

614 PINE STREET
SAN FRANCISCO CA 94108

60-ROOM SRO HOTEL FOR LEASE



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THE  GROUP

PROPERTY DESCRIPTION

614 PINE STREET

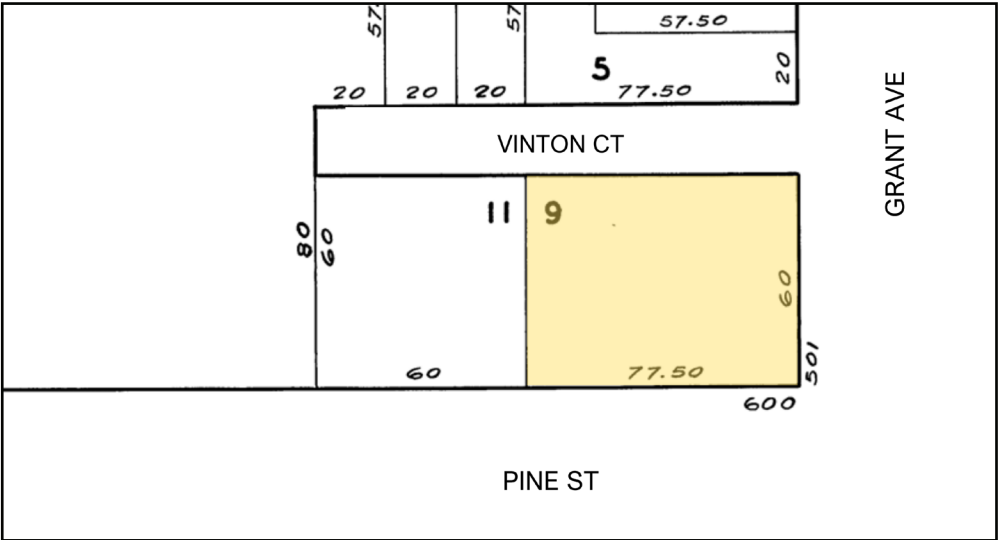
San Francisco CA 94108

Situated at 614 Pine Street, this well-maintained SRO (Single Room Occupancy) hotel offers an excellent leasing opportunity in a central San Francisco location. The property consists of 60 rentable rooms, each with access to shared bathrooms and kitchens, making it ideal for those seeking affordable urban housing.

The building spans a total of 13,164 square feet and is located at the intersection of Chinatown and the Financial District, two of the city's most vibrant and historic neighborhoods. This prime location provides easy access to a diverse mix of restaurants, shops, and public transportation, catering to a variety of potential tenants.



Property Type	Single Room Occupancy Hotel
Unit Mix	60 SRO Units
Square Feet	± 13,164
Zoning	CCB
APN	0257-009



FINANCIAL OVERVIEW

RENT ROLL

UNIT	TYPE	RENT
201	SRO	Vacant
202	SRO	\$749
203	SRO	\$551
204	SRO	\$596
205	SRO	\$748
206	SRO	\$203
207	SRO	\$753
208	SRO	\$705
209	SRO	\$545
210	SRO	\$1,200
211	SRO	\$1,600
212	SRO	\$1,890
213	SRO	Vacant
214	SRO	\$661
215	SRO	\$661
216	SRO	\$642
217	SRO	Vacant
218	SRO	Vacant
219/220	SRO	\$653
301	SRO	\$1,110
302	SRO	\$1,980

