

INTERO

REAL ESTATE SERVICES

COMMERCIAL
INVESTMENT OPPORTUNITY

34-38 MASON STREET

San Francisco, CA 94102



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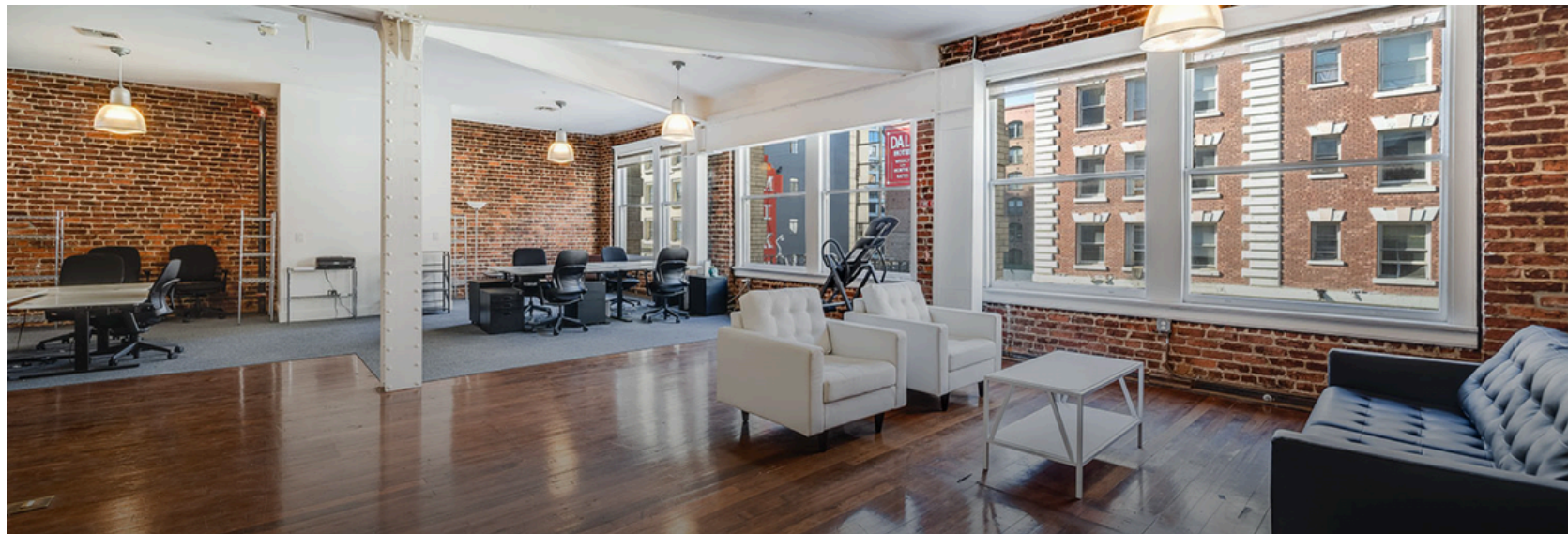
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DIGITAL FLYER

