

# 2525-2533 OCEAN AVENUE

SAN FRANCISCO, CA 94112



OFFERING  
MEMORANDUM

Marcus & Millichap

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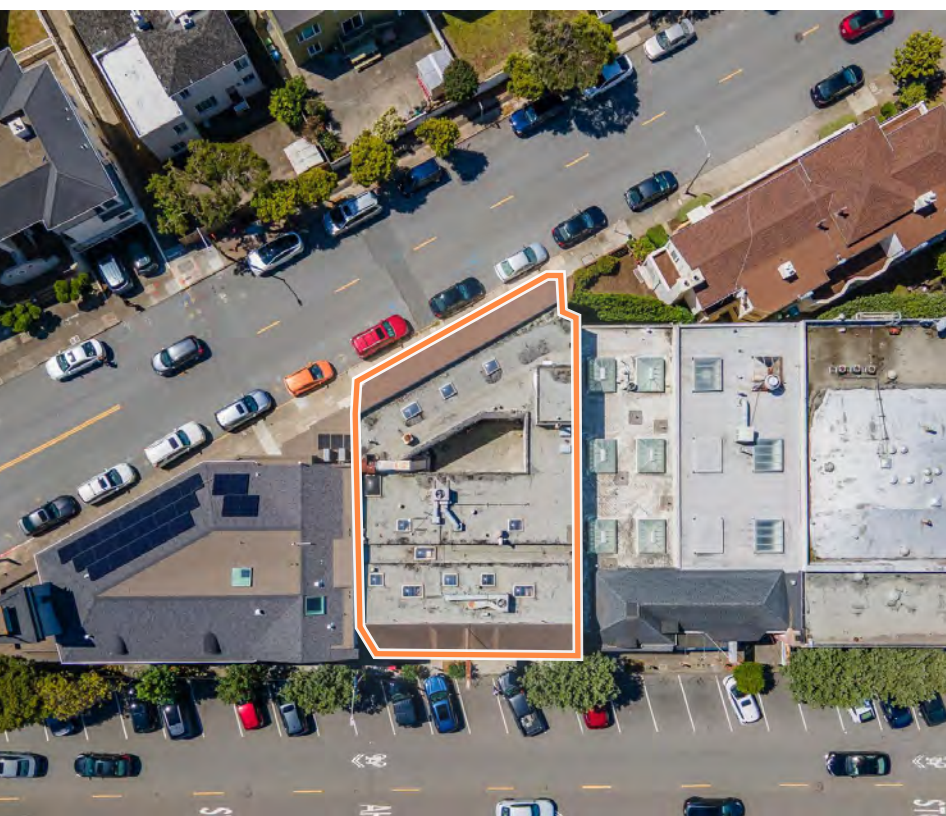
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## INVESTMENT OVERVIEW

This mixed-use retail and office building offers a value-add opportunity in San Francisco's Lakeside Village neighborhood. The 12,200 gross square foot property features 7,000 rentable square feet configured as three commercial suites: a restaurant space (renovated in 2021), an occupied dental office, and a vacant office suite. Listed at \$2,500,000, the 1946-built property is in excellent condition and provides flexibility to either negotiate a dental tenant leaseback or take delivery fully vacant.

The property projects total annual base rent income of \$270,000 based on market rents for restaurant and office space, generating an 8.15% cap rate. The current vacancy allows immediate leasing opportunities while benefiting from recent restaurant improvements that reduce capital requirements.

The property combines location stability with repositioning upside in a supply-constrained market. The flexible suite configuration accommodates restaurant operators, medical professionals, and office users. With 2021 restaurant renovations completed and Ocean Avenue's established commercial presence in Lakeside Village, this acquisition provides income generation potential through active leasing at an attractive price point for the San Francisco market.

## INVESTMENT HIGHLIGHTS



Second generation, full built-out restaurant space. Ready for immediate occupancy.



Nearby to Balboa Park BART Station, multiple Muni bus and light rail lines – accessibility to all parts of the city.



Proximity to Stonestown Galleria, 19th Avenue/Highway 1, Junipero Serra Blvd, Lake Merced, West Portal.



64,471 vehicles per day at 19th Avenue & Ocean Avenue.



Opportunity for owner-users to occupy the ground floor retail space and/or the upstairs offices. SBA financing structures allow for as low as 10% down payment.

# PROPERTY SUMMARY

OFFERING PRICE  
**\$2,500,000**

ASSESSOR'S PARCEL NUMBER

**7226-021**

OWNERSHIP OFFERED

**FEE SIMPLE**

GROSS LEASABLE AREA

**7,000 SF**

GROSS BUILDING AREA

**12,194 SF**

PRICE/GROSS SF

**\$205.02 SF**

YEAR BUILT

**1946**

NUMBER OF FLOORS

**2 + SUB-LEVEL**

OCCUPANCY

**28.6%\***

LOT SIZE

**3,441 SF/ 0.08 AC**

\* The property is currently partially occupied by the seller. While the property may be delivered without a lease in place, the timing of physical occupancy by a buyer may be subject to the seller's relocation and/or vacancy timeline. Prospective buyers should factor in the possibility that immediate occupancy at closing may not be feasible. Buyers are encouraged to discuss timing and possession expectations during the negotiation

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap

2525-2533 OCEAN AVENUE

# PHOTOS



# PHOTOS



# PHOTOS



# ZONING

## SEC. 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

The Lakeside Village Neighborhood Commercial District is located in the southwestern part of the City and stretches along Ocean Avenue from Junipero Serra Boulevard to 19th Avenue. It is a neighborhood serving shopping corridor nestled among single-family homes. Lakeside Village has small ground-floor retail, restaurant, and medical office space and is serviced by the M-line streetcar.

