

22-24 RUSS STREET  
SOUTH OF MARKET, SAN FRANCISCO, CA

OFFERED AT  
**\$1,079,000**



## 2-Unit Mixed Use Investment Opportunity

3,750 Sq. Ft.

**URBANGROUP**  
REAL ESTATE



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## SALES AND INVESTMENT TEAM

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# INVESTMENT SUMMARY

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As exclusive agents, Urban Group Real Estate is pleased to present 22–24 Russ Street, San Francisco, CA for purchase.

22–24 Russ Street is a spacious 2-unit mixed-use building in San Francisco's South of Market neighborhood. The property consists of a large 3-bedroom, 1-bath upper unit with two skylights, and a ground-floor industrial-style commercial space with warehouse/garage functionality, including a roll-up door. Both units feature tall ceilings and original character consistent with the building's early 1900s construction.

Both the residential and commercial units are on month-to-month lease agreements, offering flexibility for future use. The ground-floor space is currently occupied by a fine art framing shop and reflects the property's long-standing industrial use history. The building presents a range of possibilities for an investor or owner-user, with flexibility for residential and commercial use, subject to City approvals.

Centrally located in SOMA with a 98 Walk Score and 100 Transit Score, the property offers immediate access to MUNI, BART, and major freeway connections including 101 and 280.

22–24 Russ Street presents a rare opportunity for an owner-user or investor seeking flexibility, central location, and long-term adaptability in San Francisco's core.

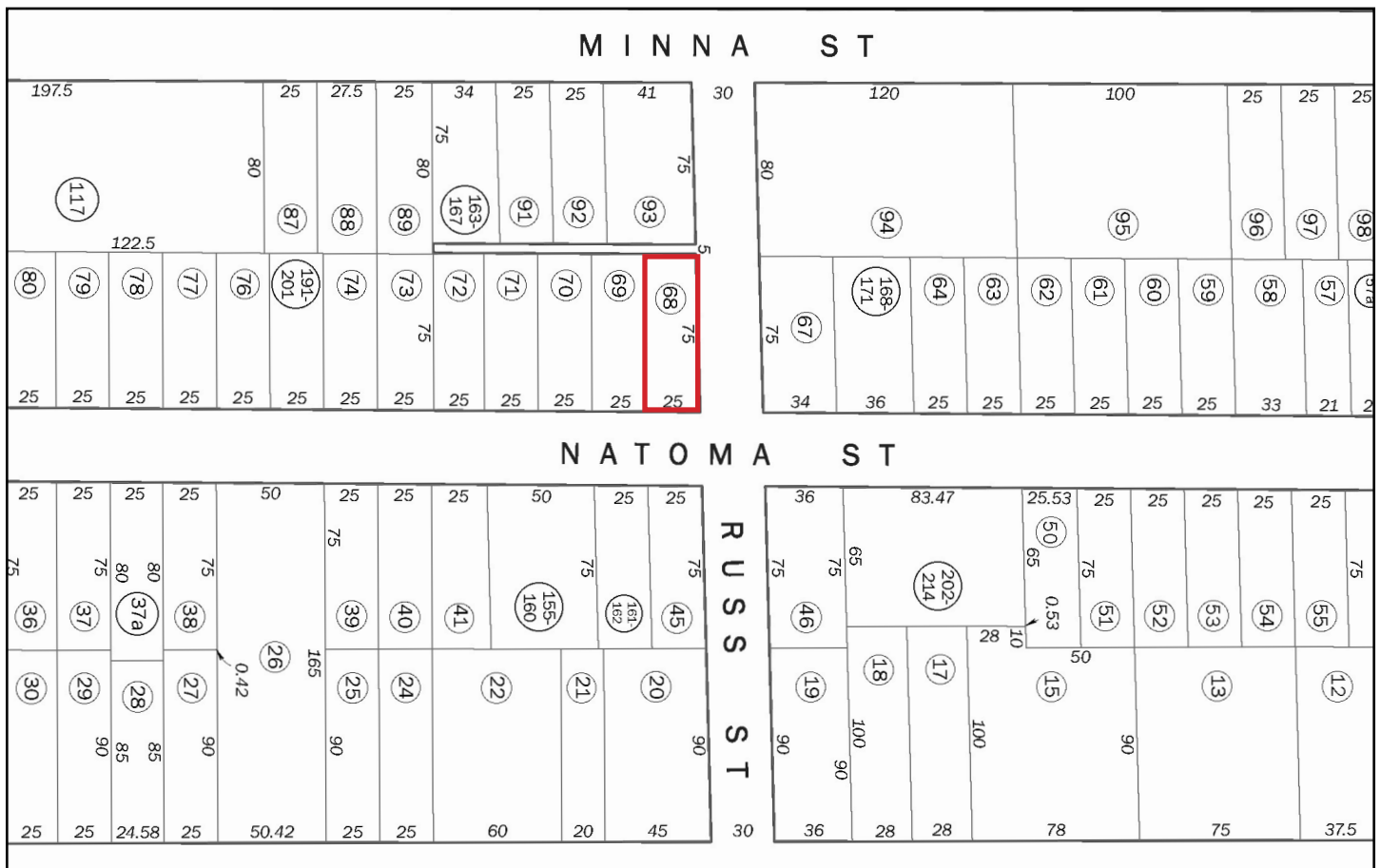
The Perks:

