



**1601-1621 HAIGHT STREET/
601-609 CLAYTON STREET** SAN FRANCISCO CA 94117

HAIGHT ASHBURY TROPHY MIXED-USE | 12 UNITS

EXCLUSIVELY LISTED BY:

DAVIS NGUYEN

Davis@theDNgroupSF.com

415.412.5703

DRE 01509978

ADAM FILLY

Adam@AdamFilly.com

415.516.9843

DRE 01354775

TABLE OF CONTENTS

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



Davis Nguyen
415.412.5703

Davis@theDNgroupSF.com
theDNgroupSF.com
DRE #01509978



Adam Filly
415.516.9843

Adam@AdamFilly.com
AdamFilly.com
DRE # 01354775

COMPASS COMMERCIAL



EXECUTIVE SUMMARY

**1601-1621 HAIGHT ST/
601-609 CLAYTON ST**
San Francisco CA 94117



Offered at \$9,950,000



± 16,893 Sq Ft

APN 1246-029

Unit Mix
Six (6) Commercial
Six (6) Residential

Building Sq Ft ± 16,893

Lot Sq Ft ± 9,809

Cap Rate 7.8%

Zoning NCD - Haight

1601-1621 Haight and 601-609 Clayton is a prominent corner mixed-use asset in the heart of Haight-Ashbury. This iconic location is a destination for locals and tourists alike with amazing foot traffic.

The bulk of the property's income is from the six retail spaces along Haight Street, anchored by Dr. Martens footwear. Other retailers include Cary Lane, Street Taco, Kayo Clothing, and Chameleon Vintage. A new bar tenant has just signed a five-year lease in the space formerly occupied by Hobson's Choice.

The six residential units all have private entrances from the street. Two are along Haight Street and four are accessed on the Clayton Street side of the property. Two of these Three-Bedroom flats will be delivered vacant. All of the units boast hardwood floors, built-in cabinetry, fireplaces (some decorative), and period charm.

The property consists of four different structures. Buyers should look into the feasibility of splitting the lot into separate parcels to maximize value. This trophy asset provides an excellent in-place income while maintaining significant upside potential.

- Haight Ashbury Trophy Mixed-Use
- Six Retail and Six Large Apartments
- All Residential Units at Least Three-Bedrooms
- Strong Commercial Tenant Base
- High Traffic and Visibility Corner
- Building Sq.Ft: 16,893 per Tax Records
- Two Residential Units Delivered Vacant
- Priced at 10 GRM | 7.8 % Cap Rate



RENT ROLL

| UNIT | TYPE | CURRENT RENT | MOVE IN DATE | LEASE END DATE |
|-----------------------|--------------|-----------------|--------------|----------------|
| RESIDENTIAL | | | | |
| 603 | 3 bed/1 bath | \$4,795 | 7/15/24 | 6/30/25 |
| 605 | 3 bed/1 bath | \$4,795 | Vacant | |
| 607 | 3 bed/1 bath | \$4,291 | 11/27/19 | MTM |
| 609 | 3 bed/1 bath | \$4,153 | 2/1/20 | MTM |
| 1609 | 3 bed/1 bath | \$4,495 | 1/1/25 | 12/31/26 |
| 1611 | 3 bed/1 bath | \$4,795 | Vacant | |
| Monthly Income | | \$27,324 | | |

| UNIT | TYPE | CURRENT RENT | MOVE IN DATE | LEASE END DATE |
|----------------------------|--------|------------------|--------------|----------------|
| COMMERCIAL | | | | |
| 1601 | Retail | \$8,000 | | |
| 1603 | Retail | \$4,635 | 6/1/19 | 1/31/28 |
| 1605 | Retail | \$4,244 | 2/1/23 | 1/31/26 |
| 1607 | Retail | \$8,815 | 6/1/24 | 5/31/34 |
| 1615 | Retail | \$11,444 | 6/1/24 | 5/31/34 |
| 1621 | Retail | \$18,638 | 5/1/19 | 2/28/30 |
| Monthly Income | | \$55,776 | | |
| Total Annual Income | | \$997,198 | | |



