



4071 18TH STREET, SAN FRANCISCO CA 94114

± 1,997 SQFT RETAIL CONDOMINIUM FOR SALE

EXCLUSIVELY LISTED BY:

DAVIS NGUYEN

Davis@theDNgroupSF.com

415.412.5703

DRE 01509978

LENA KWANG

Lena@theDNgroupSF.com

714.313.0585

DRE 02156531

EXECUTIVE SUMMARY

4071 18TH STREET
San Francisco CA 94114



Offered at \$1,195,000



± 1,997 SqFt

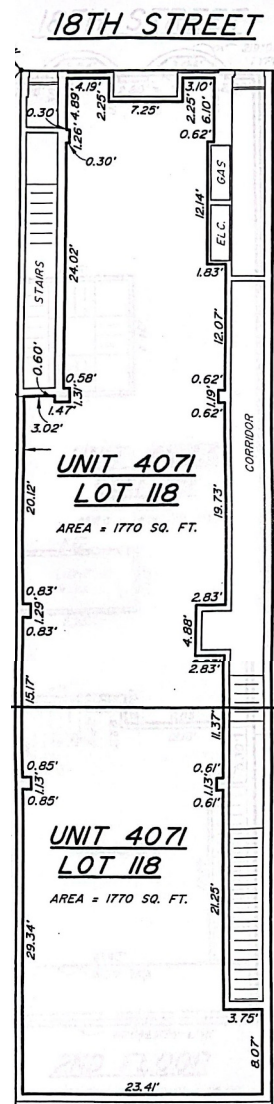
APN	3583-118
Building Size	± 1,997 Sq Ft
Price per SqFt	\$598
Zoning	NCD - Castro Street
Cross Street	Hartford Street
HOA Fees	\$300/month

The Davis Nguyen Group presents a rare opportunity to own a 1,997 square-foot commercial condominium in the heart of San Francisco's famous Castro District. Located at 4071 18th Street, this ground-floor unit offers excellent visibility and a highly functional layout, ideal for a variety of business uses.

This space is ideal for business owners or investors seeking a prime location with flexible usability in one of San Francisco's most desirable neighborhoods. Whether you're looking to establish a boutique storefront, a professional office, or a creative workspace, 4071 18th Street provides the perfect combination of convenience, style, and opportunity.

