

1490 Ocean Ave, Suite 3

Offering Memorandum

Priced at \$495k



Julien Goavec, Broker
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CLEARPOINT

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Offer Summary

This property is priced to sell! Whether you are a business owner who wants to operate where they own in a brand new space or a savvy investor looking for more diversified income in a popular and walkable neighborhood, 1490 Ocean Ave, Suite 3 is a prime ground-floor commercial space in San Francisco's bustling Ocean Avenue corridor, offering excellent visibility, high foot traffic, and strong street presence—ideal for retail, service, or neighborhood-oriented businesses. This space is fully turnkey and ready to go.

Positioned beneath a modern residential building with multiple condo units above, the property benefits from a built-in customer base while also being just minutes from BART, City College of San Francisco, and major transit routes. This location combines convenience with consistent daily activity, making it highly attractive for both investors seeking steady demand and tenants looking to establish or grow a business in a vibrant, evolving neighborhood.



Price	\$495,000	Building Square Footage	864
Unit Mix	1 Commercial	Cap Rate	5.16%
Price per Unit	\$495,000	GRM	13.8
Price per Sq. Ft.	\$573	Year Built	2017
Amenities	ADA Bathroom, 30 ft Street Frontage, Built out Bar, Fully Remodeled		



Investment Highlights

Turnkey Retail



Owner User:

Ideal for an owner-user seeking a high-visibility location with steady foot traffic. The turnkey setup allows for immediate business operation with minimal buildout.



Build Quality:

Built in 2017, the property features modern construction and updated systems. Its newer condition helps minimize maintenance and operating concerns.



High Rental Demand:

Located on a busy commercial corridor, the space benefits from strong demand driven by surrounding residential density. This supports consistent tenant interest and occupancy.



High Walkability Score:

The property offers excellent walkability with easy access to transit, including the K-Ingleside Muni line. Nearby schools and housing provide steady pedestrian activity.



Future Upside:

The Ocean Avenue Reservoir redevelopment will add approximately 1,100 new residential units nearby. This growth is expected to increase foot traffic and boost value.



Financial Analysis

Annual Income Summary		Actual	Proforma
GROSS RENTAL INCOME		\$36,000	\$36,000
OTHER INCOME (LAUNDRY)		-	-
VACANCY RATE	3%	(\$1,080)	5% (\$1,800)
GROSS OPERATING INCOME		\$34,920	\$34,200
Annual Expenses Summary		Actual	Proforma
NEW PROPERTY TAX	1.18%	\$5,841	\$5,841
PROPERTY MANAGEMENT		-	-
INSURANCE		(\$1,500)	(\$1,500)
WATER		-	-
GAS & ELECTRICITY		-	-
WASTE MANAGEMENT		-	-
LANDSCAPING		-	-
SPECIAL ASSESSMENT		(\$1,000)	(\$1,000)
REPAIRS & MAINTENANCE		(\$500)	(\$500)
BUSINESS TAX & RENT BOARD FEES		(\$552.70)	(\$553)
TOTAL EXPENSES	26.90%	(\$9,394)	27.47% (\$9,394)
Annual Performance Summary		Actual	Proforma
NET OPERATING INCOME		\$25,526	\$24,806
CAP RATE		5.16% @ \$495,000	5.01% @ \$495,000
GRM		13.8	13.8

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Rent Roll & Unit Mix

Unit	Sq. Footage	Type of Space	Rent	Proforma	Notes
1	864 sq. ft.	1x1	\$3,000	\$3,000	None.
	Annual Rent Income		\$36,000	\$36,000	0% Upside.
	Parking		-	-	Annual.
	Annual Gross Income		\$36,000	\$36,000	With Parking.

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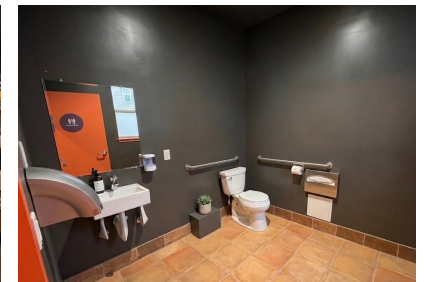
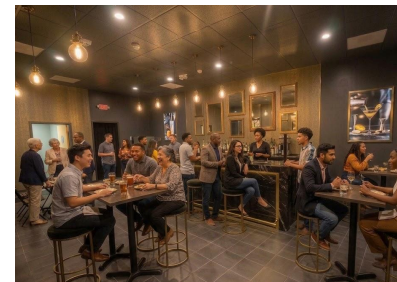
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Photos of Space

