



## 2405 FOLSOM C SUITES FOR SALE

2405 Folsom Street, San Francisco, CA 94110

Get in touch

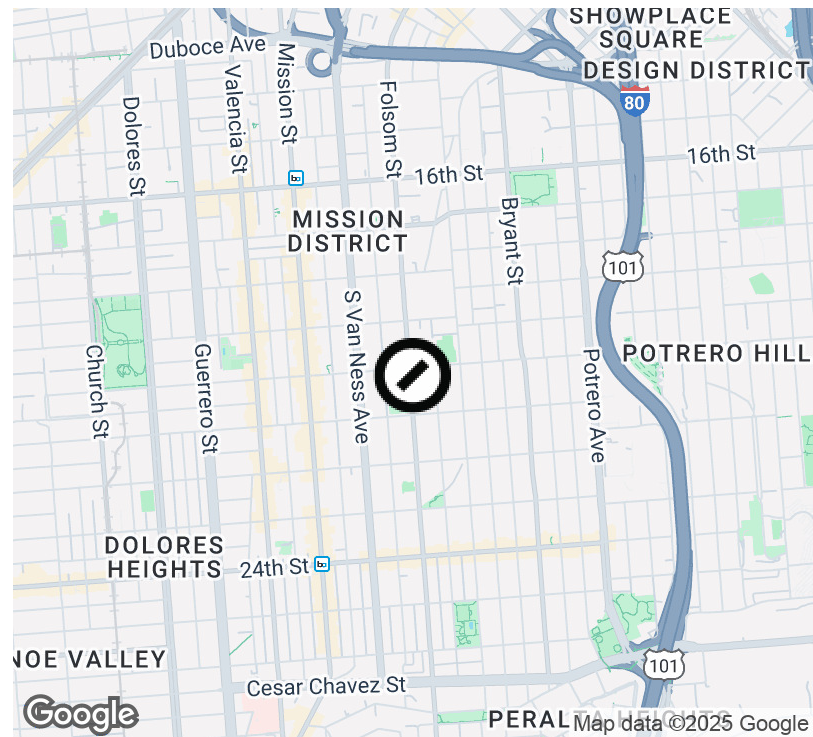
**Steven Gerry**  
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# The C Suites @ 2405 Folsom



## Offering Summary

Sale Price:	\$1,935,000
Building Size:	2,483 SF
Available SF:	
Lot Size:	5,691 SF
Number of Units:	4
Price / SF:	\$779.30
Year Built:	2008
Zoning:	NC-2-45-X
Market:	San Francisco
Submarket:	Mission District

## Property Overview

Introducing a prime investment opportunity in San Francisco's vibrant Mission District market. A 2,483 SF building boasting 4 units, constructed in 2008. This retail gem is ideally situated in the sought-after NC-2-45-X zone, offering an enticing prospect for Retail / Street Retail investors looking to capitalize on the thriving commercial landscape of San Francisco. With its strategic location and modern construction, this property presents a compelling proposition for those seeking a valuable addition to their investment portfolio. Don't miss the chance to acquire this well-positioned asset in one of the most coveted retail markets in the country.

These unique commercial condos can be purchased all together or separately. Opportunity awaits for your new business and concept that can affordably come with your own ownership and no Landlord. Built is 2008, these unique spaces not available since it's original construction are now for sale! Contact us today for a private tour and disclosures.