FINANCIAL SUMMARY

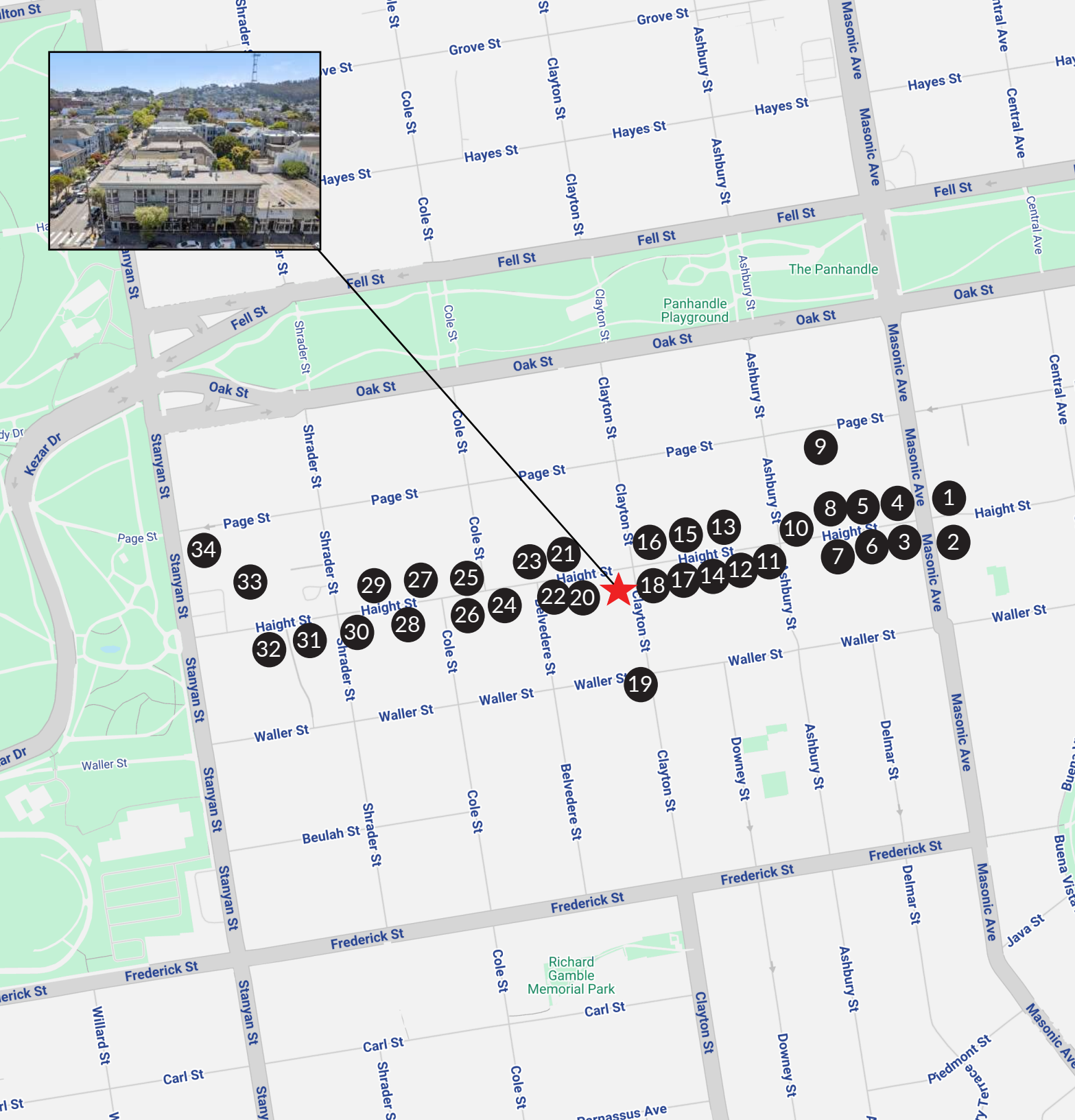
ANNUALIZED OPERATING DATA

| | |
|-------------------------------|-------------|
| Asking Price | \$9,950,000 |
| Scheduled Gross Income | \$997,198 |
| Residential Vacancy Rate (5%) | (\$16,394) |
| Adjusted Gross Income | \$980,803 |
| Less Expenses (24.8%) | (\$247,100) |
| CAM Reimbursements | \$45,235 |
| Net Operating Income | \$778,938 |
| Cap Rate | 7.8% |
| GRM | 10.0 |

ESTIMATED EXPENSES

| | |
|-------------------------------------|-----------|
| New Property Taxes (est. @ 1.1801%) | \$117,384 |
| Insurance (New Estimate) | \$30,000 |
| PG&E | \$611 |
| Water | \$5,769 |
| Garbage | \$19,745 |
| Janitorial | \$3,732 |
| Management (5%) | \$49,860 |
| Repairs & Maintenance | \$20,000 |
| Total Est. Expenses | \$247,100 |