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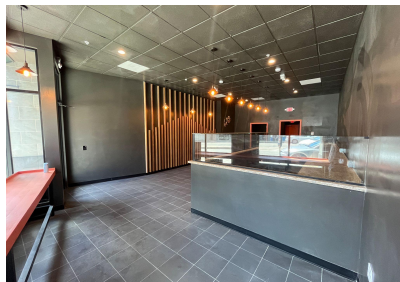
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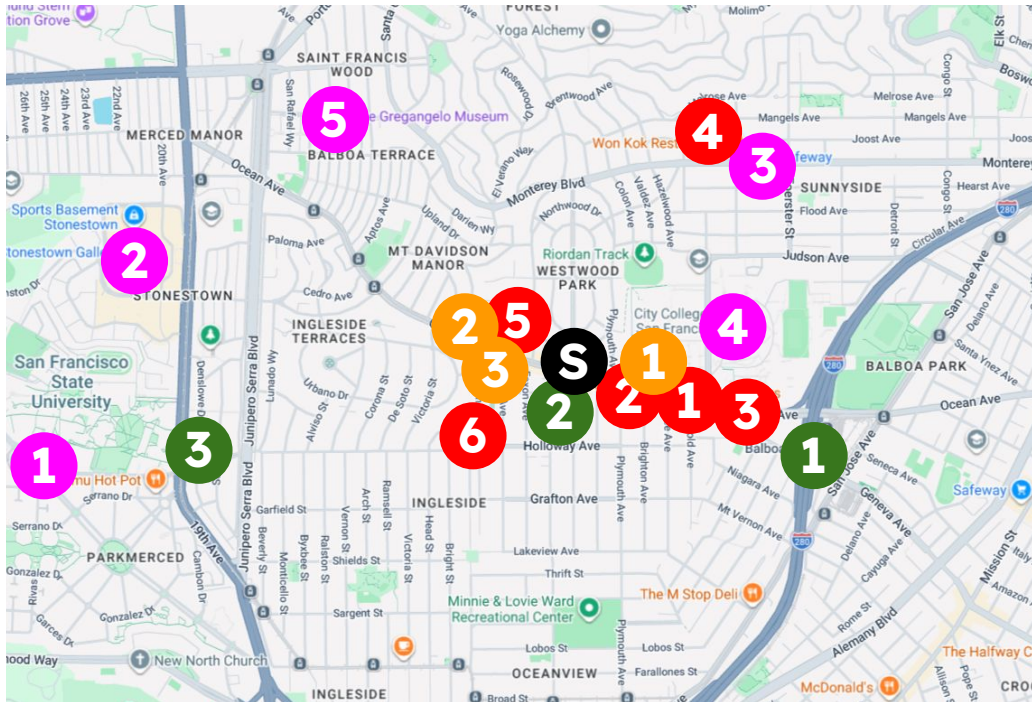
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Neighborhood Overview



About the Neighborhood

Located in San Francisco's vibrant Ocean Avenue corridor, a busy neighborhood hub surrounded by dense housing, City College, and strong daily foot traffic. With excellent transit access and a steady mix of local residents and students, it's a prime location for businesses seeking visibility, consistent customers, and long-term growth potential.

Amenities & Shopping

1. San Francisco State University
2. Stonestown Galleria
3. Safeway
4. City College of San Francisco
5. The Gregangelo Museum