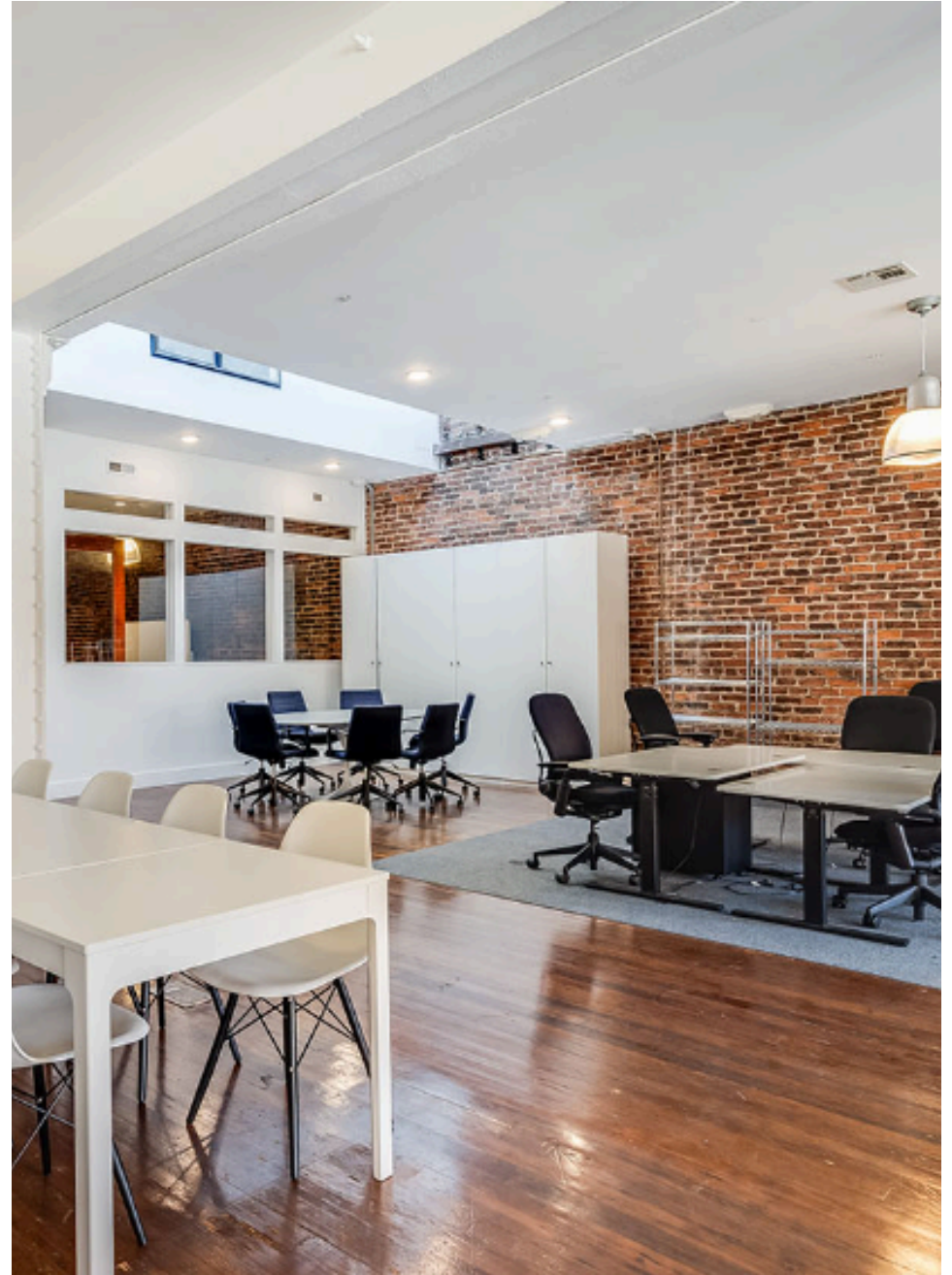


NUMBER OF UNITS	3
BUILDING SIZE	12,375
LOT SIZE	3,371
YEAR BUILT	1907
ZONING	C3G
CAP RATE	6.43%
ASKING PRICE	\$4,500,000



PROPERTY HIGHLIGHTS

- Prime downtown location: AI Boom Enterprises, steps from Powell BART, Union Square, Moscone Center, and Financial District
- C-3-G Zoning, potential for 18-26 unit conversion
- Third Floor Vacancy Available





PROPERTY DESCRIPTION & LOCATION DESCRIPTION

Discover a rare opportunity in the heart of Downtown San Francisco. 34–38 Mason Street is a timeless 1907 brick-façade building offering a blend of architectural charm, and multiple pathways for value creation. Full conversion concept for 26 units or hybrid conversion concept for 18 units plus retail.

Perfectly situated just steps from Powell BART, Market Street transit lines, Union Square, financial district, Moscone center and AI boom location and the city's premier retail and hospitality destinations, this property stands at the center of convenience, and connectivity. The ±12,375 sq. ft. structure spans three floors, featuring ground-floor restaurant, second floor by an engineering company, and vacant office space on the third floor.

Zoned C-3-G (Downtown Commercial General)—one of San Francisco's most flexible designations—the property is principally permitted for residential conversion, opening the door to hybrid use, partial office-to-residential transformation, or full residential redevelopment 26 units or hybrid conversion for 18 units plus retail. Expansive windows, open floor plates, historic brick details, and generous ceiling heights make the structure ideal for adaptive re-use and modern living or workspace concepts.

