



1600-1610 POST STREET SAN FRANCISCO CA 94115

± 23,263 SQUARE FOOT MIXED-USE OFFICE/RETAIL BUILDING FOR SALE

EXCLUSIVELY LISTED BY:

DAVIS NGUYEN

Davis@theDNgroupSF.com

415.412.5703

DRE 01509978

TABLE OF CONTENTS

- 03 Executive Summary
- 04 Rent Roll
- 05 Financial Summary
- 06 About the Neighborhood
- 07 Location Map
- 08 Photos



Davis Nguyen

415.412.5703

Davis@theDNgroupSF.com
theDNgroupSF.com

DRE #01509978

COMPASS COMMERCIAL



EXECUTIVE SUMMARY

1600-1610 POST STREET San Francisco CA 94115



Offered at \$6,750,000

APN	0686-052
Building SqFt	± 23,263
Lot SqFt	± 6,250
Price/SqFt	\$290
Cap Rate	6.0%
GRM	10.4
Zoning	NCD - Japantown

Compass Commercial, as exclusive advisors, is pleased to present a rare opportunity to acquire the fee simple interest in 1600-1610 Post Street, a mixed-use office and retail building prominently located at the northwest corner of Post Street and Laguna Street in the heart of San Francisco's vibrant and sought after Japantown District.

Constructed in 1984, this well-maintained asset offers approximately 23,263 square feet of space, comprising 22 office suites and 2 ground-floor retail suites. All tenants are responsible for paying CAM (Common Area Maintenance) reimbursements, providing steady income and operational efficiency for ownership. The building consists of 3 floors and includes a ±4,068 square foot, fully finished, lower level.

Positioned within a 50-X height zoning designation, the property also offers a potential future development opportunity, subject to planning approvals.



RENT ROLL

UNIT	TYPE	CURRENT RENT		CAM REIMBURSEMENTS	SQ FT	MOVE IN DATE	LEASE END DATE	
100	Undrakhbileg Dashtseren	\$2,235		\$425	610	07/01/23	06/30/27	
101	Joo Lee / SuJung Shin	\$1,750		\$450	703	12/01/23	11/30/25	
102	Jan Massage	\$1,050		\$350	600	05/01/25	4/30/26	
103	Jan Massage	\$820		\$300	330	02/01/25	01/31/25	
105	Futaba Hair Salon	\$900		\$220	400	01/01/25	12/31/25	
105A	VACANT	\$837		-	279	-	-	
106	Hyun Young Park	\$1,300		\$350	586	02/01/24	01/31/26	
108	Seiki 1600 LLC Office	-		-	345	-	-	
108A	E. Mizukami	\$550		\$110	215	01/01/25	12/31/25	
200	Ling W WAn	\$2,050		\$600	920	01/01/23	12/1/26	
201	jong lee	\$1,100		\$165	465	1/1/202	12/31/26	
202	Gentium Realty Invest.	\$2,625		\$650	1,130	01/01/25	12/31/25	
203	Rachael J. Martinez	\$900		\$300	465	10/01/25	09/30/26	
204	Law Office of Y. Mitani	\$725		\$110	290	01/01/25	12/31/26	
205	Kim's Chiropractic	\$1,450		\$450	601	01/01/25	12/31/26	
208	VACANT	\$1,100		-	400	09/01/21	-	
210	Dong Young Lee	\$1,200		\$300	551	04/01/24	08/31/26	
300	National Legal Associates	\$3,800		\$1,200	1,655	01/01/25	12/31/25	
301	VACANT	\$825		-	300	-	-	
302	VACANT	\$935		-	340	-	-	
303	Kangnam 1957	\$2,300		\$560	922	08/01/22	05/31/24	
305	Melody Sams	\$765		\$105	325	01/01/25	12/31/25	
1600	RAJ j MART	\$6,500		\$1,200	2,776	01/01/25	12/31/26	
1604	Do Re Mi Music Studio	\$6,000		\$850	2,205	02/01/23	1/31/26	
Monthly Rental Income		\$41,717	Monthly CAM Reimbursements	\$8,675				
Annual Rental Income		\$500,604	Annual CAM Reimbursements	\$104,340				
			Year End CAM Reimbursements	\$42,816				
Totals		\$500,604		\$147,156				
Total Annual Rental Income								\$500,604
Total Annual CAM Reimbursements								\$147,156
Total Annual Rental Income Including CAM Reimbursements								\$647,760



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

Scheduled Gross Income (Incl. CAM Reimbursements)	\$647,760
Less Vacancy Rate (5%)	(\$32,388)
Gross Operating Income	\$615,372
Less Expenses (32.4%)	(\$209,782)
Net Operating Income	\$405,590
Cap Rate	6.0%
GRM	10.4
Asking Price	\$6,750,000