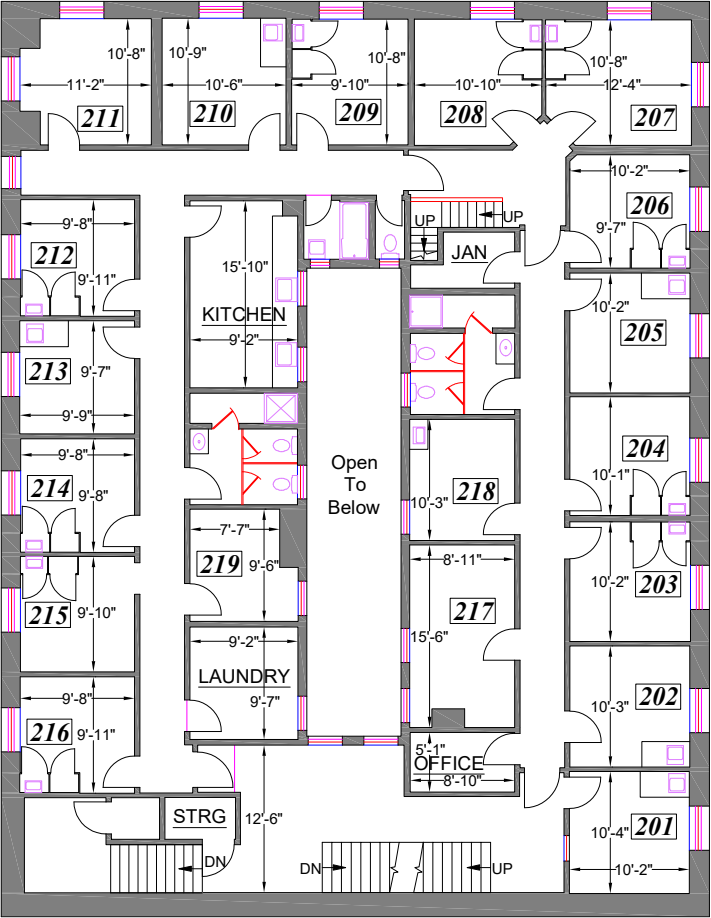
UNIT	TYPE	RENT
303	SRO	Vacant
304	SRO	\$390
305	SRO	Vacant
306	SRO	\$900
307	SRO	\$2,400
308	SRO	\$714
309	SRO	\$777
310	SRO	\$251
311	SRO	\$701
312	SRO	\$1,980
313	SRO	\$300
314	SRO	\$1,320
315	SRO	\$508
316	SRO	\$710
317	SRO	\$1,215
318	SRO	\$1,114
319	SRO	\$612
320	SRO	\$651
401	SRO	\$685
402	SRO	\$541
403	SRO	Vacant

UNIT	TYPE	RENT
404	SRO	\$900
405	SRO	\$1,300
406	SRO	\$600
407	SRO	\$916
408	SRO	\$1,300
409	SRO	\$1,186
410	SRO	\$1,300
411	SRO	\$916
412	SRO	\$1,500
413	SRO	\$662
414	SRO	\$1,530
415	SRO	\$1,200
416	SRO	\$700
417	SRO	\$1,629
418	SRO	Vacant
419	SRO	\$636
420	SRO	\$508
421	SRO	\$1,400
MONTHLY INCOME		\$49,199
ANNUAL INCOME		\$590,388

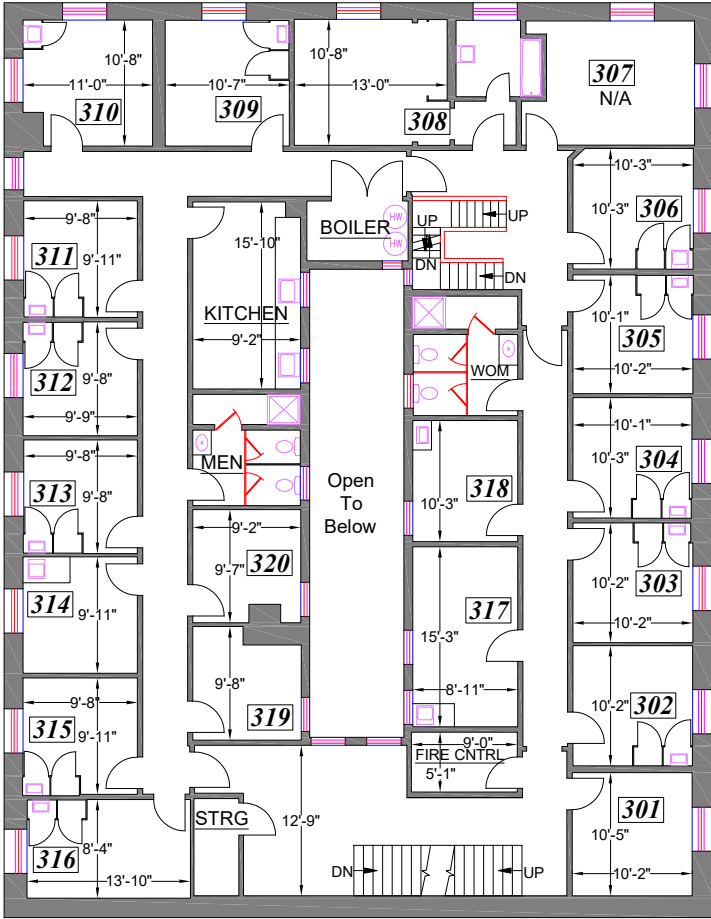


ESTIMATED EXPENSES	
Insurance	\$12,255
PG&E	\$45,205
Water	\$54,460
Garbage	\$11,634
Internet	\$3,150
Granite Telephone	\$2,126
Fire Alarm	\$1,402
Pest Control	\$1,854
Supplies	\$16,252
Software	\$11,698
Repairs/Contractor	\$26,668
Total Expenses	\$186,703