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## Property Description

### THE C SUITES @2405 Folsom

**Suite C-1: Approximately 634 square foot corner unit with ADA bathroom, 100 amps of power and delivered in warm shell condition. Perfect for any small retail business, office space, professional studio. 6 Residential Townhomes & 4 commercial spaces comprise this 10 unit building. Natural Sunlight, Fantastic location and reasonable HOA dues.**

**Suite C-2: Approximately 691 square foot middle unit with ADA bathroom, 100 amps of power and delivered in warm shell condition. Perfect for any small retail business, office space, professional studio. 6 Residential Townhomes & 4 commercial spaces comprise this 10 unit building. Natural Sunlight, Fantastic location and reasonable HOA dues.**

**Suite C-3 Approximately 664 square foot interior unit with ADA bathroom, 100 amps of power and delivered in warm shell condition. Perfect for any small retail business, office space, professional studio. 6 Residential Townhomes & 4 commercial spaces comprise this 10 unit building. Natural Sunlight, Fantastic location and reasonable HOA dues.**

**Suite C-4. Approximately 494 square foot end unit with ADA bathroom, 100 amps of power and delivered in warm shell condition. Perfect for any small retail business, office space, professional studio. 6 Residential Townhomes & 4 commercial spaces comprise this 10 unit building. Natural Sunlight, Fantastic location and reasonable HOA dues.**

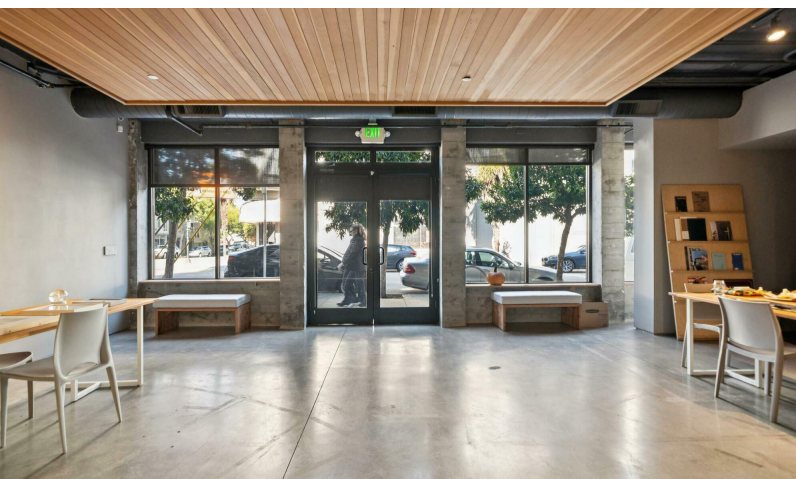
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## About The Location

- Discover the vibrant neighborhood surrounding the property, located in the heart of San Francisco's eclectic Mission District. Immerse yourself in a dynamic mix of trendy eateries, artisan coffee shops, and boutique retail outlets. This bustling area is also home to a variety of tech startups and established companies, making it an ideal location for Office / Office Building investors seeking a thriving business community. Enjoy convenient access to nearby attractions such as the iconic Dolores Park and the vibrant Valencia Street corridor. With its unique blend of culture and commerce, the area offers an enticing environment for businesses and investors alike.

- 2,483 SF modern building
- Four versatile retail units
- Constructed in 2008
- Strategically zoned NC-2-45-X
- Prime San Francisco location