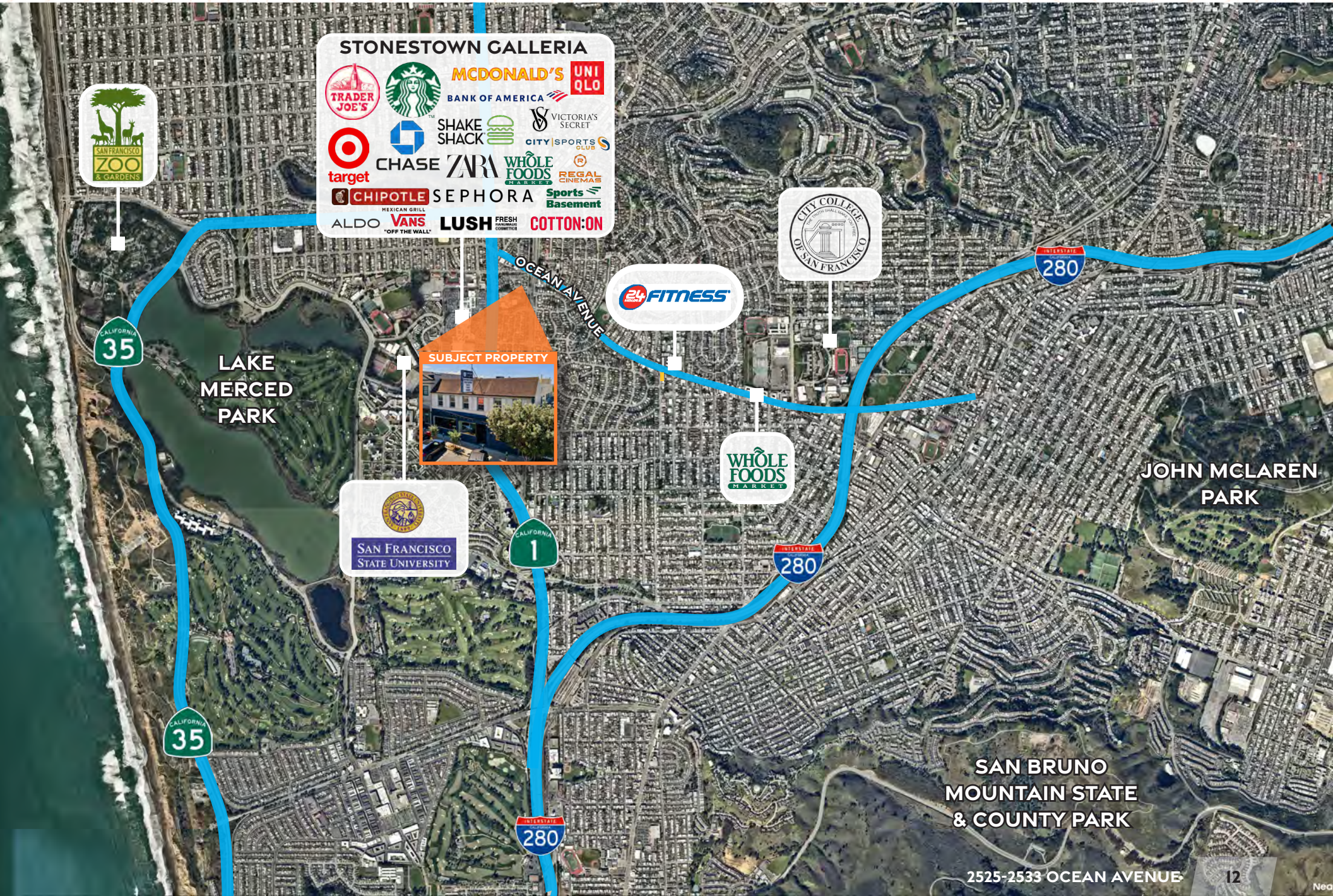
Building controls for the Lakeside Village Neighborhood Commercial District promote various scales of development which are compatible with the existing scale and character of the District. Commercial development is limited, with certain exceptions. Rear yard requirements at all levels preserve existing backyard space.

Commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services provided that the use size generally is limited to 3,000 square feet. However, commercial uses and features which could impact residential livability are prohibited, such as auto uses, general advertising signs, drive-up facilities, hotels, and late-night activity.

Housing development in new buildings is encouraged above the ground story. Accessory Dwelling Units are permitted within the District.