Coffee Shops

1. Dots Boba
2. Starbucks
3. A-1 Bakery

Restaurant & Bars

1. Beep's Burgers
2. McDonald's
3. Ocean Ale House
4. Wok Kok Restaurant
5. Champa Garden
6. Yama Sushi

Transportation

1. Balboa Park BART Station
2. K-Ingleside Muni Line
3. M-Line

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Neighborhood Images



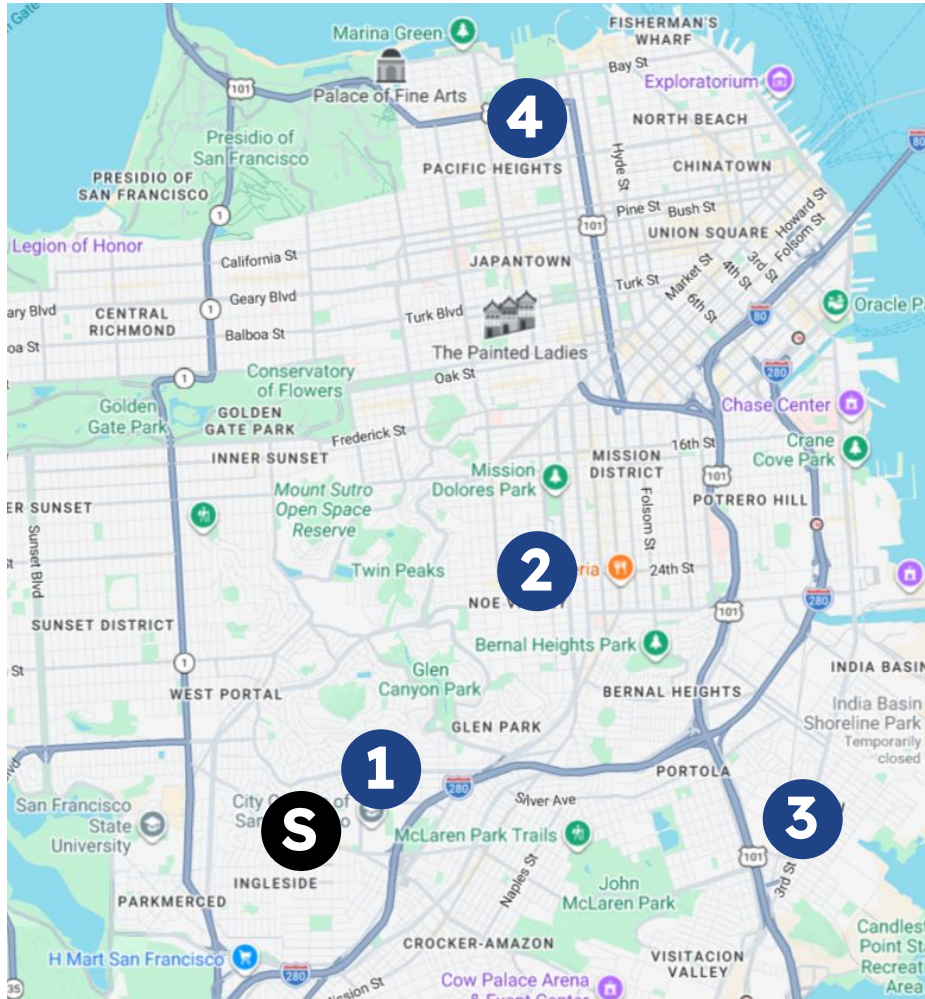
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Summary

Sales Comparables



1

699 Monterey Blvd

Sold Price: \$450,000
Date Sold: 06/01/2025
Space Type: Retail
Square Foot: 1,521 sq. ft.
Price/Sq. Ft: \$256.41/sq. ft.
Cap Rate: N/A
GRM: N/A
Year Built: 1986

2

3822 24th St

Sold Price: \$500,000
Date Sold: 03/05/2026
Space Type: Retail
Square Foot: 521 sq. ft.
Price/Sq. Ft: \$911.71/sq. ft.
Cap Rate: N/A
GRM: N/A
Year Built: 2023

3

1555 Yosemite Ave #4

Sold Price: \$599,000
Date Sold: 07/24/2024
Space Type: Warehouse
Square Foot: 1,234 sq. ft.
Price/Sq. Ft: \$485.41/sq. ft.
Cap Rate: N/A
GRM: N/A
Year Built: 1987

4

1734 Lombard St #A

Sold Price: \$450,000
Date Sold: 09/14/2025
Space Type: Retail
Square Foot: 688 sq. ft.
Price/Sq. Ft: \$632.27/sq. ft.
Cap Rate: N/A
GRM: N/A
Year Built: 2005

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Sales Comparable #1

699 Monterey Blvd



Pricing:
\$450,000

Date Sold
06/01/2025

Space Type:
Retail

Square Footage
1,521 sq. ft.

Price/Square Foot
\$256.41/sq. ft

Cap Rate/GRM
N/A

Year Built
1986

Comments

Spacious and updated, excellent visibility with large display windows. Features meeting room, private office, storage, workstation, and wet bar.

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Sales Comparable #2

3822 24th St

Pricing:
\$500,000

Date Sold
03/05/2026

Space Type:
Retail

Square Footage
521 sq. ft.

Price/Square Foot
\$911.71/sq. ft

Cap Rate/GRM
N/A

Year Built
2023



Comments

High Ceilings, Abundant Natural Light, Modern Design
Features restroom and ADA compliant entrance, with constant floor traffic

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Sales Comparable #3

1555 Yosemite Ave #4

Pricing:
\$599,000

Date Sold
07/24/2024

Space Type:
Warehouse

Square Footage
1,234 sq. ft.