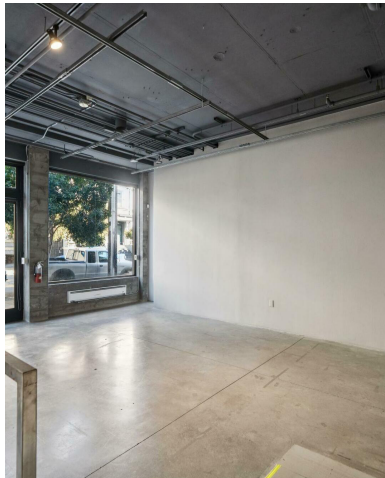
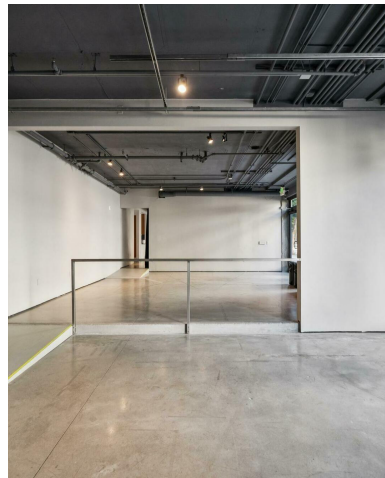
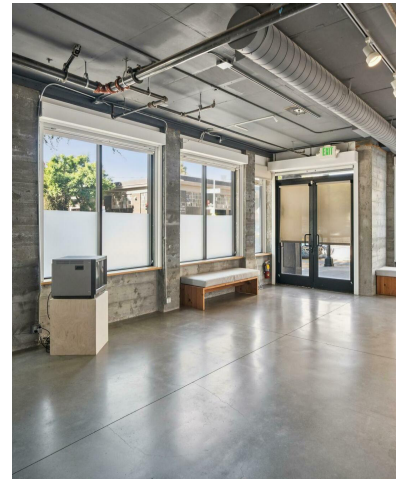
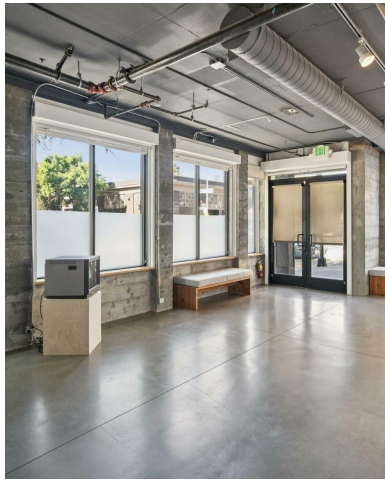
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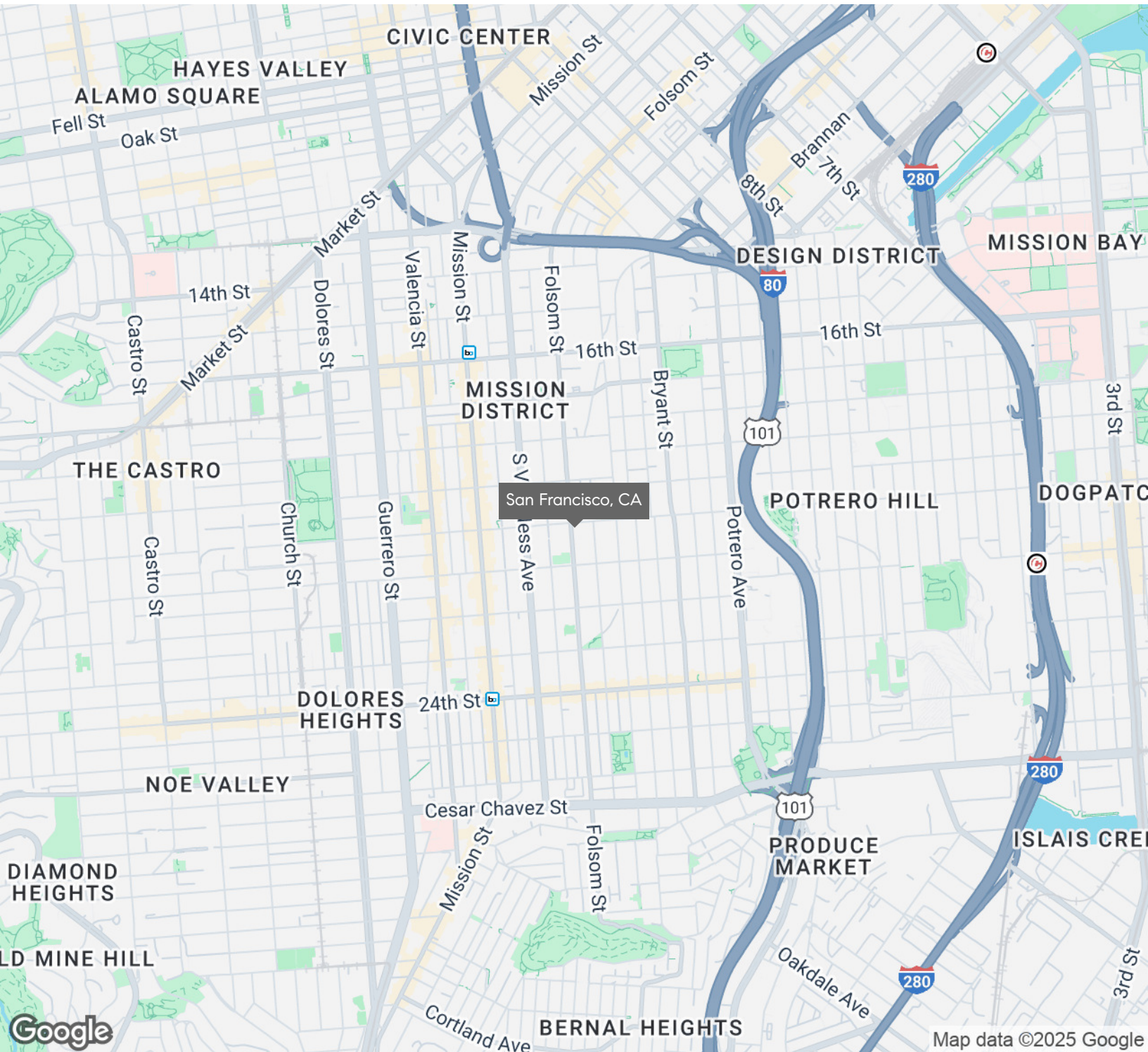
# Photos