ESTIMATED EXPENSES

New Property Taxes (est. @ 1.1801%)	\$79,657
Insurance	\$25,000
PGE	\$11,294
Water	\$7,416
Garbage	\$17,535
Elevator	\$9,860
Tax/Licenses	\$1,700
Janitorial	\$16,800
Management	\$24,900
Alarm	\$3,620
Repairs & Maintenance	\$12,000
Total Est. Expenses	\$209,782



ABOUT THE NEIGHBORHOOD

WELCOME TO JAPANTOWN

Japantown, also known as Nihonmachi, is a historic and culturally rich neighborhood in San Francisco's Western Addition district. Established in the aftermath of the 1906 earthquake, it became a hub for Japanese immigrants and their descendants, evolving into the oldest and largest Japantown in the United States.

Spanning approximately six city blocks along Post Street, Japantown offers a vibrant blend of traditional and contemporary Japanese culture. The neighborhood's focal point is the Japan Center, a complex of three interconnected malls featuring a variety of authentic Japanese shops, restaurants, and cultural institutions. Within the Japan Center's Peace Plaza stands the iconic five-tiered Peace Pagoda, a gift from San Francisco's sister city, Osaka, symbolizing enduring friendship and peace.

Throughout the year, Japantown hosts numerous cultural events and festivals that celebrate Japanese heritage. Notably, the Northern California Cherry Blossom Festival, held every April, draws thousands of visitors with its vibrant parades, performances, and culinary delights. Another highlight is the Nihonmachi Street Fair in August, which showcases Asian-Pacific American culture and community.

Visitors to Japantown can immerse themselves in a variety of experiences, from savoring authentic Japanese cuisine at local eateries to exploring specialty shops offering traditional crafts, books, and gifts. The neighborhood also features cultural landmarks such as the Japanese Cultural and Community Center of Northern California, which offers programs and exhibits that promote Japanese culture and heritage.

As one of only three remaining Japantowns in the United States, San Francisco's Japantown serves as a vital cultural and historical center, preserving and celebrating the rich traditions of the Japanese-American community.