- + Ideal South of Market location
- + Corner property with great natural light
- + Solid value at \$288 PSF



# PROPERTY OVERVIEW

<b>Address</b>	<b>22-24 Russ Street, San Francisco, CA</b>
APN	3726-068
Zoning	RED - Residential Enclave
Submarket	South of Market area
Building Size	3,750 SF (per tax records)
Parcel Area	1,873 SF
Year Built	1907
Units	2 Units - 1 Residential + 1 Commercial
Gas	2 Meters
Electric Meters	2 Meters
Water	2 Meters
Construction	Wood and steel frame
Roof	Toch down
Exterior	Brick and stucco



## Financial Overview

Price	\$1,079,000
Building Size (SF)	3,750
Parcel Size (SF)	1,873
\$/PSF	\$288
Cap Rate	5.47%
Zoning	RED
Height Limit	45X
Units	2
Year Built	1907

## Annual Gross Income

<b>Annual Gross Income</b>	<b>\$79,200</b>
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## Annual Expenses

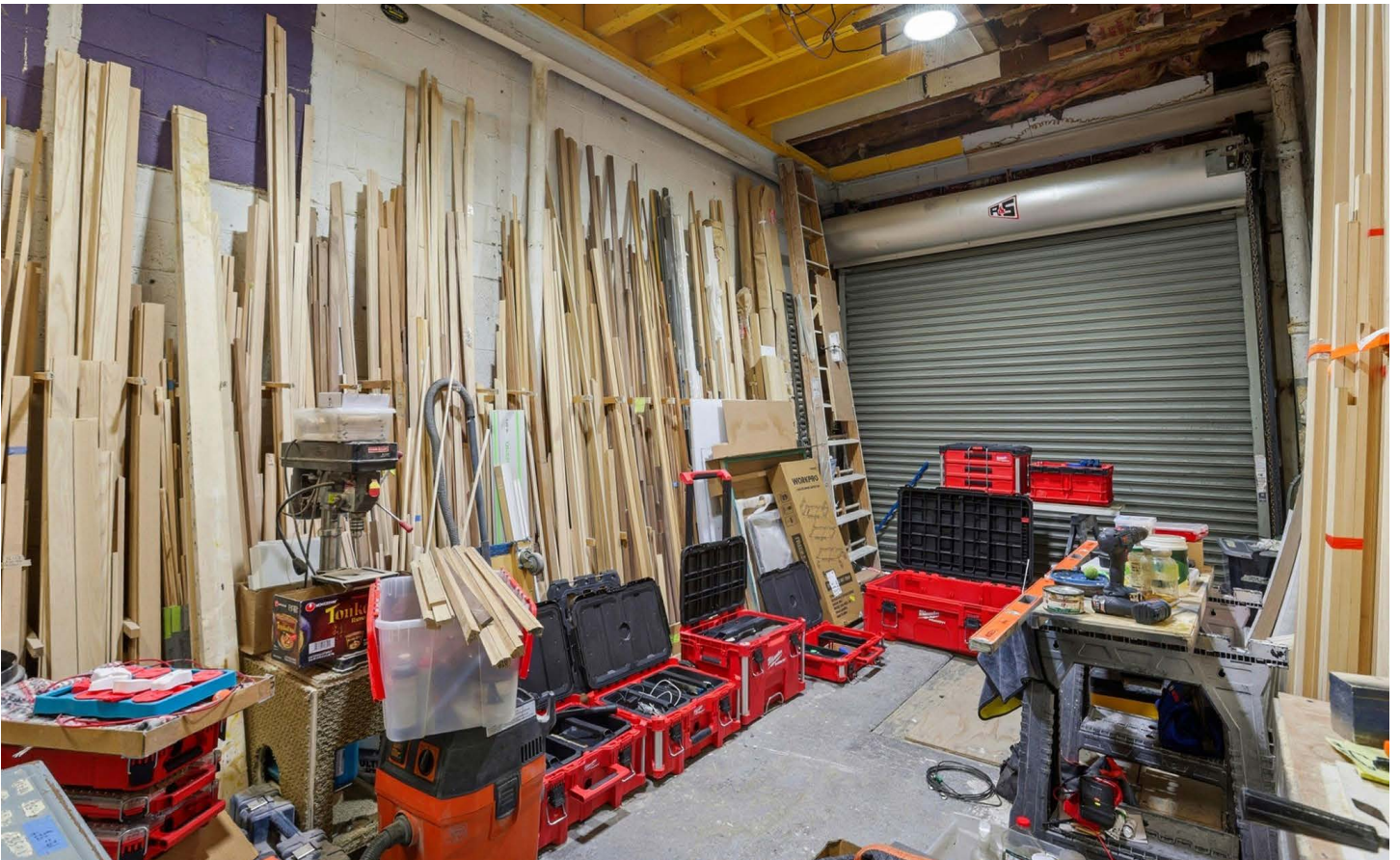
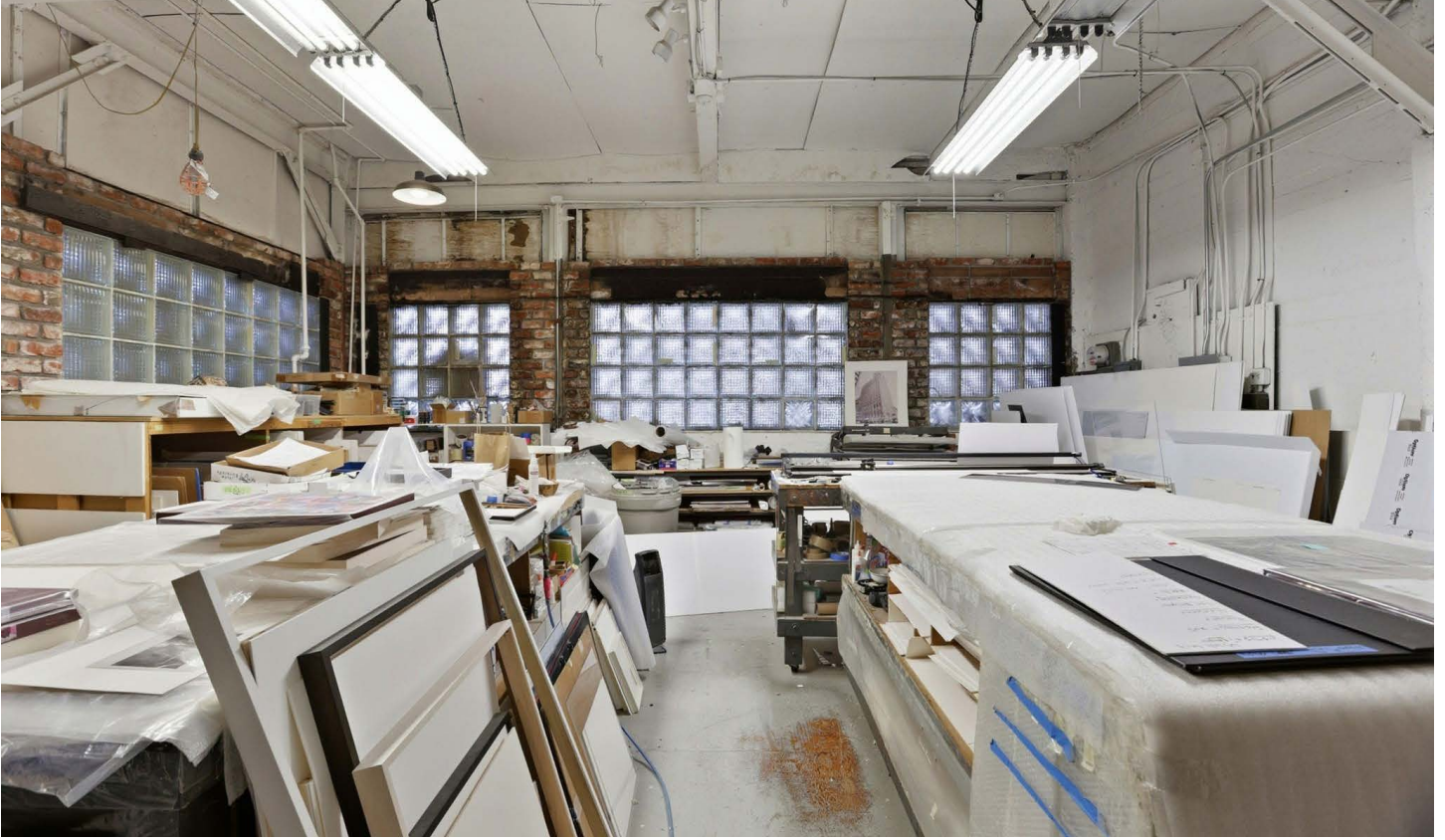
Property Taxes (1.1826% of Purchase Price)	\$12,760	<i>New</i>
Insurance	\$5,000	<i>Estimate</i>
Repairs and Maintenance	\$2,400	<i>Estimate</i>
Water	\$0	<i>Tenant Pays</i>
PG&E	\$0	<i>Tenant Pays</i>
Garbage	\$0	<i>Tenant Pays</i>
<b>Total Expenses</b>	<b>\$20,160</b>	

