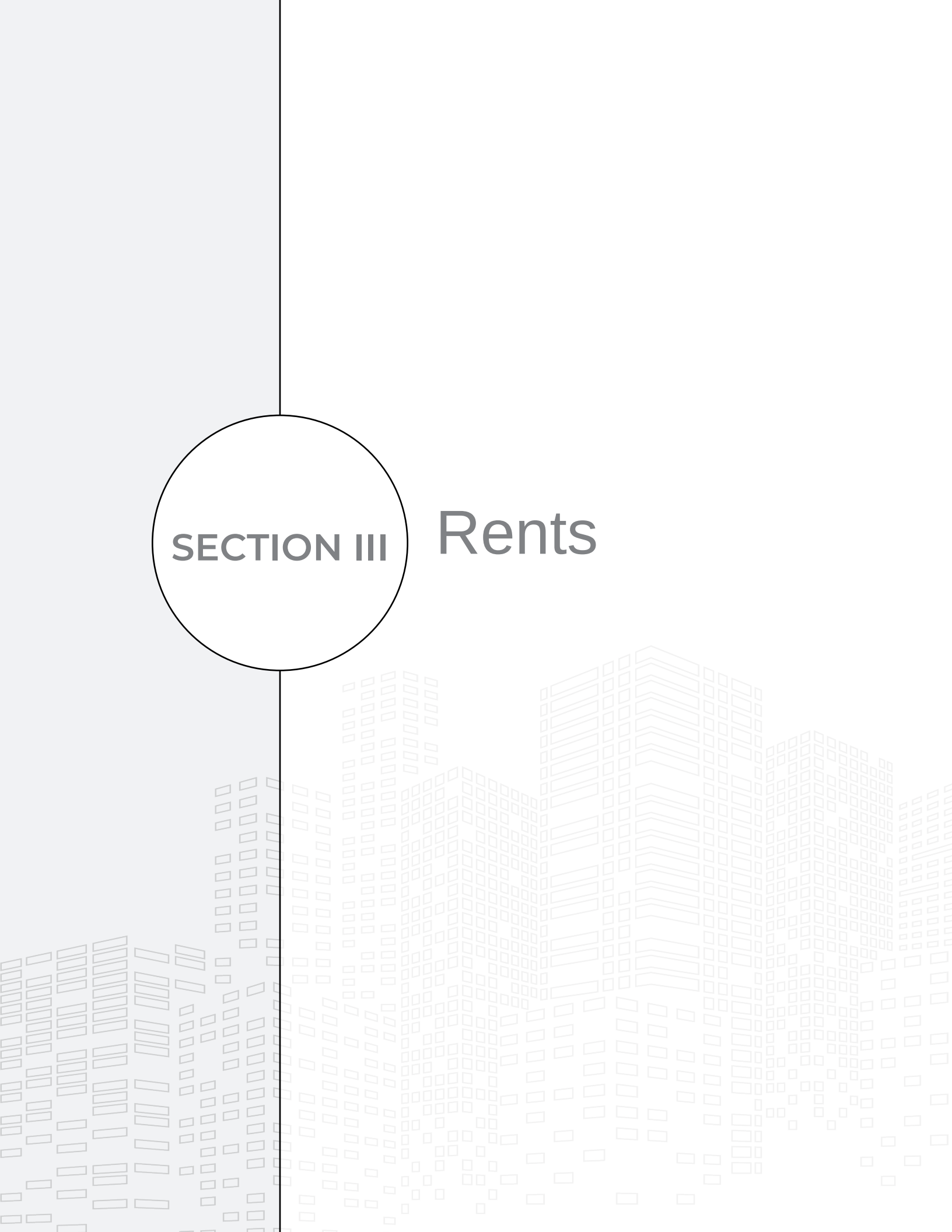
Tenant	Actual	Market
Apartment 384 (3 -1))	\$41,386	\$48,000
Apartment 386 (4-1)	\$55,390	\$57,600
Apartment 3842 (3-1)	\$36,835	\$48,000
Bella Trattoria (2) 5 yr Opt Pays 38% Cam Tax Ins	\$252,056	\$256,896
Apartment 3850 (3-1)	\$17,742	\$48,000
Apartment 3852 (3-1)	\$45,225	\$48,000
Totals	\$448,634	\$506,496