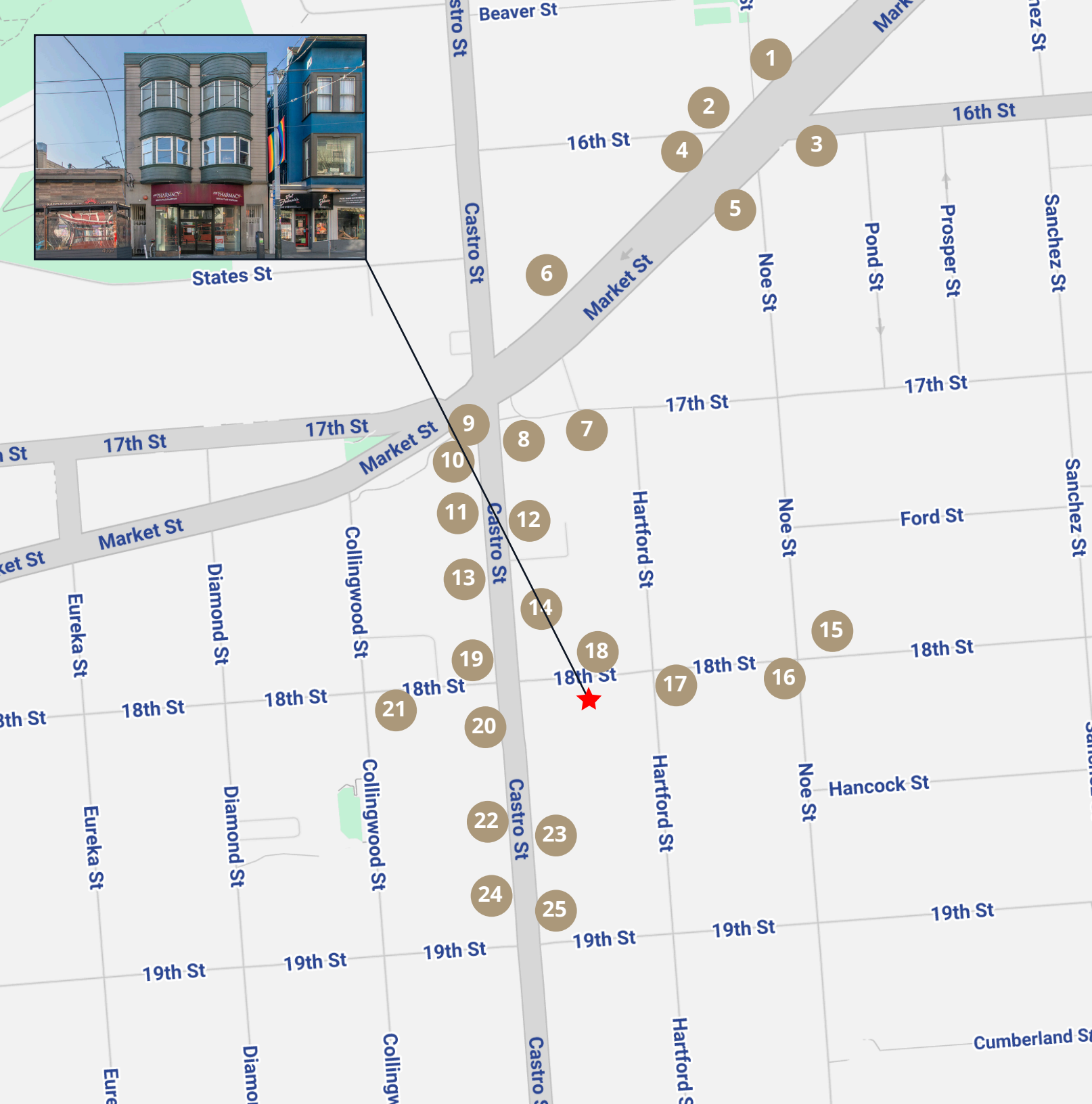


FLOOR PLAN



LOCATION MAP

- 1 Barry's
- 2 Tacvos El Tucan SF
- 3 Starbelly
- 4 Super Duper Burgers
- 5 Fitness SF
- 6 Catch French Bistro
- 7 Cafe De Casa
- 8 Twin Peaks Tavern
- 9 MUNI Station
- 10 SoulCycle
- 11 Rossi's Deli
- 12 The Castro Theatre
- 13 Cafe Mystique
- 14 Cliff's Variety
- 15 Last Call Bar
- 16 Kasa Indian Eatery
- 17 Moby Dick
- 18 Poesia
- 19 Walgreens
- 20 Sisters Coffee Shop
- 21 GLBT Historical Society Museum
- 22 The Castro Fountain
- 23 Wells Fargo
- 24 Heroic Italian
- 25 Anchor Oyster Bar







CONFIDENTIALITY & DISCLOSURE

COMPASS COMMERCIAL

All materials and information received or derived from Compass Commercial - San Francisco & Los Angeles its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Compass Commercial - San Francisco & Los Angeles its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source,

whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Compass Commercial - San Francisco & Los Angeles will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Compass Commercial - San Francisco & Los Angeles makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Compass Commercial - San Francisco & Los Angeles does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial - San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.



Davis Nguyen

415.319.8166
Davis@theDNgroupSF.com
theDNgroupSF.com
DRE #01509978

Lena Kwang

714.313.0585
Lena@theDNgroupSF.com
theDNgroupSF.com
DRE #02156531