LOCATION MAP

- 1 Magnolia Brewing
- 2 Coffee To The People
- 3 The Mellow
- 4 Love on Haight
- 5 Nice Kicks
- 6 Cookies Clothing
- 7 Pork Store Cafe
- 8 Piedmont Boutique
- 9 Urban School of San Francisco
- 10 Ben & Jerry's
- 11 Aviator Nation
- 12 Body Rok
- 13 Gus's
- 14 Slice House by Tony Gemigani
- 15 Mad Dog in The Fog
- 16 USPS
- 17 Buffalo Exchange
- 18 Abu Salim
- 19 Shade Nail Spa
- 20 Roberts Hardware
- 21 Brioche Bakery & Cafe
- 22 Indigo Vintage
- 23 Wasteland
- 24 Stanza Coffee Bar
- 25 Goodwill
- 26 John Fluevog
- 27 Borderlands Books
- 28 The Alembic
- 29 What The Cluck
- 30 Angiday
- 31 Murio's Trophy Room
- 32 Ameoba Music
- 33 Whole Foods
- 34 Flywheel Coffee Roasters

Commute Times

Golden Gate Bridge **15m** by car

Bay Bridge **15m** by car

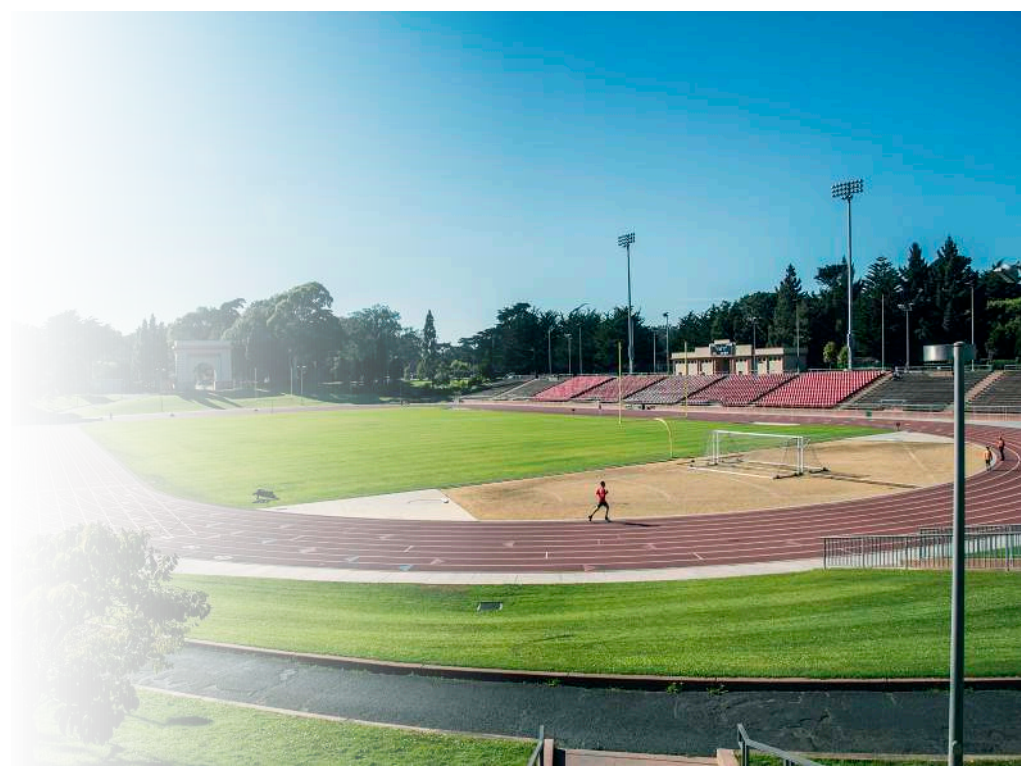
Ocean Beach **15m** by car

ABOUT THE NEIGHBORHOOD

Located in the heart of San Francisco, Haight-Ashbury is one of the city's most iconic and culturally rich neighborhoods. Famed as the birthplace of the 1960s counterculture movement, it remains a vibrant hub of creativity, diversity, and independent spirit.

Anchored by Haight Street, the neighborhood's bustling commercial corridor, the area offers a dynamic mix of locally owned shops, vintage boutiques, eclectic restaurants, and popular cafés. Its proximity to Golden Gate Park, as well as neighboring districts like Duboce Triangle, the Lower Haight, and the Inner Sunset, makes it a strategic location for both foot traffic and business visibility.

Haight-Ashbury also attracts a steady flow of tourists and locals drawn to its colorful Victorian architecture, historic landmarks, and one-of-a-kind retail experiences. This enduring appeal makes it a prime setting for businesses looking to thrive in a neighborhood with authentic character and strong community roots.



COMMERCIAL UNITS



COMMERCIAL UNITS



RESIDENTIAL UNITS



EXTERIORS



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

Adam Filly

415.516.9843
Adam@AdamFilly.com
DRE #01354775