Annualized Income

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Building Insurance	\$17,392	\$14,243
Maintenance	\$3,200	\$3,200
Repairs	\$3,000	\$3,000
Taxes - Real Estate	\$82,000	\$82,000
Trash Removal	\$0	\$2,000
Water	\$10,650	\$10,650
Total Expenses	\$135,627	\$135,353
Expenses Per RSF	\$12.66	\$12.63



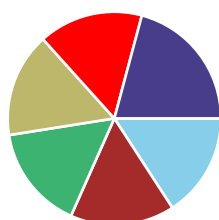
SECTION III

Rents

Tenant	Suite	Start	Expires	Rent
Apartment 384 (3 -1)) Note: Month to Month	384	01/24/12	02/01/13	\$41,386
Apartment 386 (4-1) Note: Month to Month	386	09/14/15	10/01/16	\$55,390
Apartment 3842 (3-1) Note: Month to Month	3842	10/31/07	11/01/08	\$36,835
Bella Trattoria (2) 5 yr Opt Pays 38% Cam Tax Ins	3848	01/31/96	08/31/32	\$252,056
Apartment 3850 (3-1) Note: Month to Month	3850	02/01/08	03/01/09	\$17,742
Apartment 3852 (3-1) Note: Month to Month	3852	06/01/15	07/01/16	\$45,225

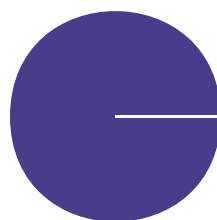
Suite	Tenants	Approx. SF	Avg. Rents	Monthly	Market	Monthly
384	Apartment 384 (3 -1))	0	\$3,449	\$3,449	\$4,000	\$4,000
386	Apartment 386 (4-1)	0	\$4,616	\$4,616	\$4,800	\$4,800
3842	Apartment 3842 (3-1)	0	\$3,070	\$3,070	\$4,000	\$4,000
3848	Bella Trattoria (2) 5 yr Opt Pays 38% Cam Tax Ins	0	\$21,005	\$21,005	\$21,408	\$21,408
3850	Apartment 3850 (3-1)	0	\$1,479	\$1,479	\$4,000	\$4,000
3852	Apartment 3852 (3-1)	0	\$3,769	\$3,769	\$4,000	\$4,000
6		0		\$37,386		\$42,208

TENANT MIX



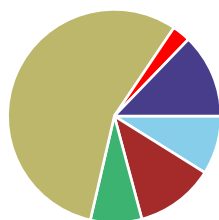
- Apartment 384 (3 -1))
- Apartment 386 (4-1)
- Apartment 3842 (3-1)
- Bella Trattoria (2) 5 yr Opt Pays 38% Cam
- Apartment 3850 (3-1)
- Apartment 3852 (3-1)

TENANT MIX SQUARE FEET



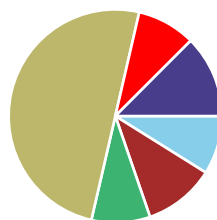
- Apartment 384 (3 -1))
- Apartment 386 (4-1)
- Apartment 3842 (3-1)
- Bella Trattoria (2) 5 yr Opt Pays 38% C
- Apartment 3850 (3-1)
- Apartment 3852 (3-1)

