

Colliers

1972-1974 Union Street

GOLDMAN  
COMMERCIAL LIMITED REAL ESTATE

For Sale | Investment Opportunity | Cow Hollow | San Francisco



OFFERING MEMORANDUM









# Property Overview

## Building Summary

<b>Address</b>	1972-1974 Union Street
<b>Product Type</b>	Mixed Use - Retail & Residential
<b>Size</b>	+/-3,300
<b>Stories</b>	Two stories
<b>Permitted Uses</b>	Retail & Residential
<b>Year Built</b>	1900

## Site Summary

<b>Land Area</b>	3,436 SF
<b>APN</b>	0531-012
<b>Zoning</b>	NCD - Union Street Neighborhood Commercial District
<b>Height Limit</b>	40 Feet

# Property Summary

Colliers International and Goldman Limited Commercial Real Estate as Exclusive Advisors to the Seller, are pleased to present the opportunity to acquire 1972 - 1974 Union Street ("the Property"), an excellent investor or owner-user opportunity located in Cow Hollow, a highly desirable San Francisco neighborhood. The Property is a well maintained two-story mixed use building, approximately 3,300 square feet, plus a back yard. The second floor residential unit is defined by San Francisco planning as a, "single family unit." Both the ground floor commercial space and second floor unit will be delivered vacant.

The Property is a unique opportunity for long-term investment in a consistently top performing commercial rent district. The Property sits in an excellent location on a high traffic block of Union Street surrounded by retail, restaurants, and other amenities. There is access to public transportation and surrounding neighborhoods include the Marina district to the North, Pacific Heights to the South, and Russian Hill to the East.

