

3112 California Street  
PRESIDIO HEIGHTS, SAN FRANCISCO, CA

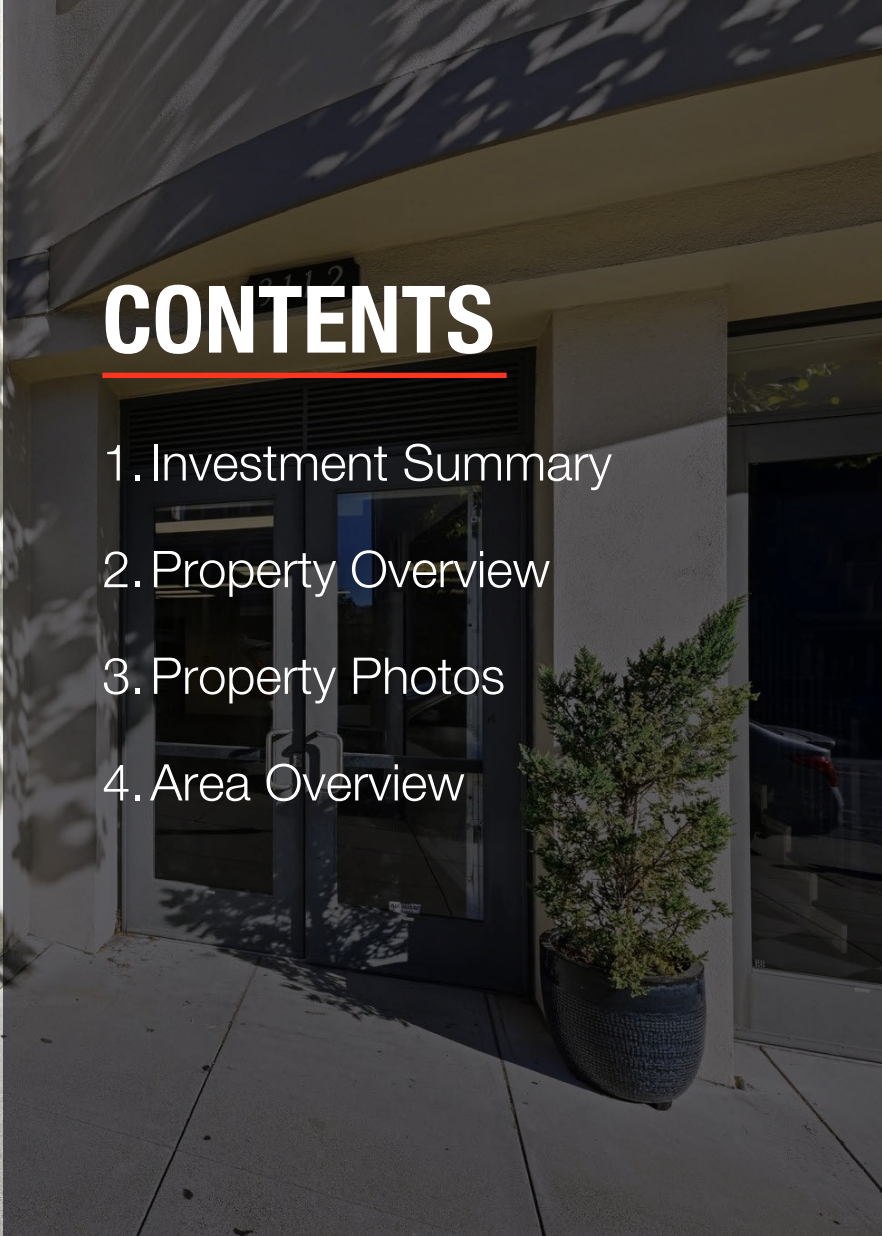
OFFERED AT  
**\$1,800,000**



## Presidio Heights Commercial Condominium

2,155 Sq. Ft.

**URBANGROUP**  
REAL ESTATE



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## SALES AND INVESTMENT TEAM

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# INVESTMENT SUMMARY

As exclusive agents, Urban Group Real Estate is pleased to present 3112 California Street, San Francisco, CA for purchase.