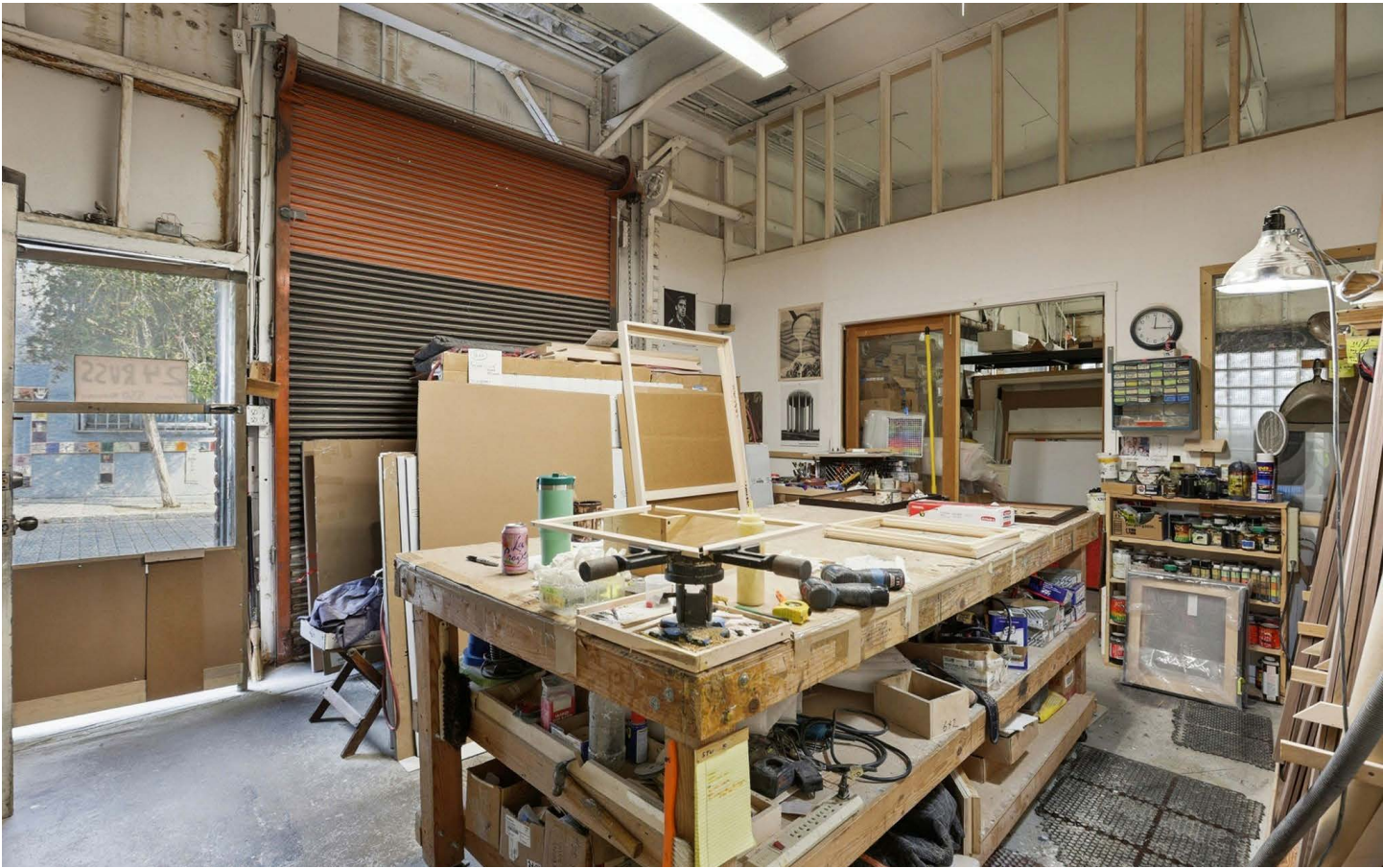
<b>Net Operating Income</b>	<b>\$59,040</b>