TENANT MIX INCOME



- Apartment 384 (3 -1))
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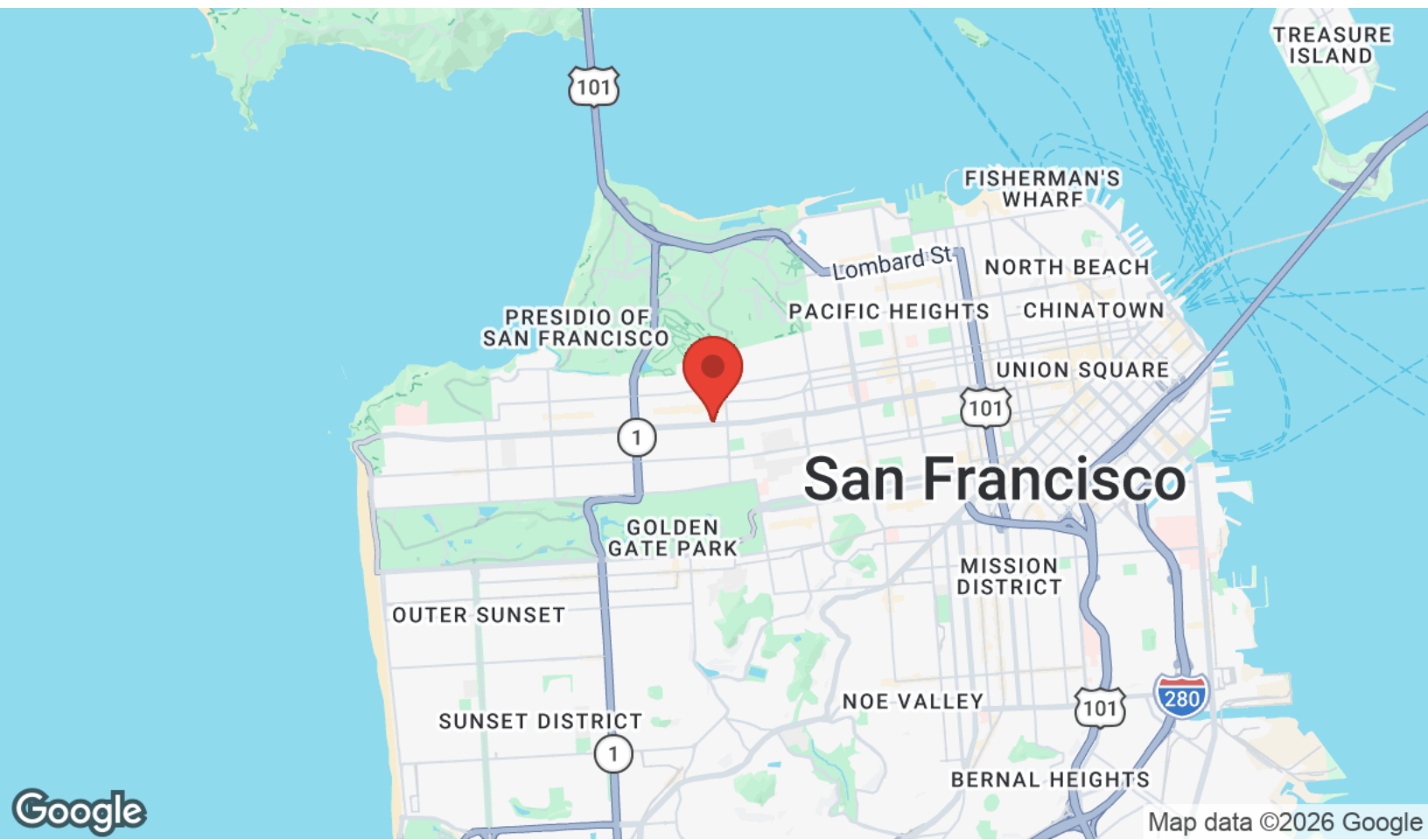
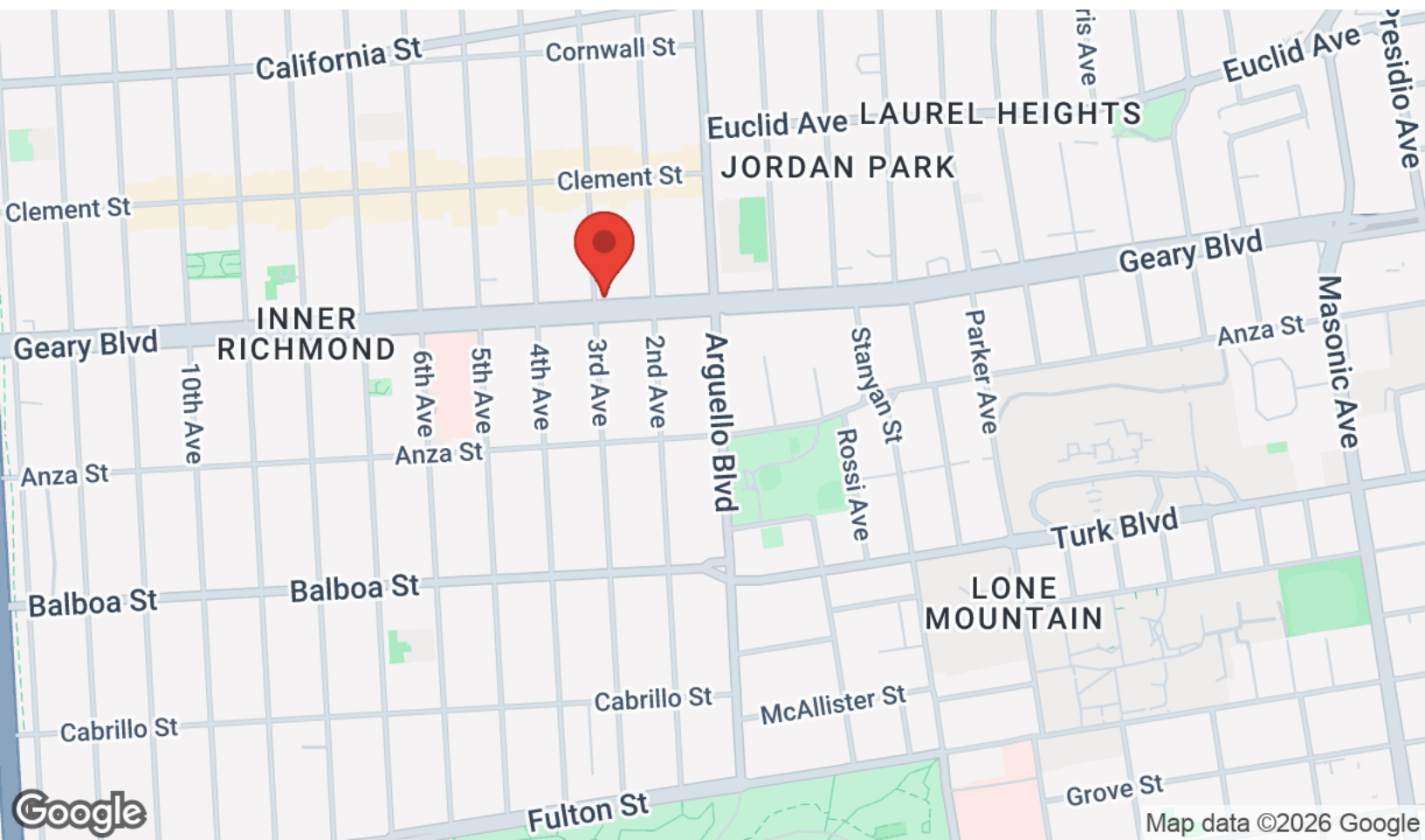
TENANT MIX MARKET INCOME