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# Regional Map

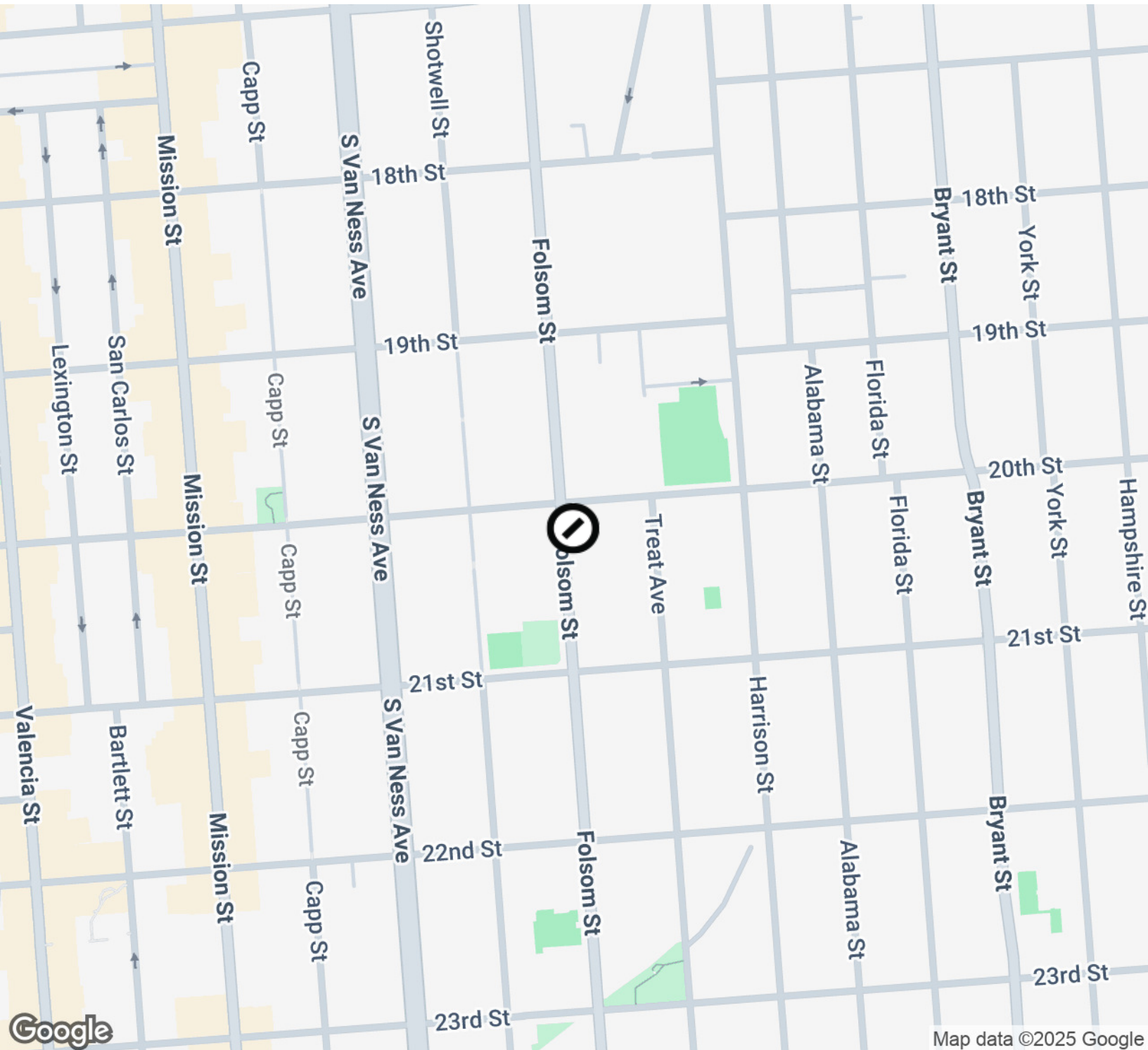