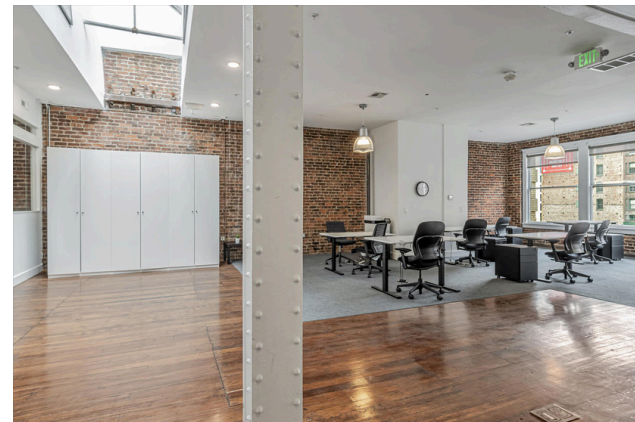
Whether held as a dependable mixed-use asset or repositioned for higher-yield residential living, 34–38 Mason Street offers investors a compelling blend of location, upside, character, and long-term urban value.

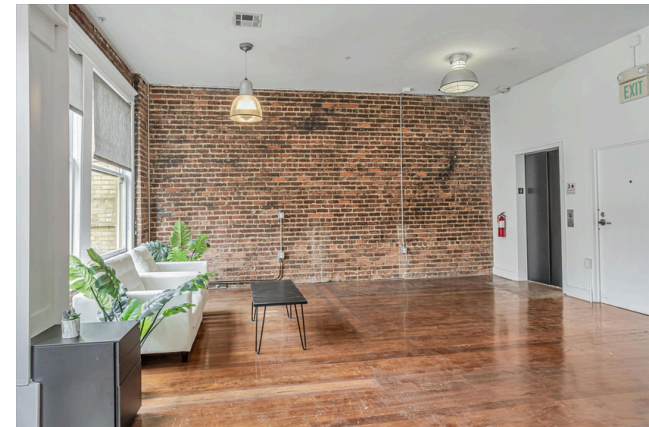
FINANCIAL DETAILS

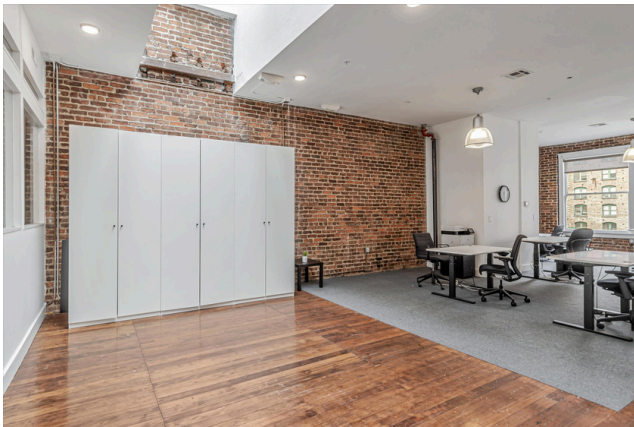
UNIT	UNIT TYPE	LEASE START	BASDE RENT	LEASE END
1FL	RESTURANT	4/18/2023	\$10,600 + \$3,500 CAM	12/31/2027
2FL	OFFICE	10/28/2019	\$11,000	5/31/2026
3FL	OFFICE	5/2026	\$7,500	5/2027
MONTHLY TOTAL			\$40,600	
ANNUAL TOTAL			\$487,200	