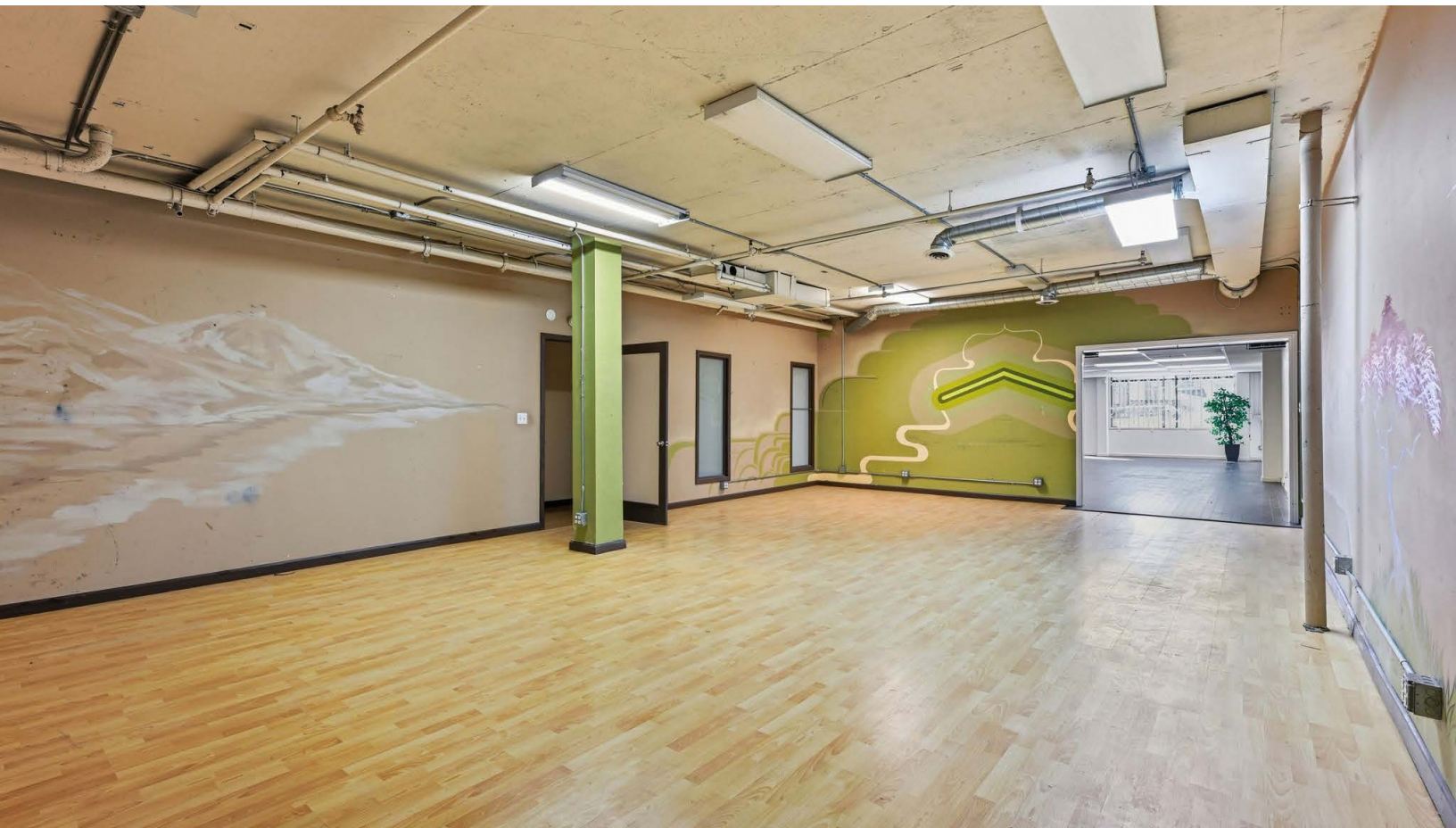
3112 California Street is a prime ground-floor commercial condominium located in San Francisco's prestigious Presidio Heights neighborhood. Encompassing 2,155 square feet, the space features excellent street frontage along California Street, a mostly open and flexible floor plan, a private restroom, and one deeded garage parking space.

Positioned within NC-2 zoning, the property accommodates a wide range of retail and service-oriented uses, making it well-suited for both owner-users and investors. California Street is a highly active commercial corridor with strong foot traffic and convenient access to major transit lines, further enhancing the property's visibility and accessibility. 3112 California Street is a rare opportunity for ownership in the heart of the city—suited for businesses with strong customer demand and looking to join this vibrant community.

This offering provides a unique opportunity to own a well-positioned commercial asset in the heart of Presidio Heights, one of San Francisco's most sought-after neighborhoods.