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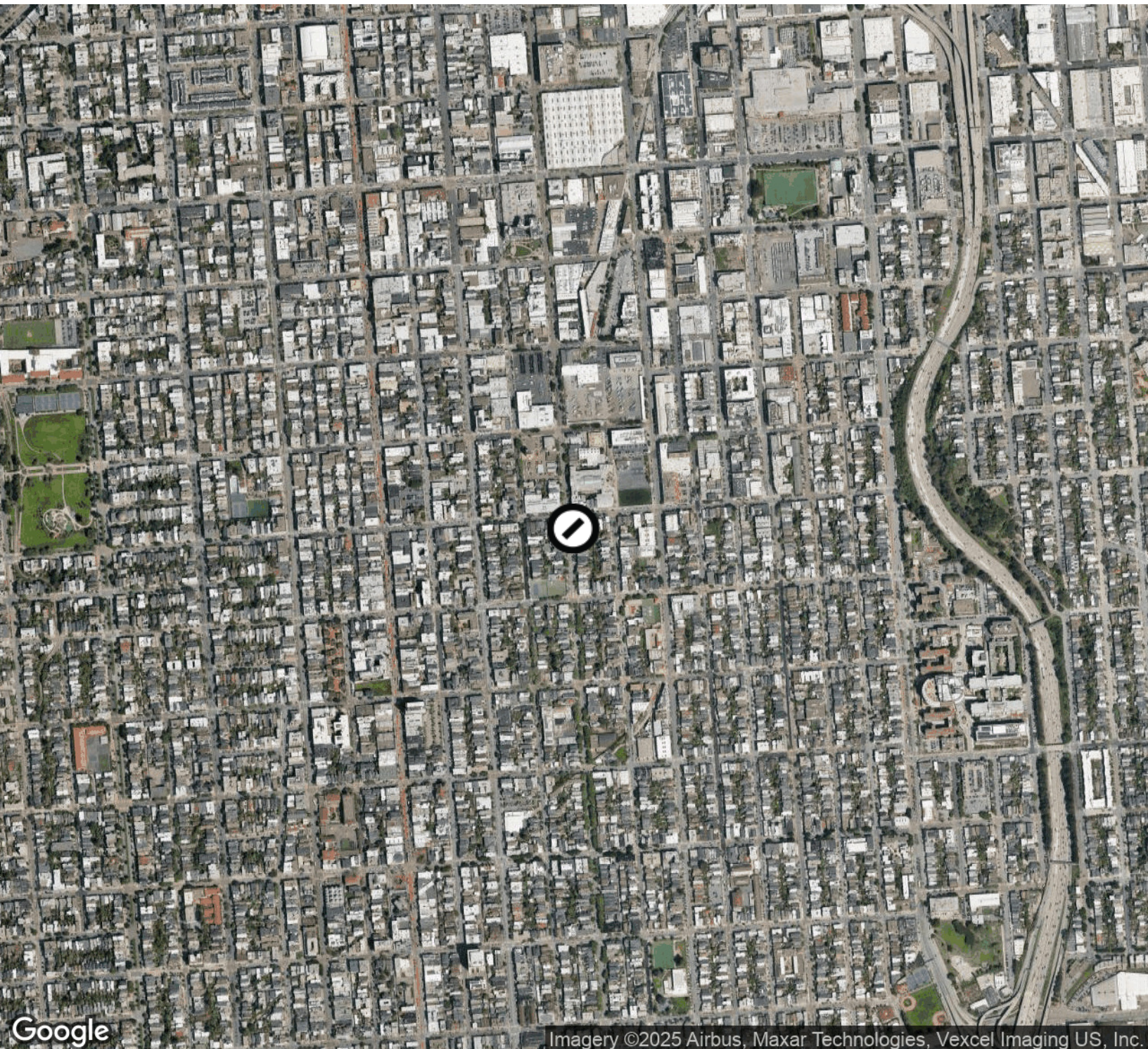
# Location Map