FLOOR PLANS

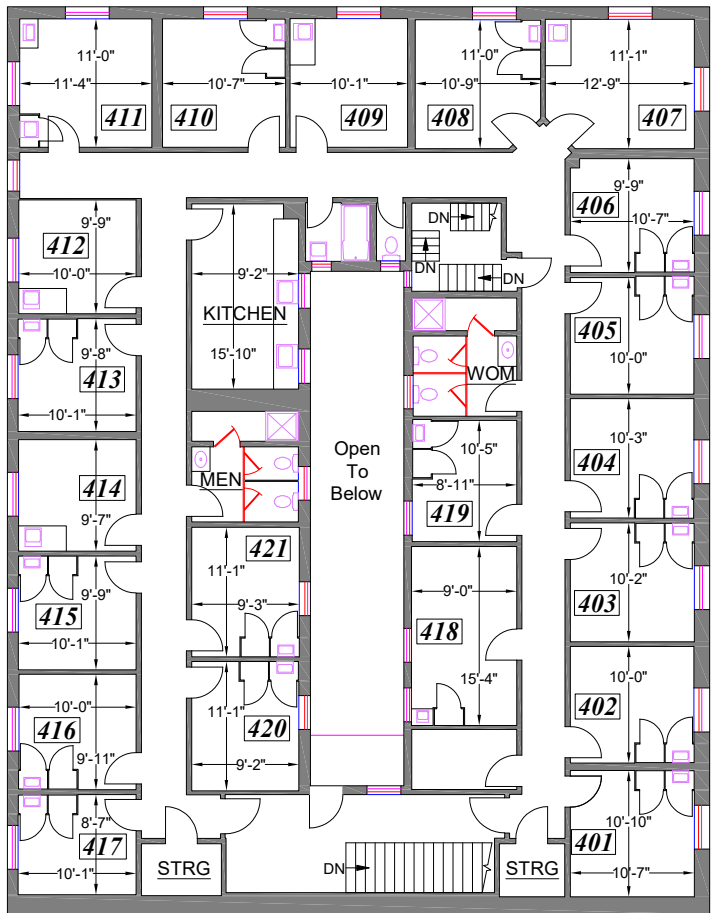


Third Floor: ± 4,348 Sq Ft

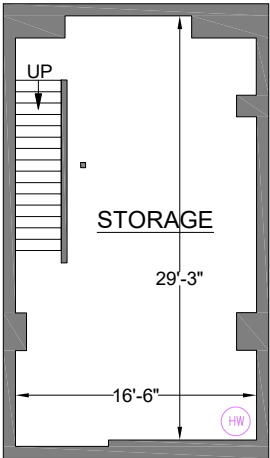


Fourth Floor: ± 4,348 Sq Ft

FLOOR PLANS

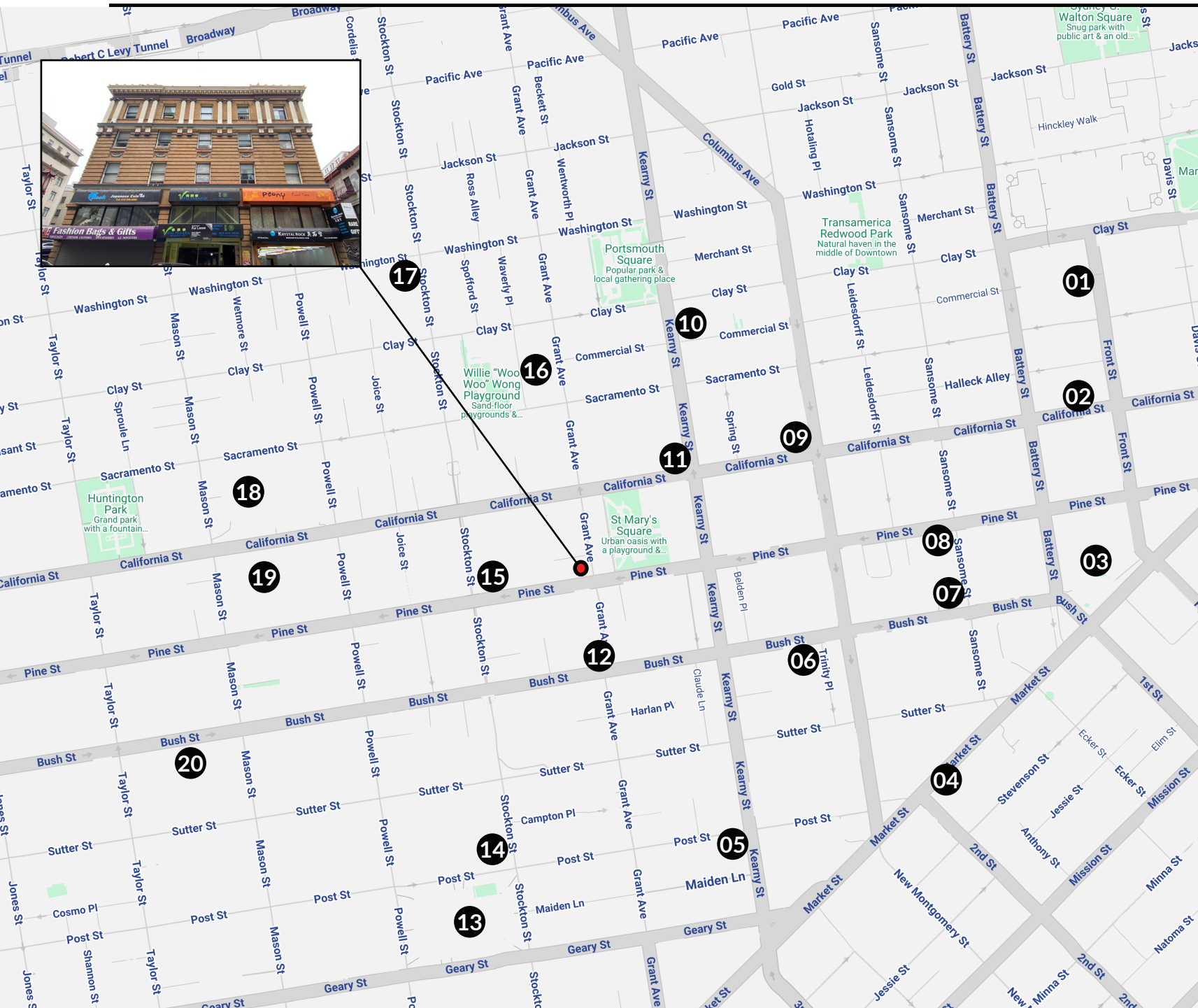


Fifth Floor: ± 4,348 Sq Ft



Basement: ± 570 Sq Ft

LOCATION MAP



LOCATION MAP

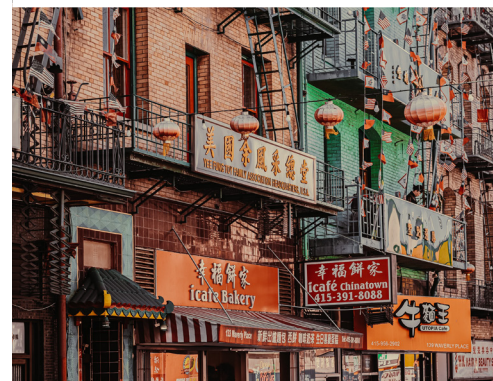
- 1) Embarcadero Center
- 2) Tadich Grill
- 3) Philz Coffee
- 4) Montgomery Bart Station
- 5) Capital One Cafe
- 6) Barry's
- 7) Blue Bottle Coffee
- 8) Equinox
- 9) Omni Hotel
- 10) Hon's Wun-Tun House
- 11) WeWork
- 12) The Dragon Gate - SF Landmark
- 13) Union Square
- 14) Apple
- 15) The Ritz Carlton
- 16) Mister Jiu's
- 17) Chinatown - Rose Pak Station
- 18) The Fairmont
- 19) Top of the Mark
- 20) Del Popolo

ABOUT THE NEIGHBORHOOD

WELCOME TO THE HISTORIC CHINATOWN NEIGHBORHOOD

Welcome to Chinatown, San Francisco's vibrant and culturally rich neighborhood nestled in the heart of the city. With its bustling streets, ornate architecture, and mouthwatering cuisine, Chinatown offers a unique and immersive experience that captures the essence of Chinese culture.