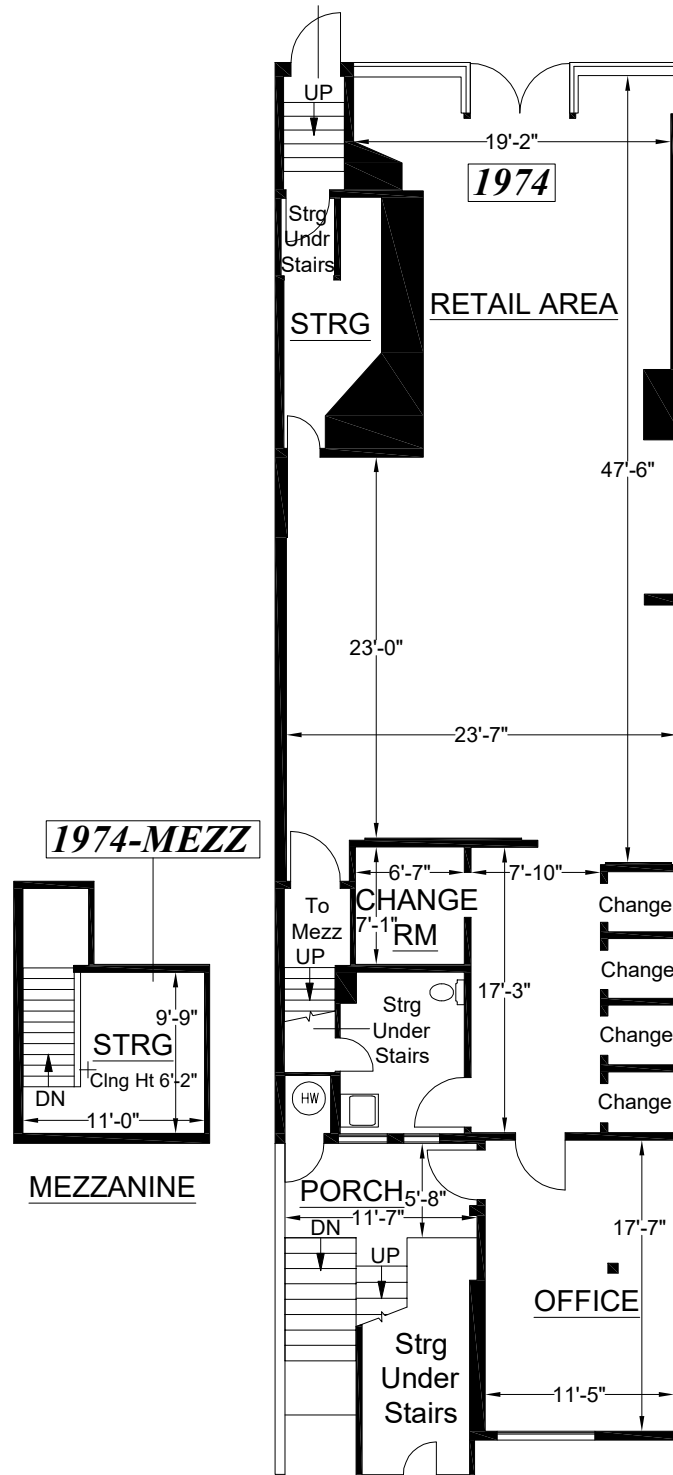
# Investment Overview

Level	Size	\$/SF/Year	Annual Rent
Retail	1,907 SF (includes ±101 SF Mezz.)	\$88.00	\$167,816.00 (Projected Income)
Second	1,363 SF	\$5,500/month	\$66,000 (Projected Income)
		Gross Income	\$233,816
		Expenses	\$12,000
		Net Income	\$221,816
		Capitalized @ 5%	\$4,436,320
		<b>Value (Rounded)</b>	<b>\$4,495,000</b>