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# Aerial Map



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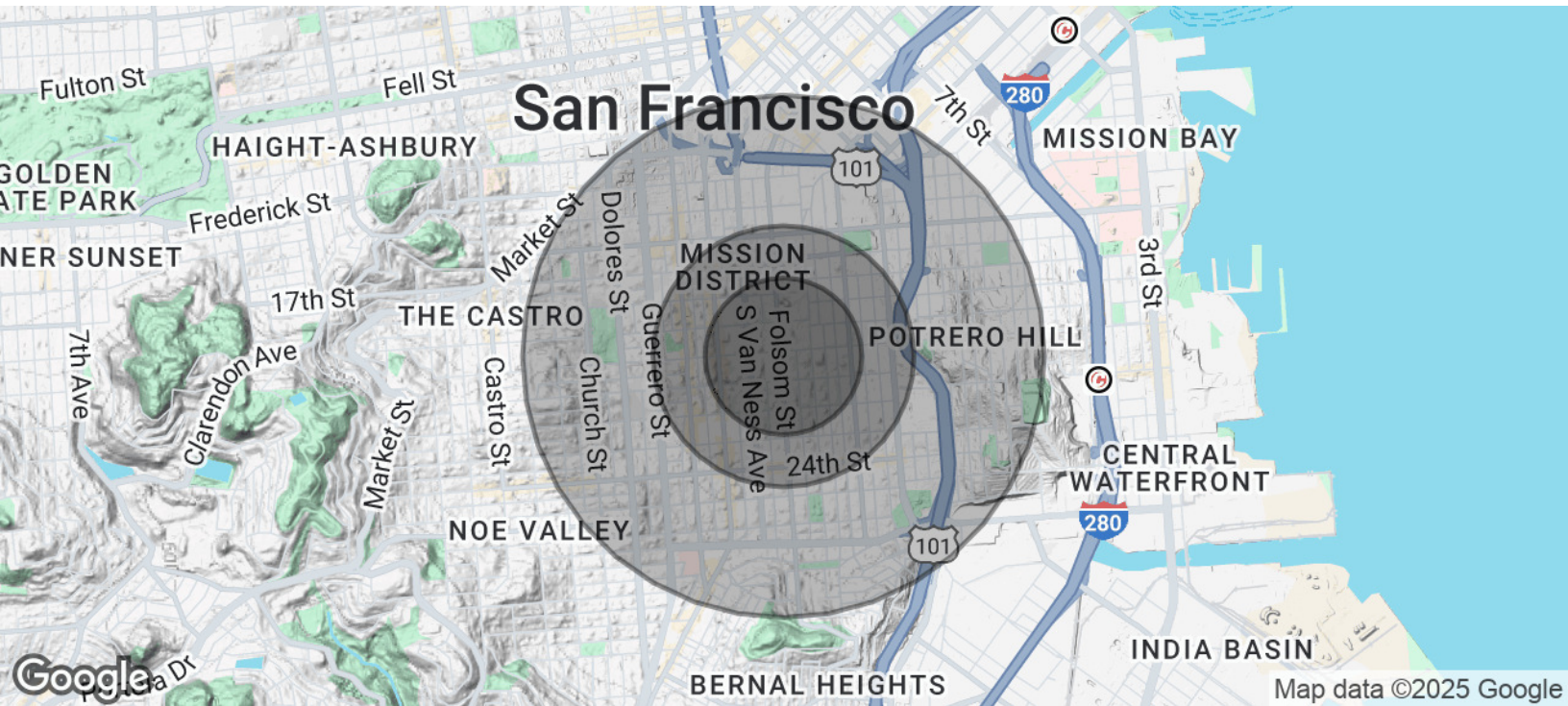
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# Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	8,512	22,154	80,222
Average Age	40	40	40
Average Age (Male)	39	40	40
Average Age (Female)	40	41	41
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	3,418	8,848	35,180
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$209,524	\$211,247	\$226,428
Average House Value	\$1,577,322	\$1,550,675	\$1,547,083