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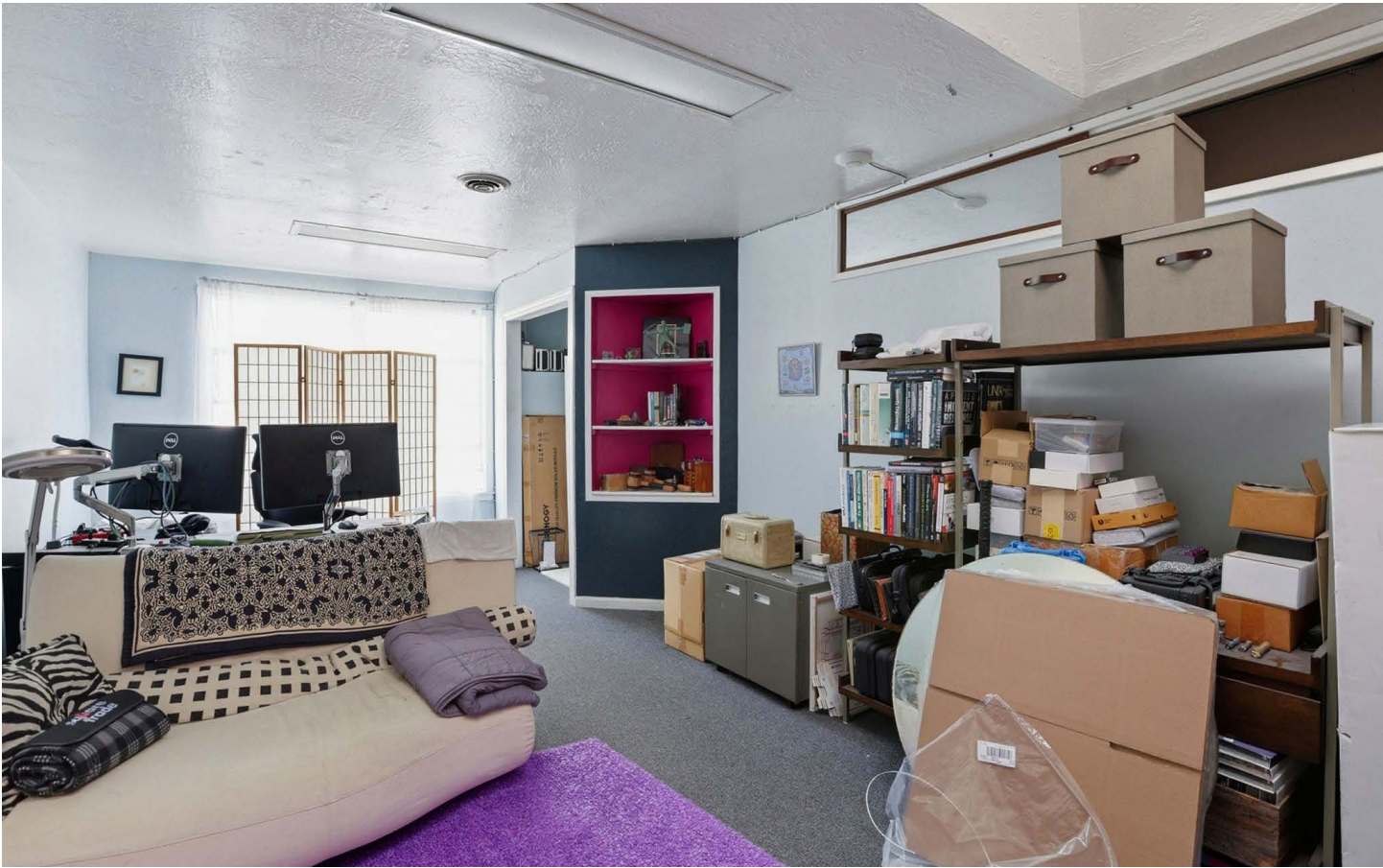
## Projected Rent Roll