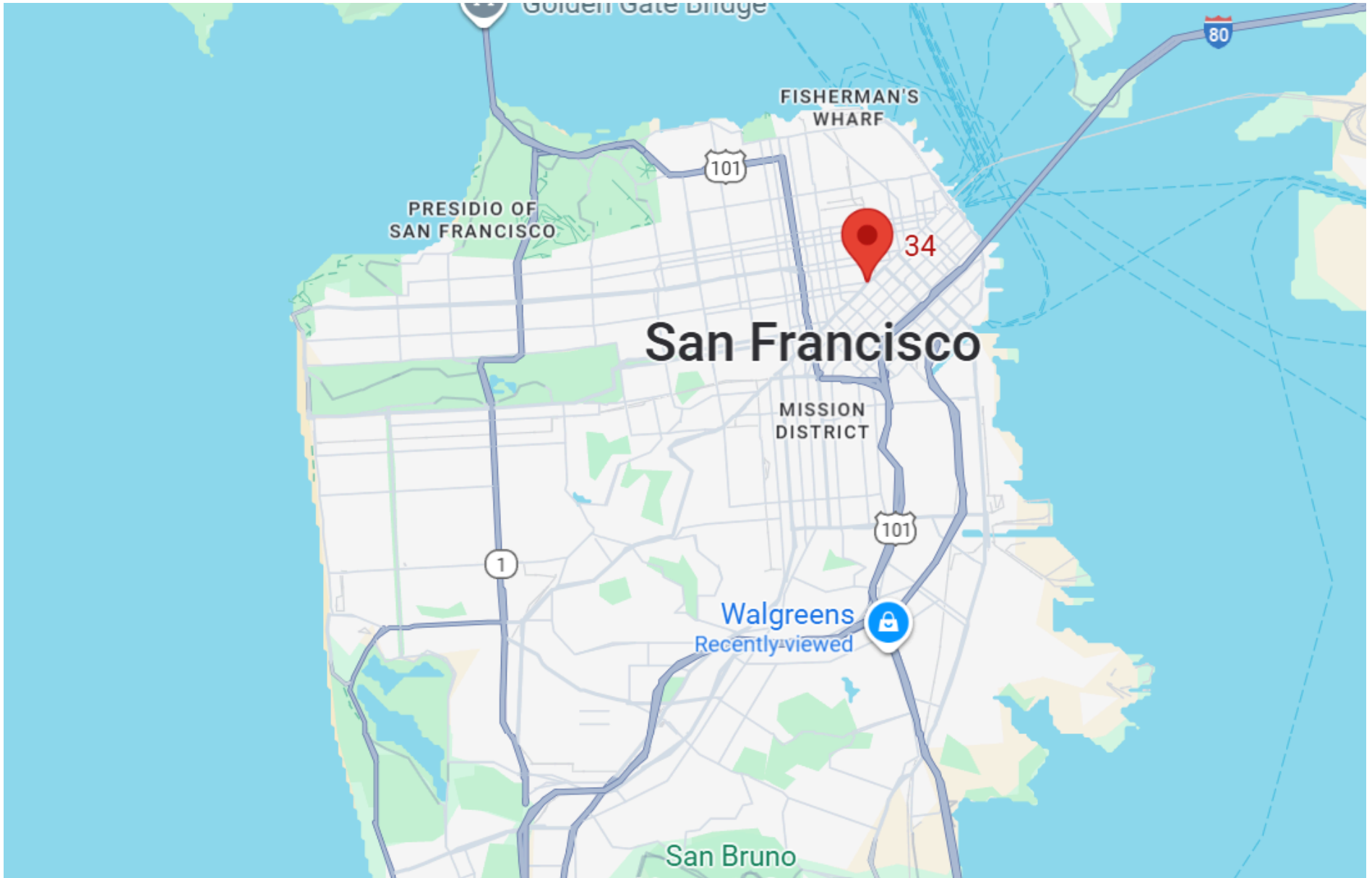
EXPENSES	CURRENT EXPENSES
PROPERTY TAXES (EST. AT 1.1827% AT \$5,250,000)	\$47,308
INSRUANCE	\$41,547
PG&E	\$2,776
COMCAST	\$3,773
WATER	\$5,102
FIRE	\$285
MAINTENANCE	\$8,851
MANAGEMENT (EST. AT 5%)	\$19,860
EST. ANNUAL OPERATING EXPENSE	\$129,505
EST. NET OPERATING INCOME	\$357,695