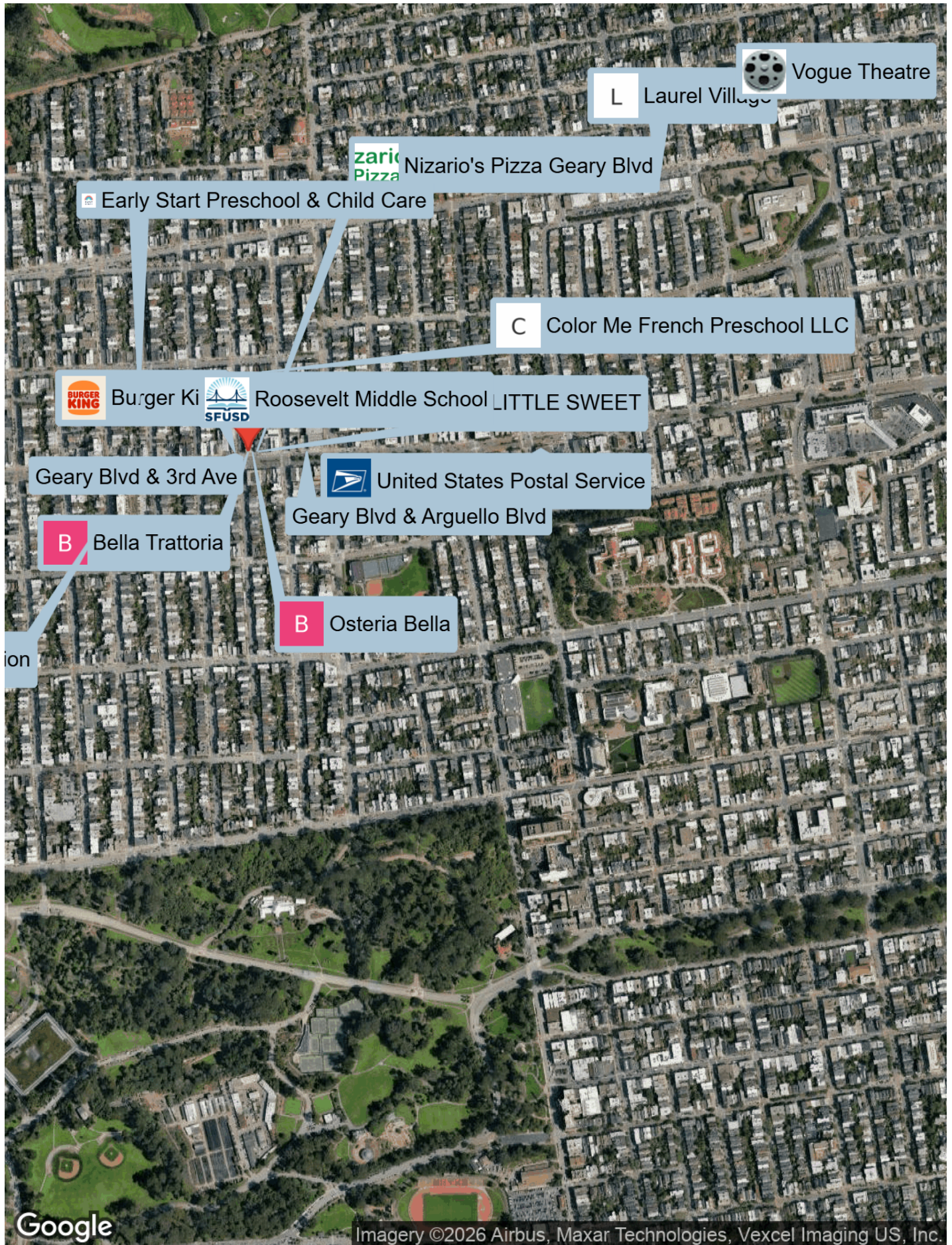


- Apartment 384 (3 -1))
- Apartment 386 (4-1)
- Apartment 3842 (3-1)
- Bella Trattoria (2) 5 yr Opt Pays 38% C
- Apartment 3850 (3-1)
- Apartment 3852 (3-1)