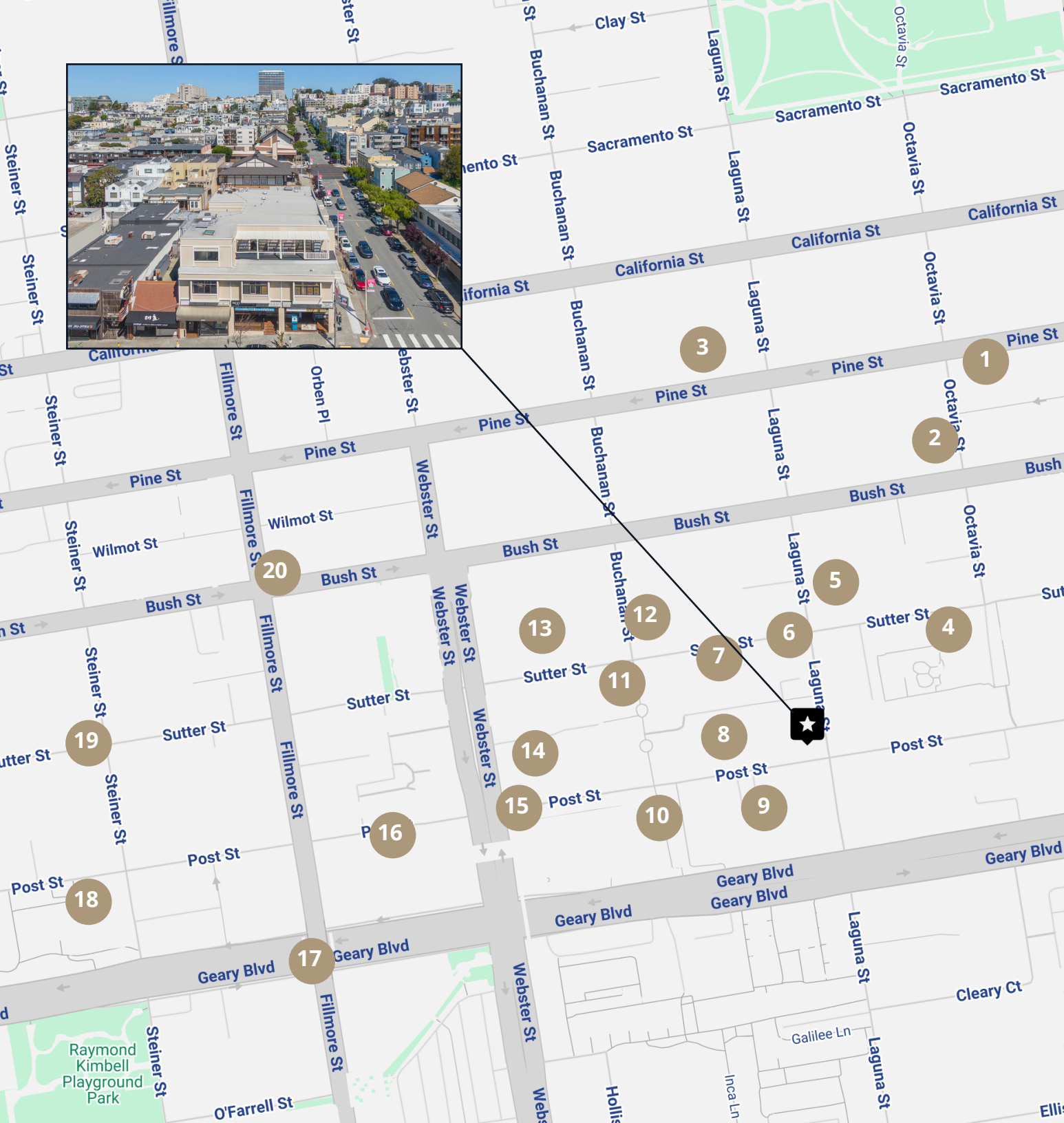


LOCATION MAP

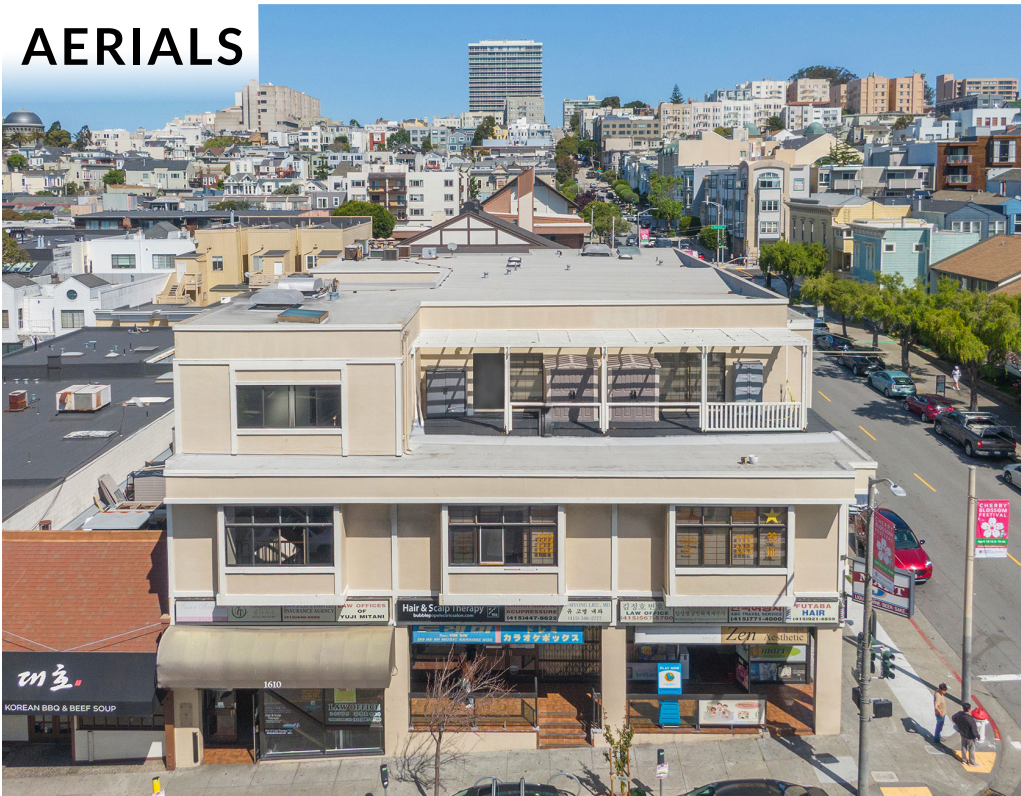
1. Soko Gakuen
2. Octavia Restaurant
3. JCYC
4. Japanese American National Library
5. Sobakatsu
6. Soto Zen Mission of SF Sokoji
7. Nichi Bei Kai Cultural Center
8. Pearl Spa
9. San Francisco Go Club
10. Peace Plaza
11. Hinodeya Ramen
12. Super Mira
13. Japanese Cultural & Community Center
14. The UPS Store
15. Nijiya Market
16. AMC Kabuki 8
17. The Fillmore
18. Hamilton Recreation Center
19. Sweet Maple
20. Fillmore Bakeshop

Commute Times

Financial District **15m** by car
Golden Gate Bridge **15m** by car
Bay Bridge **20m** by car



AERIALS



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

415.412.5703

Davis@theDNgroupSF.com

DRE #01509978



Scan the QR code for more information
about 1600-1610 Post Street