Price/Square Foot
\$485.41/sq. ft

Cap Rate/GRM
N/A

Year Built
1987



Comments

High Ceiling, Roll-up door access on Yosemite St, large bath

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Sales Comparable #4

1734 Lombard St #A

Pricing:
\$450,000

Date Sold
09/14/2025

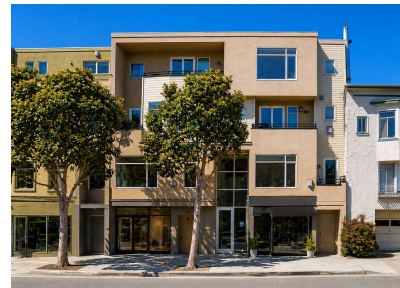
Space Type:
Retail

Square Footage
688sq. ft.

Price/Square Foot
\$632.27/sq. ft

Cap Rate/GRM
N/A

Year Built
2005



Comments

Excellent street frontage, signage opportunities, one private room with a sink, storage closet, multi-purpose flex room, and an ADA-compliant restroom

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Our Services



Leasing Services

We help our clients from marketing vacant units to vetting qualified tenants that add quality to your building. We take pride in protecting our client's portfolio by ensuring the tenants are well qualified before joining the community.

1 Month Rent Fee for Residential Units

6-8% of Gross Rent of Lease for Commercial Units



Property Management

We quietly run your building's day-to-day. From repairs to electrical and plumbing, we handle every tenant request so your time stays untouched. Every invoice and expense is logged, tracked, and reported for clear, transparent books.

10-12% of Gross Rent of Lease for Commercial Units



Tenant Buyouts

We run voluntary cash-for-keys from first call to key handoff. Clear offers, signed releases, and firm timelines. You recover the unit quickly and re-rent at market rate. If it is nonpayment or just cause, our eviction counsel takes over.

Case-by-case. Inquire for more details.



Leasing Services



Marketing materials & photography

We shoot with pro lenses and controlled lighting, then refine in commercial editors for bright, true-to-life images. Final files are optimized for web and print so every flyer and listing loads fast and looks sharp.



Marketing the property on all platforms and our broker list

We publish to CoStar, Zillow, HotPads, Trulia, and MLS with optimized headlines and tags, then email our active broker network. Performance is tracked so you see impressions, clicks, and qualified inquiries.



Showings

We schedule and host all tours, confirm attendance, and tailor talking points to each prospect. Post-tour follow-ups and feedback are logged so you know interest level and next steps.



Vetting all tenants

We verify credit, identity, employment, and income through secure portals, including W-2s or alternatives when needed. Results are documented against your criteria with a clear recommendation for approval.



Lease contract

We draft the lease, add required disclosures and addenda, and route everything for e-signature via DocuSign to maximize convenience and accuracy. Fully executed copies and key dates are organized for your records.



Move-in coordination

We coordinate utility setup, insurance proof, key handoff, and a photo-documented checklist. Move-in dates, meter reads, and condition notes are stored so day one starts clean for everyone.

1 Month Rent Fee for Residential Units | 6-8% of Gross Rent of Lease for Commercial Units



Property Management



Day-to-day management

We are the single point of contact for residents, vendors, and city agencies, so you collect rent without the headaches. 24/7 maintenance intake, routine inspections, and a vetted vendor bench for plumbing, electrical, landscaping, and general trades.



Rent collection and resident accounting

Online portals for autopay and statements, with options for checks or mixed methods if needed. Delinquencies are tracked daily, late notices go out on time, and payment plans or legal next steps are documented.



Maintenance and vendor control

Work orders are scheduled, bid, and approved to your limits, with timestamped notes and photo-documented completion. Vendors are pre-qualified with W-9s and insurance, pricing is standardized, and payments are released only on verified scope to protect NOI.



Compliance and notices

City and state requirements are calendared and handled, including habitability standards, notice periods, and security-deposit interest where applicable. Just-cause, rent board filings, and attorney handoffs are coordinated when needed.



Financials and bookkeeping

Monthly owner statements with income, expenses, and variance notes. Year-end reports and 1099s are delivered in Excel and PDF, ready for your CPA or ours, with ledger detail mapped to Schedule E categories.

10-12% of Gross Rent of Lease for Commercial Units



Transaction Services

We advise on acquisitions and sales. We help investors diversify, boost cash flow, capture appreciation upside, and use depreciation strategically for taxes.

Free Estimate of Value

A no-cost opinion of market value from our in-house commercial and residential analysts and real-estate specialists, with comps and rent assumptions.

1031 Exchange Expertise and Upleg Options

End-to-end guidance on tax-deferred exchanges, including QI coordination, 45/180-day timelines, and curated upleg options to defer capital gains.



Portfolio Analysis

Objective review of holdings for cash flow, risk, debt, and concentration. Clear insights and actions to optimize performance and future acquisitions.

Exclusive Access to Off-market Deals

Early looks via our owner network and broker ties, surfacing properties not publicly listed and improving your odds on pricing and terms.

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