SECTION IV

Demographics & Location





Vogue Theatre

L

Laurel Village



Nizario's Pizza Geary Blvd



Early Start Preschool & Child Care



Roosevelt Middle School

LITTLE SWEET



Burger King

C

Color Me French Preschool LLC



United States Postal Service

Geary Blvd & 3rd Ave

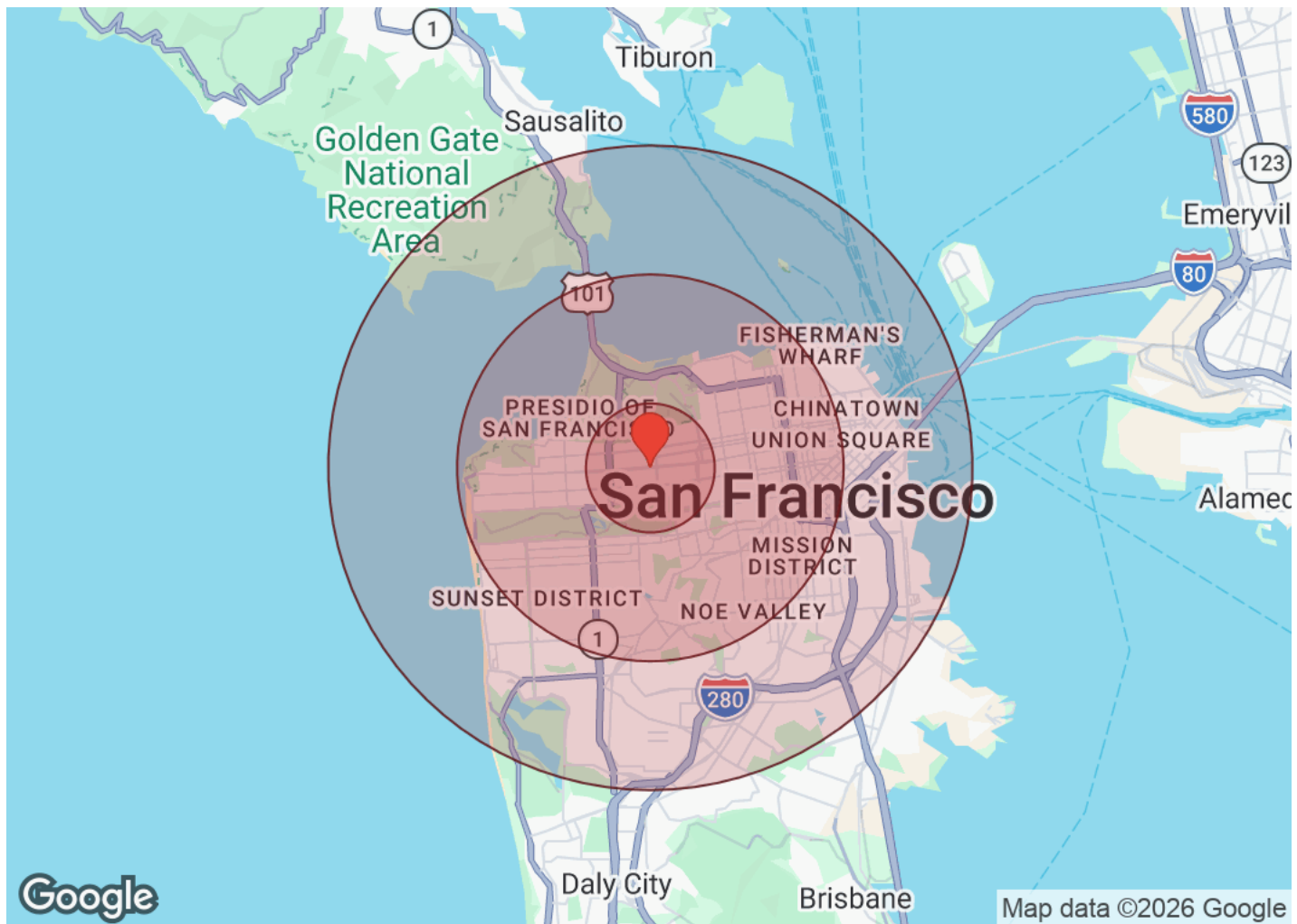
B

Bella Trattoria

B

Osteria Bella

Geary Blvd & Arguello Blvd



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	27,890	247,726	408,963
Female	26,899	215,539	365,139
Total Population	54,789	463,265	774,101

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	25,471	206,246	301,977
Black	1,507	20,801	34,370
Am In/AK Nat	44	602	1,006
Hawaiian	77	695	1,316
Hispanic	6,202	61,661	119,908
Asian	18,447	152,461	282,315
Multiracial	2,498	18,531	29,803
Other	542	2,270	3,406

Housing	1 Mile	3 Miles	5 Miles
Total Units	27,527	263,371	407,473
Occupied	23,440	221,957	344,595
Owner Occupied	7,676	65,281	119,721
Renter Occupied	15,764	156,676	224,874
Vacant	4,086	41,414	62,879

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	6,358	46,697	83,859
Ages 15 - 24	6,755	37,985	68,541
Ages 25 - 54	26,340	238,148	385,933
Ages 55 - 64	5,566	54,125	91,682
Ages 65+	9,769	86,311	144,085

Income	1 Mile	3 Miles	5 Miles
Median	\$186,777	\$154,633	\$158,477
Under \$15k	994	18,173	26,974
\$15k - \$25k	779	9,737	14,906
\$25k - \$35k	699	7,749	12,241
\$35k - \$50k	1,008	10,035	15,709
\$50k - \$75k	1,620	16,887	25,132
\$75k - \$100k	1,528	17,422	26,438
\$100k - \$150k	3,010	28,765	44,531
\$150k - \$200k	2,831	23,848	37,539
Over \$200k	10,972	89,341	141,123

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