COMPASS
COMMERCIAL



501 BALBOA STREET SAN FRANCISCO CA 94118

RETAIL & RESTAURANT BUILDING FOR SALE | ± 2,375 SQUARE FEET

EXCLUSIVELY LISTED BY:

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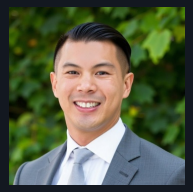
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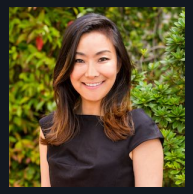
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EXECUTIVE SUMMARY

501 BALBOA STREET

San Francisco CA 94118

Offered at $2,000,000

APN	1638-001
Building Size	± 2,375 Square Feet
Price / SF	$842
Total Units	2 (1 Retail, 1 Restaurant)
Zoning	NCD - Inner Balboa Street
Cross Street	6th Avenue
Neighborhood	Inner Richmond

The DN Group of Compass Commercial is pleased to present 501 Balboa Street, a two-unit commercial building in San Francisco's Inner Richmond District. The approximately 2,375 SF property has one retail unit and one restaurant unit, located at the corner of 6th Avenue on Balboa Street's neighborhood retail corridor.

The offering works for both owner-users and investors. An owner-user can occupy one unit and offset carrying costs with rent from the other. An investor gets a small-footprint, two-tenant asset in one of the city's most established residential neighborhoods. The restaurant unit includes in-place kitchen infrastructure.

Balboa Street sits two blocks from Golden Gate Park and two blocks from Geary Boulevard, with Clement Street's dining and retail a short walk north. The surrounding blocks are densely residential, which gives both units a built-in neighborhood customer base.

INVESTMENT HIGHLIGHTS

- Two-unit commercial building with one retail unit and one restaurant unit
- ±2,375 SF, offered at $2,000,000 ($842/SF)
- Owner-user or investor opportunity: occupy one unit and lease the other
- Restaurant unit with existing kitchen infrastructure
- Corner location with frontage on Balboa Street and 6th Avenue

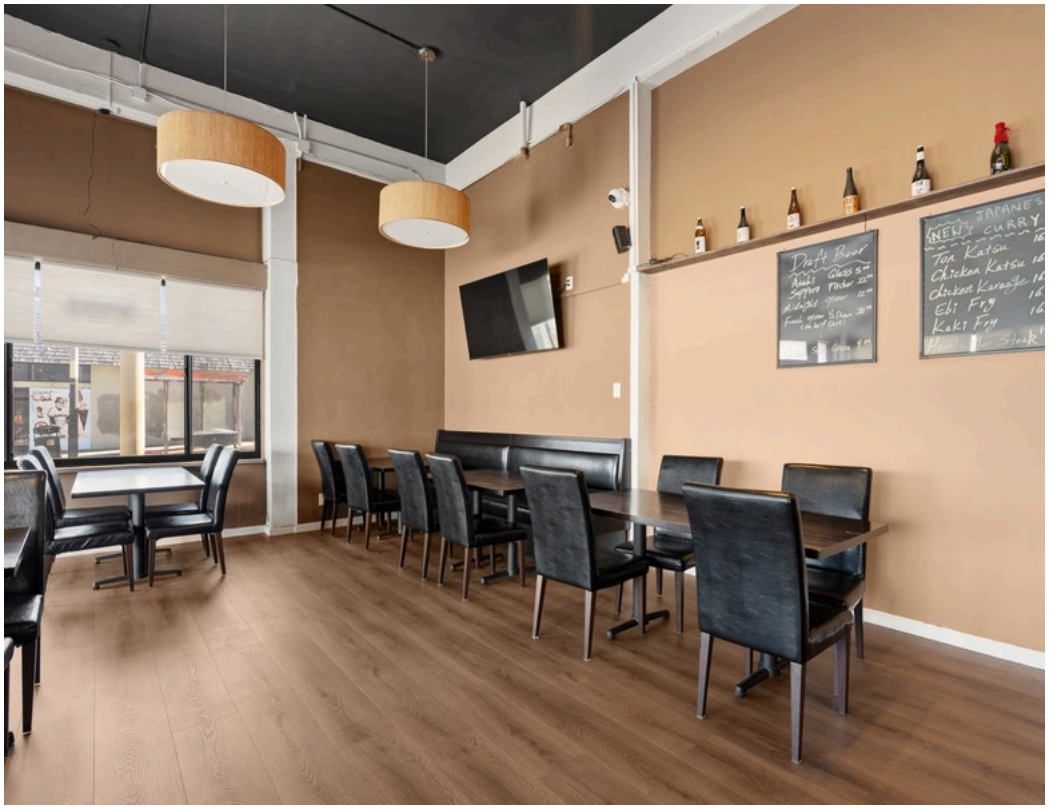
LOCATION HIGHLIGHTS

- Inner Richmond, one of San Francisco's most established and densely populated neighborhoods
- Two blocks to Golden Gate Park and two blocks to Geary Boulevard
- Walking distance to the Clement Street restaurant and retail corridor
- Minutes from the University of San Francisco
- Served by Muni's 31 Balboa, 44 O'Shaughnessy and 38R Geary Rapid lines








Draft Beer
JAPANESE
CURRY
Tori Katsu
Chicken Katsu
Ebi Fry
Kaki Fry




Nagai Nori Nagai Nori


Cold Drinks
SHIRAKIKU
MIRIN


Yuubi
Japanese Restaurant
501


Yuubi
Japanese Restaurant

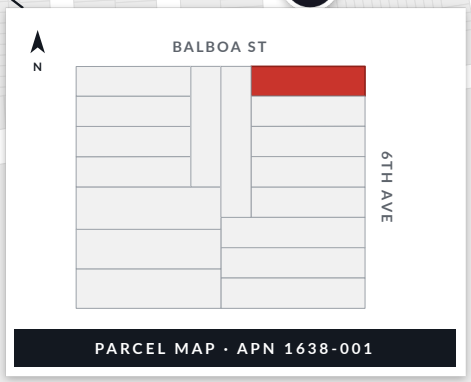


LOCATION MAP

1. Sushi Bistro
2. Cantina Los Mayas
3. Cinderella Bakery & Cafe
4. Muguboka Korean BBQ
5. Xiaoyu's Kitchen
6. The Richmond
7. Uncle Boy's
8. Arsicault Bakery
9. The Velo Rouge Cafe
10. Arguello Market
11. Rossi Pool & Playground
12. Kaiser Permanente French Campus
13. The Abbey Tavern
14. Star of the Sea Church
15. Dumpling Baby China Bistro
16. Rise & Grind Coffee and Tea
17. Safeway
18. Richmond Branch Library
19. Aroma Tea Shop
20. Palmetto Superfoods
21. Sloat Garden Center
22. Burma Superstar
23. Toy Boat by Jane
24. Green Apple Books
25. New May Wah Supermarket

Commute Times

Golden Gate Park 5 mins on foot
Downtown SF 25 mins by Muni
Golden Gate Bridge 10 mins by car
SFO Airport 30 mins by car



CONFIDENTIALITY & DISCLOSURE

COMPASS COMMERCIAL

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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.

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