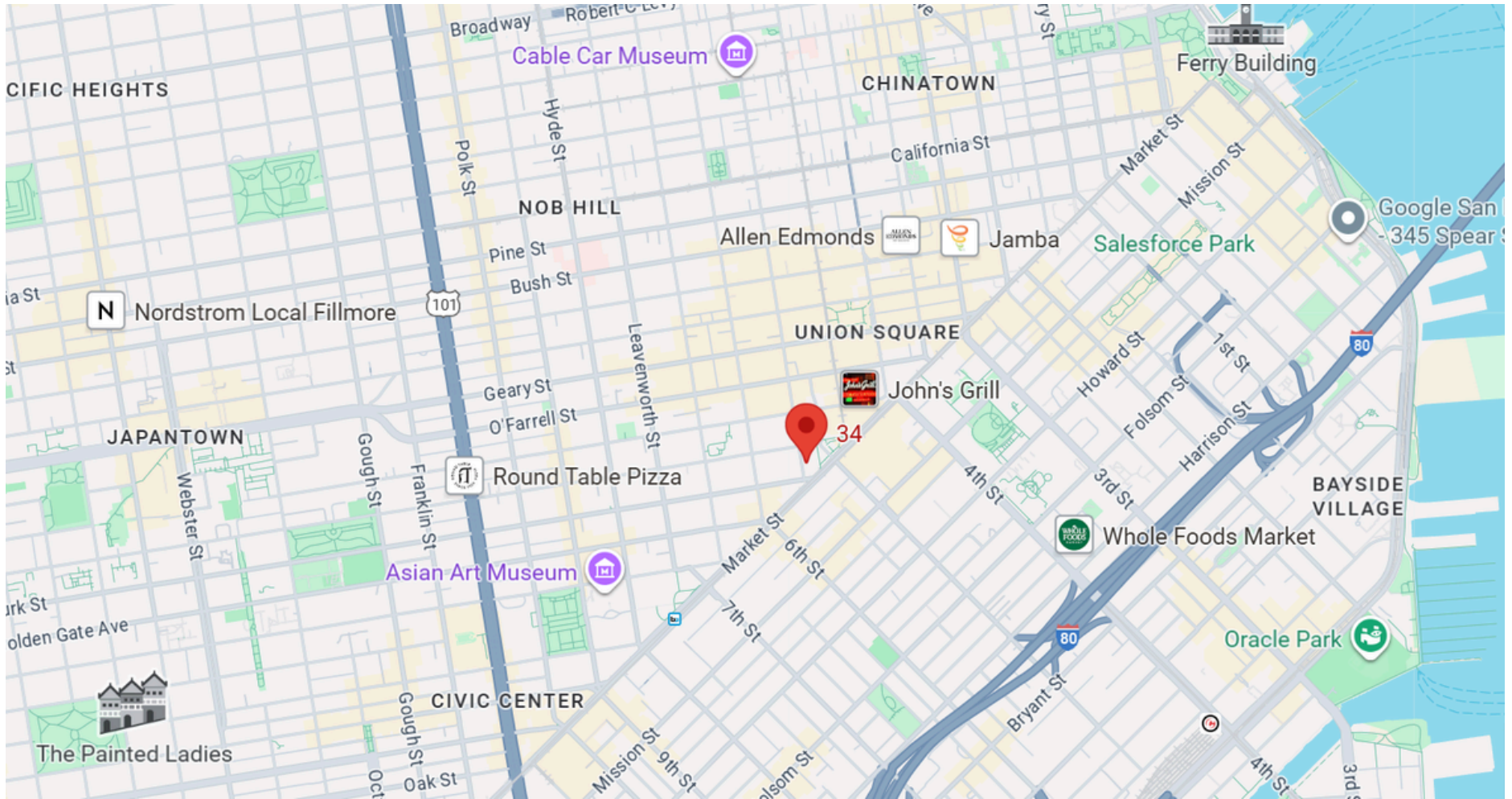




LOCATION MAP



LOCATION MAP



ABOUT



Mindy Tsoi

Licensed since 2006, Mindy Tsoi is a dedicated Broker Associate who brings nearly two decades of experience and a strong commitment to helping her clients achieve their real estate goals. With a deep understanding of the ever-changing Bay Area market, Mindy guides her clients through every step of the process with professionalism, care, and expertise.



Shokoofeh Nowbahkt

Licensed since 2007, Shokoofeh Nowbahkt has lived in the San Francisco Bay Area for over 45 years and brings a deep understanding of its communities to her clients. She is passionate about helping people achieve their real estate goals, whether buying, selling, exchanging, or renting. Fluent in Farsi, Shokoofeh is dedicated to providing exceptional service with integrity and care.



Samantha Cortez

Bay Area native with experience in real estate since 2006 and licensed since 2013. With years of local market knowledge and a background working alongside top agents, I bring expertise and strategy to every transaction.

I'm hardworking, honest, and tech-savvy, using the latest tools and marketing methods to promote properties and reach more buyers. My focus is keeping you informed and making your experience smooth, enjoyable, and stress-free.

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legal questions should be discussed by The party with an attorney. Tax questions should be discussed by The party with A certified public accountant or tax attorney. Title questions should be discussed by The party with A Title officer or attorney. Questions regarding The condition of The property and whether The property complies with applicable governmental requirements should be discussed by The party with appropriate engineers, architects, To contractors, other consultants and governmental agency. All Properties and Services are marketed by Intero Real Estate Services in Compliance with All applicable Fair Housing and Equal Opportunity Laws. I