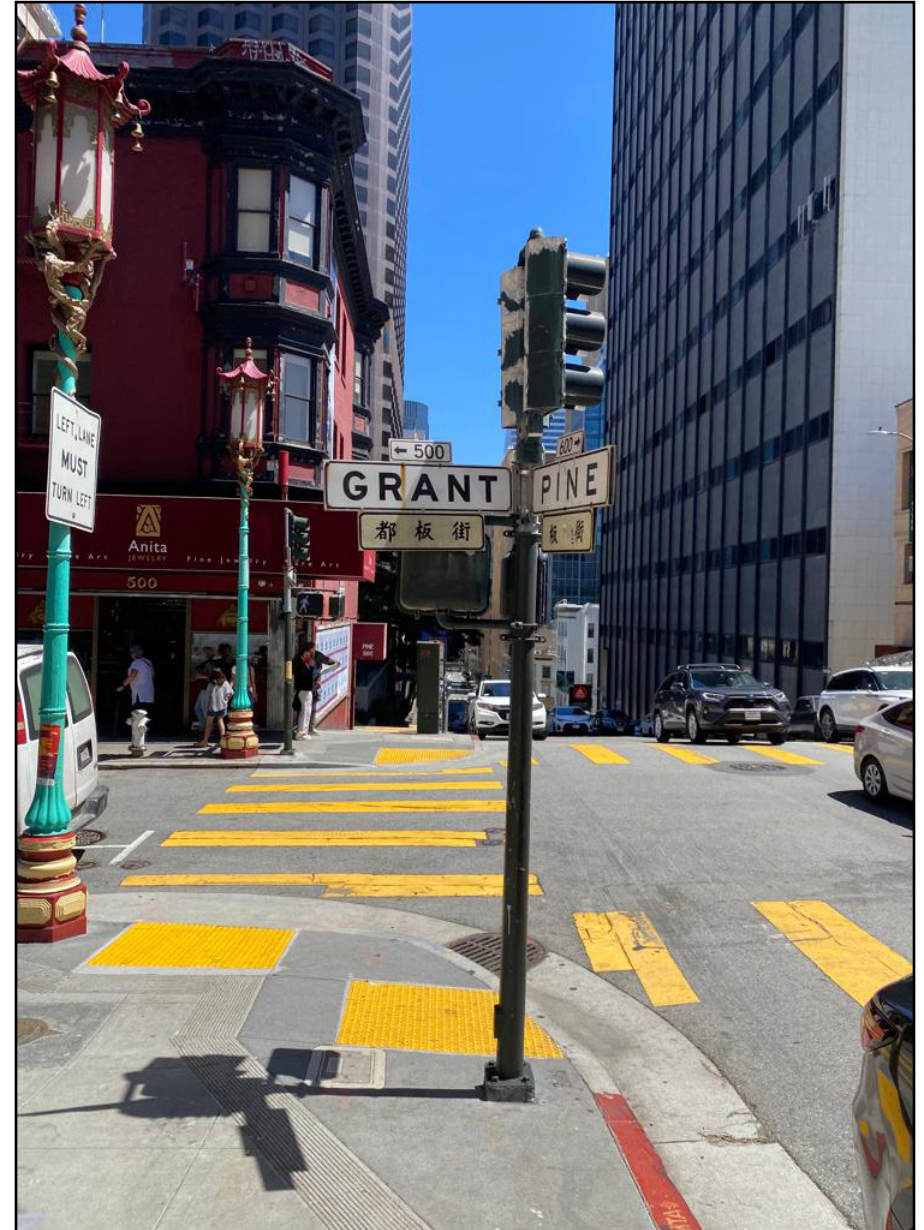
As you step into Chinatown, you'll immediately be greeted by the distinctive sights and sounds that make this neighborhood so captivating. The streets are adorned with vibrant red lanterns, intricate Chinese calligraphy, and elegant pagoda-style roofs. The air is filled with the enticing aroma of dim sum, roasted duck, and exotic herbs, tempting you to explore the many culinary delights that await you.



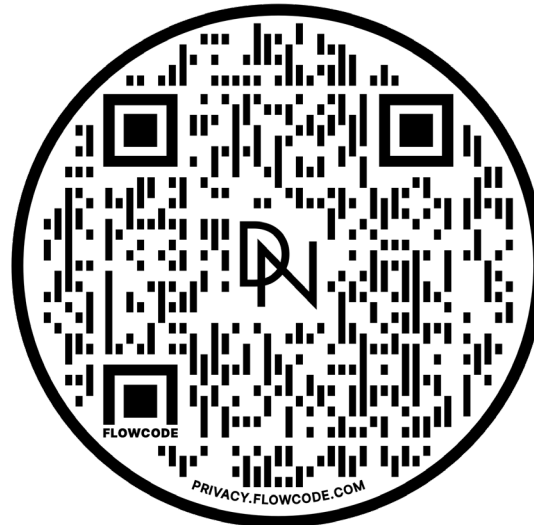
PHOTOS



PHOTOS



COMPASS COMMERCIAL



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614 Pine Street

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