## The Perks:

- + Prime Presidio Heights location along California Street
- + Mostly open layout
- + Excellent street frontage with strong visibility
- + Flexible NC-2 zoning accommodating a variety of uses
- + Includes private restroom and one deeded garage parking space

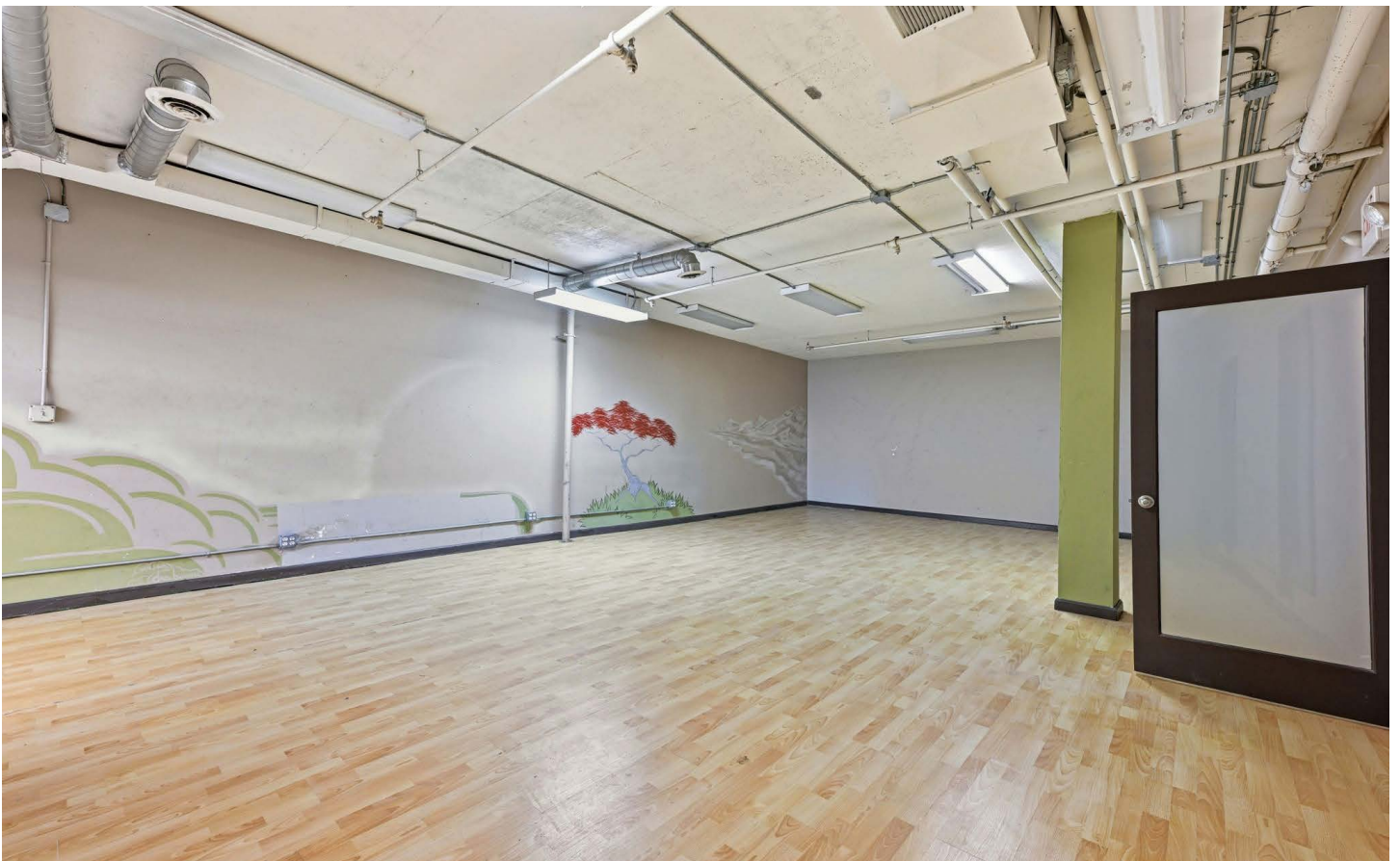


# PROPERTY OVERVIEW

<b>Address</b>	<b>3112 California Street</b>
APN	1022-033
Zoning	NC-2
Submarket	Presidio Heights
Building Size	2,155 SF
Year Built	2004



# PROPERTY PHOTOS









# Neighborhood Overview: Presidio Heights

Presidio Heights is one of San Francisco's most prestigious and neighborhood-oriented commercial districts, anchored by the highly desirable California Street corridor. The area is characterized by a curated mix of boutique retailers, wellness concepts, cafés, and professional services, creating a refined yet active streetscape that serves a strong local customer base. With dozens of established businesses lining California Street and surrounding blocks, the neighborhood maintains consistent foot traffic driven by nearby residents and daily neighborhood activity.

Positioned between Laurel Village, Pacific Heights, and the Presidio, the area benefits from excellent connectivity via multiple Muni bus lines along California Street, providing direct access to Downtown and other key districts. Its strong walkability, dense residential surroundings, and limited retail supply contribute to a stable and highly sought-after environment for businesses seeking long-term success in a premier San Francisco location.



# 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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