[LINK TO ZONING CONTROL TABLE](#)

# RETAILER MAP



**STONESTOWN GALLERIA**

TRADER JOE'S STARBUCKS MCDONALD'S UNIQLO  
BANK OF AMERICA

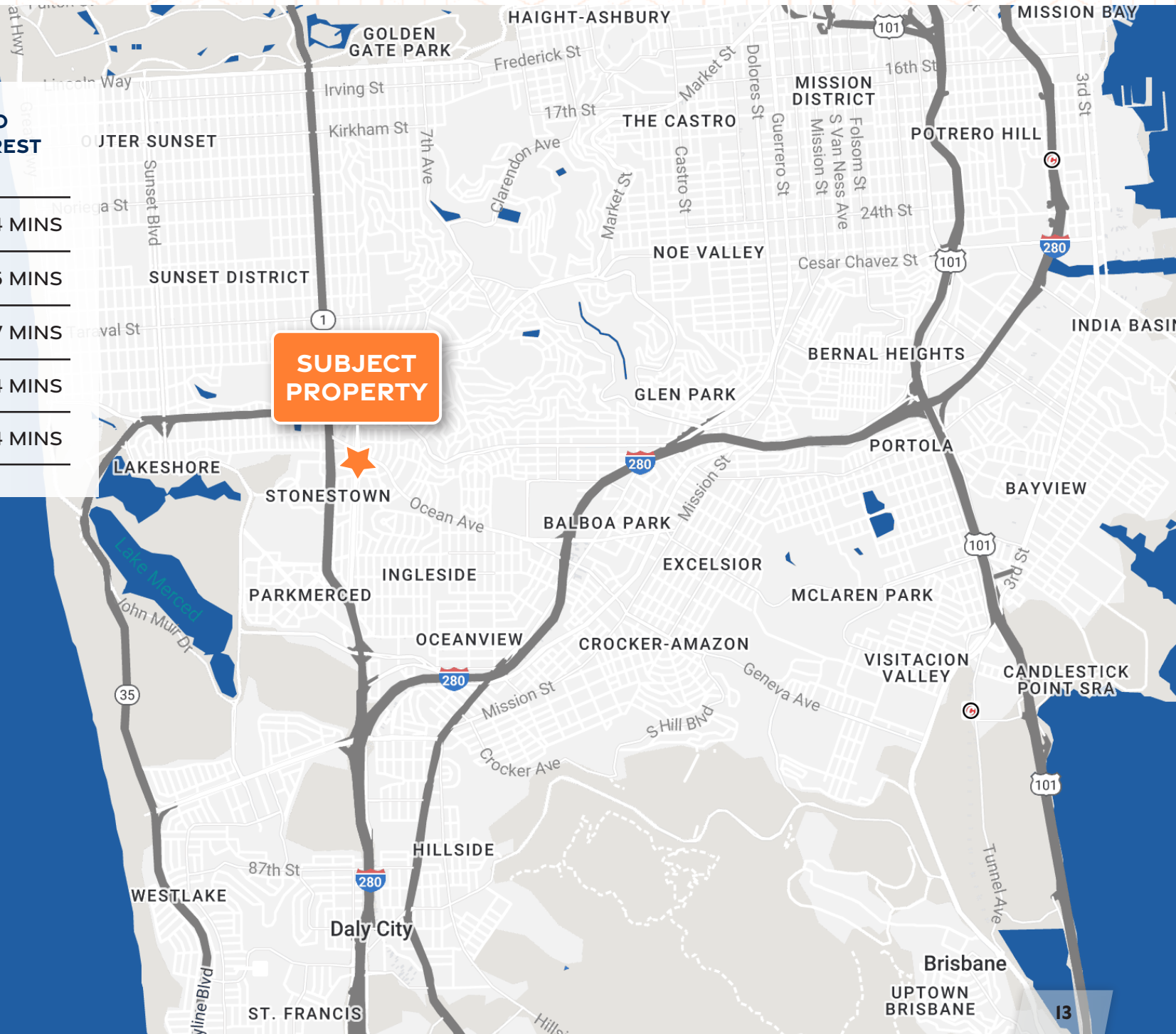
SHAKE SHACK VICTORIA'S SECRET CITY SPORTS CLUB  
target CHASE ZARA WHOLE FOODS REGAL CINEMAS  
CHIPOTLE SEPHORA Sports Basement  
ALDO VANS LUSH FRESH COTTON-ON  
"OFF THE WALL" "FRESH COMING"



# LOCATION MAP

## SUBJECT PROPERTY TO NEARBY POINTS OF INTEREST BY DRIVING

CITY COLLEGE OF SAN FRANCISCO	4 MINS
SAN FRANCISCO STATE UNIVERSITY	5 MINS
STONESTOWN GALLERIA	7 MINS
LAKE MERCED PARK	14 MINS
SAN FRANCISCO ZOO	14 MINS



# AERIAL PHOTO



SUBJECT  
PROPERTY



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SUBJECT  
PROPERTY



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