Use	Type	Monthly Rent	Comments
22 Russ Street	3 bed 2 ba	\$2,700	MTM
24 Russ Street	Warehouse	\$3,900	MTM
<b>TOTALS</b>		<b>\$6,600</b>	

# PROPERTY PHOTOS









# Neighborhood Overview: South of Market

The SoMa District is one of San Francisco's most dynamic commercial neighborhoods, defined by its mix of tech offices, creative studios, and long-established light industrial businesses. Along corridors such as Howard, Folsom, and 9th Street, the area offers an evolving blend of cafés, production spaces, design shops, and local retailers, while surrounding blocks feature converted warehouses and modern commercial developments.

With its central location near Downtown and Mission Bay, SoMa supports steady daytime activity and provides businesses with the space and infrastructure needed for both creative and industrial operations. The neighborhood's accessibility to BART, Muni, Caltrain, and major freeways enhances its appeal as a hub for innovation, production, and urban workplace activity.



# San Francisco Overview

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San Francisco is often recognized as the financial and cultural center of the West. The city's Financial District contains one of the highest concentrations of financial activity, investment business, and venture capital in the world, and is often referred to as the "Wall Street of the West". Nearby Silicon Valley makes San Francisco a dominant hub for technology development.

The city boasts a gross regional product excess of \$426.9 billion and is considered the 8th most important financial hub in the world, according to the 2016 Global Financial Centers Index. San Francisco real estate is the most valuable and fastest appreciating of all large U.S. cities, and the advantage will go to owners of well-located office, multi-family and retail properties.

## At a glance

### DYNAMIC & DIVERSIFIED INCOME BASE

San Francisco is a hotbed of innovation and productivity. The city is the leader in the growth of high-tech, bio-tech, clean energy, domestic security, and defense technology.

Workers in SF have increased output by 45% per employee, in the last few years — as output per hour increases, revenue generated per employee increases, and the ability for tenants to pay higher rent, in turn, increases

### WEALTHY POPULATION

San Francisco is one of the wealthiest regional markets in the world. Average per capita income is \$13K higher than national figures. It is third in U.S. for number of ultra-high-net-worth individuals worth \$30MM+; 10% of the wealthiest Americans live in San Francisco.

### URBAN RENAISSANCE

12+ major, new development projects, including the Salesforce Tower, Goodwill Project and Honda Project, to name a few, are well underway and will aid in the further growth of San Francisco as a global leader.



# Confidentiality Statement

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains brief, selected information pertaining to the Property. However, neither the Owner nor Urban Group Real Estate Inc. purport this Package to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Any information contained herein is obtained from sources considered reliable. However, neither the Owner, nor Urban Group Real Estate Inc., make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential Memorandum or its contents, nor no legal liability is assumed or implied with respect thereto. In addition, neither the Owner nor Urban Group Real Estate Inc. is responsible for any misstatement of facts, errors, omissions, withdrawal from market, or change in terms, conditions or price without notice.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to the below:

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