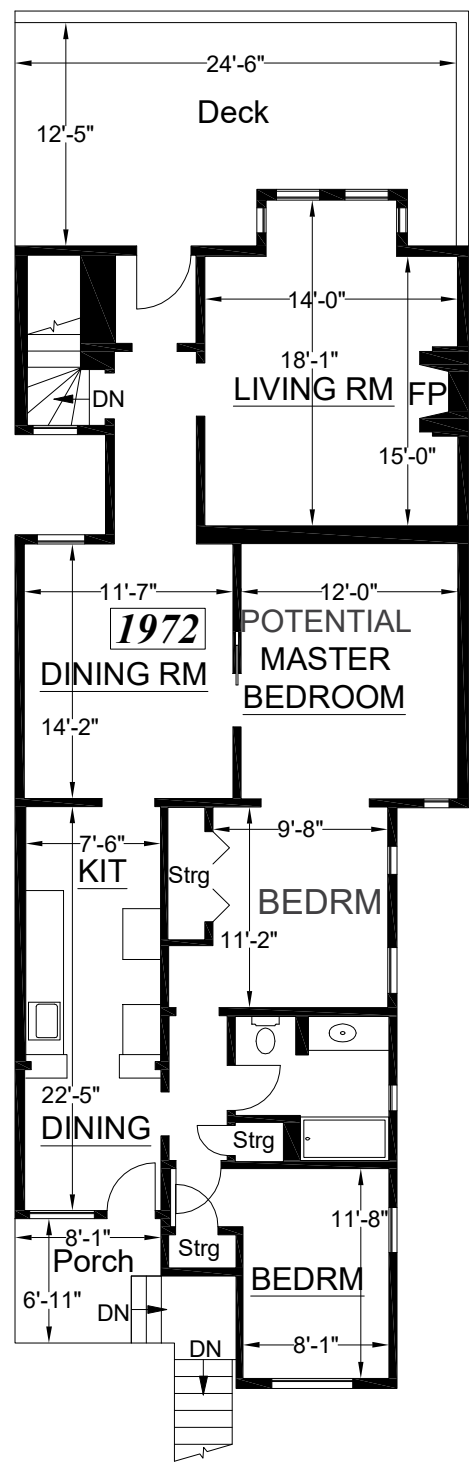
# Floor Plans

## FIRST FLOOR

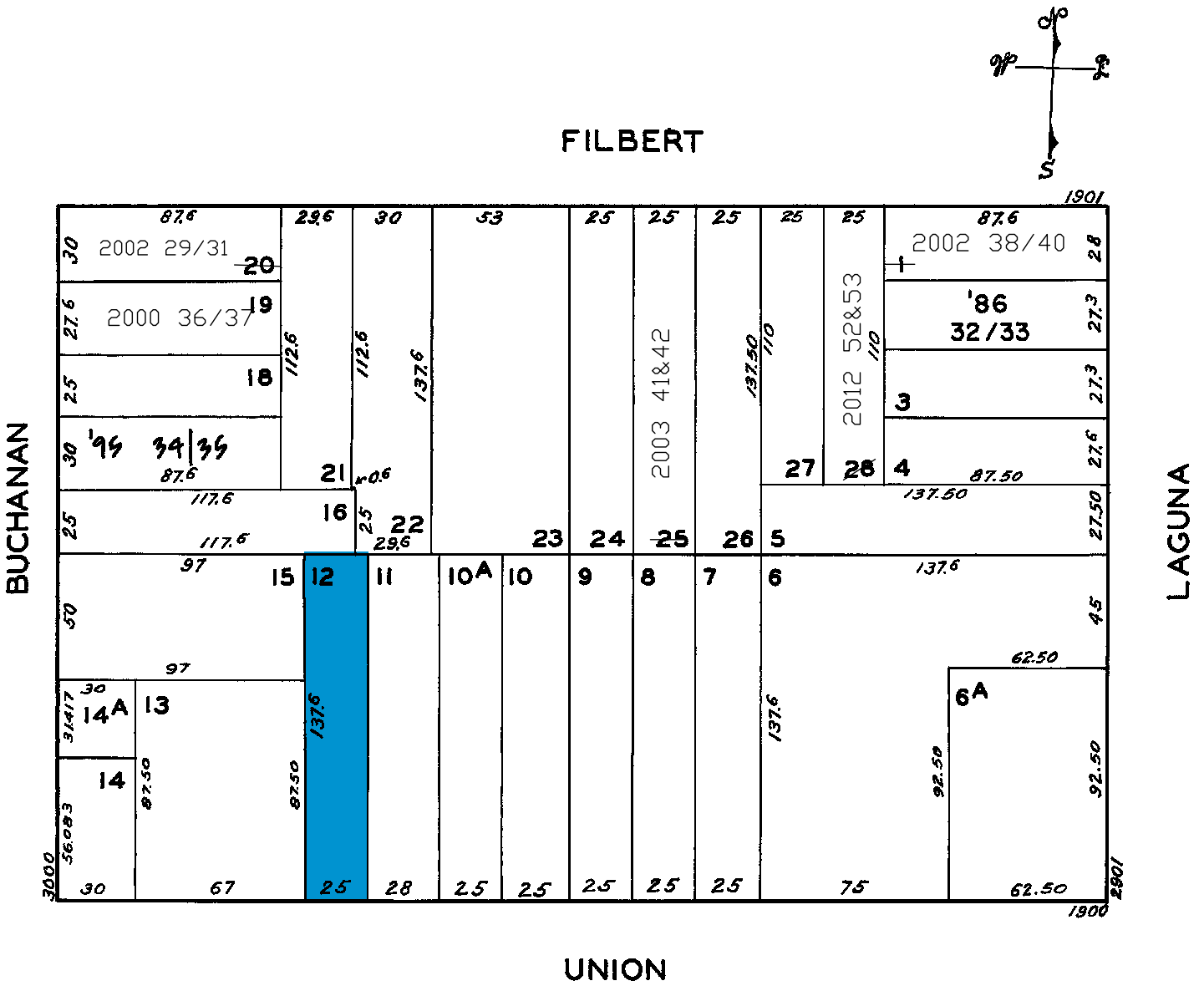


# Floor Plans

SECOND FLOOR

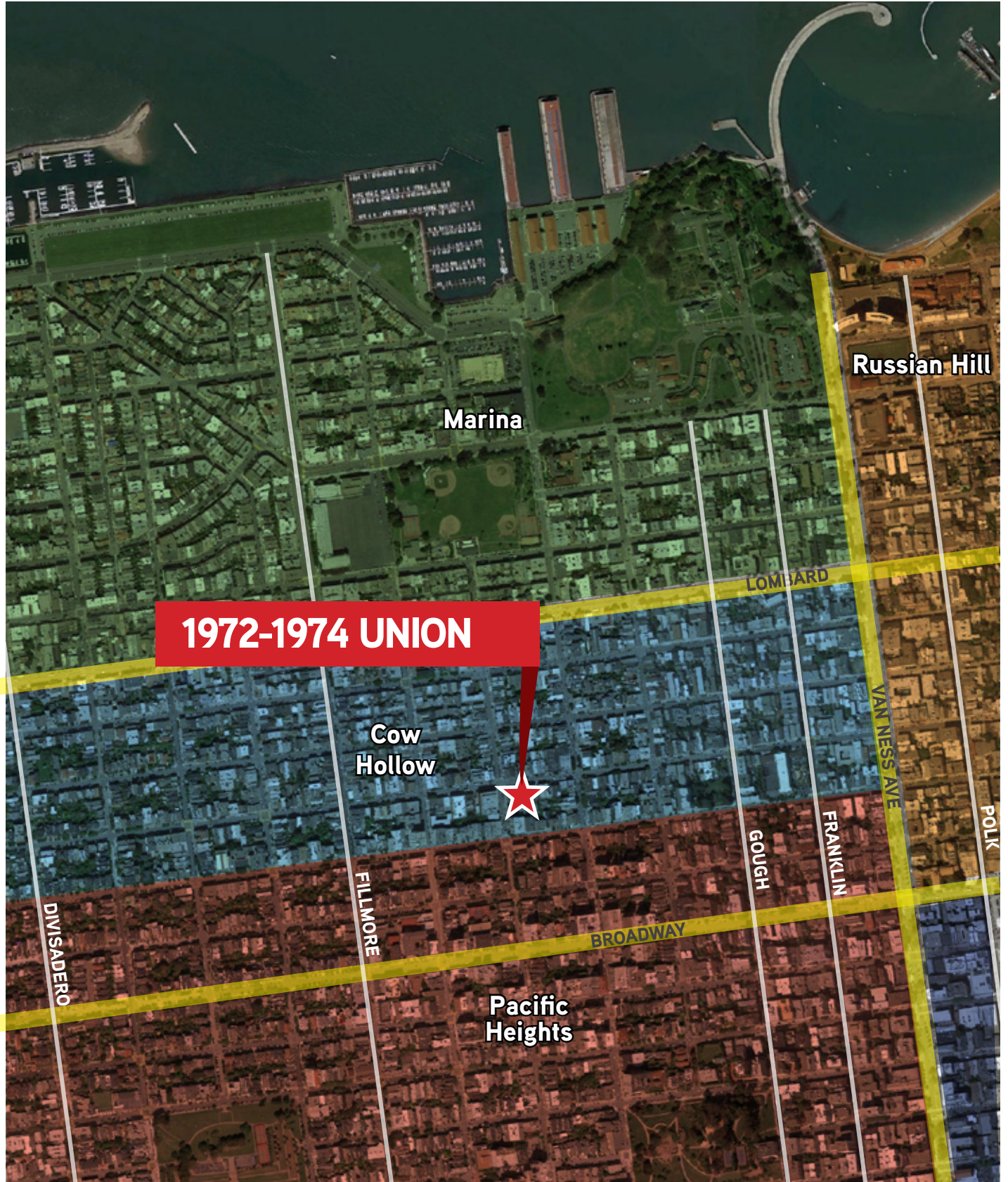


# Site Overview



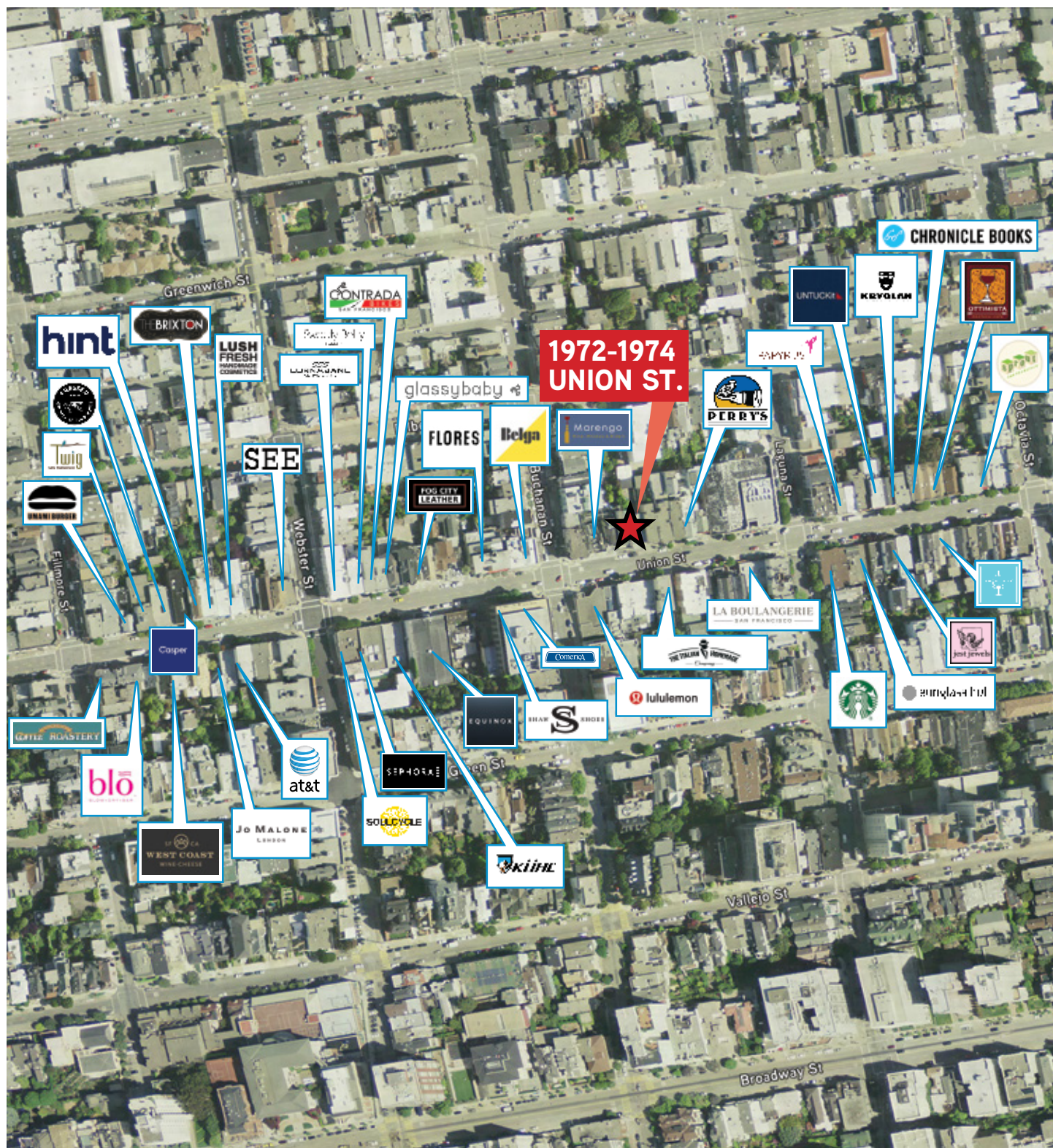


# Location





# Union Street Co-Tenancy



# Demographics

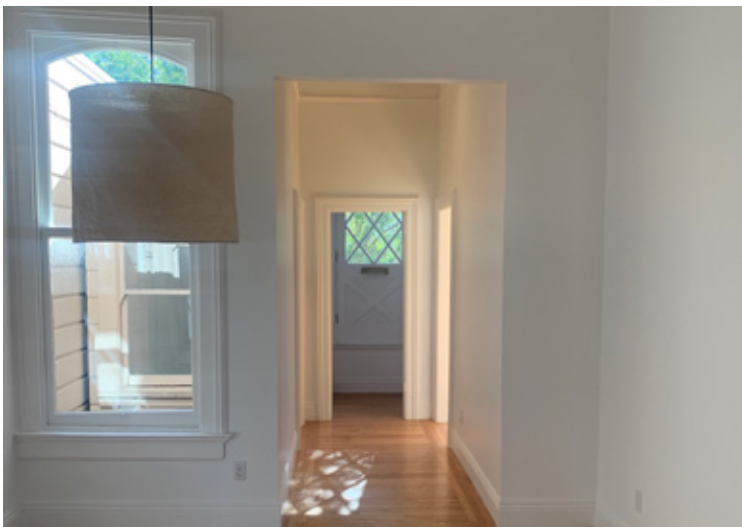
2020	.25 mile	.5 mile	1 mile
Total Population	5,620	23,545	83,513
Population Change 2000 to 2020	3.0%	5.0%	5.0%
Median Age	37.5	37.3	39.0
College or Advanced Degree	84.0%	86.0%	79.0%
Married	33.0%	38.0%	36.0%
Not Married	58.0%	54.0%	52.0%
2020 Households	3,227	14,059	48,405
Average Household Size	1.73	1.66	1.71
2020 Median Income	\$177,330	\$173,768	\$154,228
2025 Projected Median Income	\$193,573	\$190,467	\$169,160
HH Income \$100,000 to \$199,999	35.0%	32.0%	30.0%
HH Income \$200,000 or more	44.0%	43.0%	38.0%
Median Home Value	\$2,000,001.00	\$2,000,001.00	\$1,796,214.00
Owner Occupied	21.0%	21.0%	22.0%
Renter Occupied	66.0%	69.0%	69.0%
19 and Under	8.9%	10.3%	9.7%
20 to 29	19.3%	20.2%	18.6%
30 to 39	28.5%	27.9%	24.9%
40 to 49	13.0%	12.7%	12.6%
50 to 64	14.3%	14.2%	15.4%
65 and Over	16.1%	16.4%	19.7%



# Photo Gallery



# Photo Gallery





# Photo Gallery





# Photo Gallery







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