Demographics data derived from AlphaMap

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## Steven Gerry "Stu"



### Steven Gerry

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### Professional Background

Steven's father has been a Homebuilder for 45 years, and his mother was a Real Estate agent during much of his childhood. Many lessons about the housing market were gained in his early years both helping his father build homes across the Pacific Northwest-and observing the sales of those homes by his mother. Steven has bought and sold property for investment in California for the last 15 years, and has been a resident of San Francisco since 1991. He is passionate about volunteering for many charitable organizations every year, and has a particular interest in helping children across the globe who are less fortunate. He looks forward to every transaction as a unique opportunity to make a personal connection with his clients, and give the most professional service possible. Steven's experience has given him a masterful knowledge of the art of negotiation, an absolute focus on punctuality, and the skills to keep the very highest standards of professionalism. Steven draws from his very strong technical background to make sense of market data in order for his clients to make the best decisions to meet their goals. Whether you are a native to San Francisco or have just moved here, Steven will make you feel at home with Zephyr and looks forward to taking the stress out of the equation.

### Memberships

SFAR, FLEXMLS, GPSR

#### Compass Commercial - San Francisco & Los Angeles

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# Guy B Carson



**Guy Carson**

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## Professional Background

Guy Carson is a twenty-year veteran of San Francisco’s nightlife and entertainment industry. As owner of the iconic Café Dunord and the Swedish American Hall, he built a rich network of professional relationships both in the private small business sector and at City Hall.

His strength as a real estate broker derives from this network as well as from his broad experience in deal-making and negotiation. He has a keen eye for value and a vigorous, no-nonsense work ethic. He utilizes his passion and know-how to help his clients successfully navigate the complexities of the San Francisco real estate market.

Guy specializes in both residential and commercial properties and has represented both Buyers and Sellers in millions of dollars’ worth of transactions within the San Francisco Bay area.

He believes in quality customer service with a personal touch and has a stellar reputation for trustworthiness and transparency.

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