THE DN GROUP



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

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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	7.7%
GRM	8.5
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 is 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	RENT		CAM REIMBURSEMENTS	SQ FT	MOVE IN DATE	LEASE END DATE	NOTES
100	$2,235		$425	610	07/01/23	06/30/27	
101	$2,000		$500	703	12/01/25	11/30/28	
102	$1,800		$350	600			Vacant
103	$2,130		$650	330	01/01/26	12/31/27	
105	$1,200		$300	400	01/01/26	12/31/27	
105A	$975		$250	279	01/01/26	12/31/27	
106	$1,375		$350	586	02/01/26	01/31/34	
108	$1,035		$400	345			Vacant (Owner's Unit)
108A	$645		$110	215	01/01/26	12/31/27	
200	$2,760		$600	920			Vacant
201	$1,395		$205	465	02/01/26	01/31/27	
202	$3,390		$750	1,130			Vacant
203	$1,295		$300	465			Vacant
204	$900		$150	290	09/01/26	08/30/28	
205	$1,550		$500	601	01/01/25	12/31/27	
208	$1,200		$400	400			Vacant
210	$1,650		$350	551		08/31/28	
300	$4,800		$1,400	1,655	01/01/26	12/31/28	
301	$800		$300	300	01/01/26	12/31/26	
302	$1,020		$200	340	11/01/26	10/31/28	
303	$2,280		$600	922	06/01/24	05/31/32	
305	$875		$125	325	06/01/25	12/31/26	
1600	$6,900		$1,200	2,776	06/01/24	05/31/29	
1604	$6,650		$1,000	2,205	09/01/26	08/31/31	
Monthly Rental Income	$50,860	Monthly CAM Reimbursements	$11,415				
Annual Rental Income	$610,320	Annual CAM Reimbursements	$136,980				
		Year End CAM Reimbursements	$42,816				
Totals	$610,320		$179,796				

Total Annual Rental Income	$610,320
Total Annual CAM Reimbursements	$179,796
Total Annual Rental Income Including CAM Reimbursements	$790,116



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA	
Scheduled Gross Income (Incl. CAM Reimbursements)	$790,116
Less Vacancy Rate (5%)	($39,506)
Gross Operating Income	$750,610
Less Expenses (28.8%)	($227,782)
Net Operating Income	$522,828
Cap Rate	7.7%
GRM	8.5
Asking Price	$6,750,000

ESTIMATED EXPENSES	
New Property Taxes (est. @ 1.1801%)	$79,657
Insurance	$43,000
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	$227,782



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.





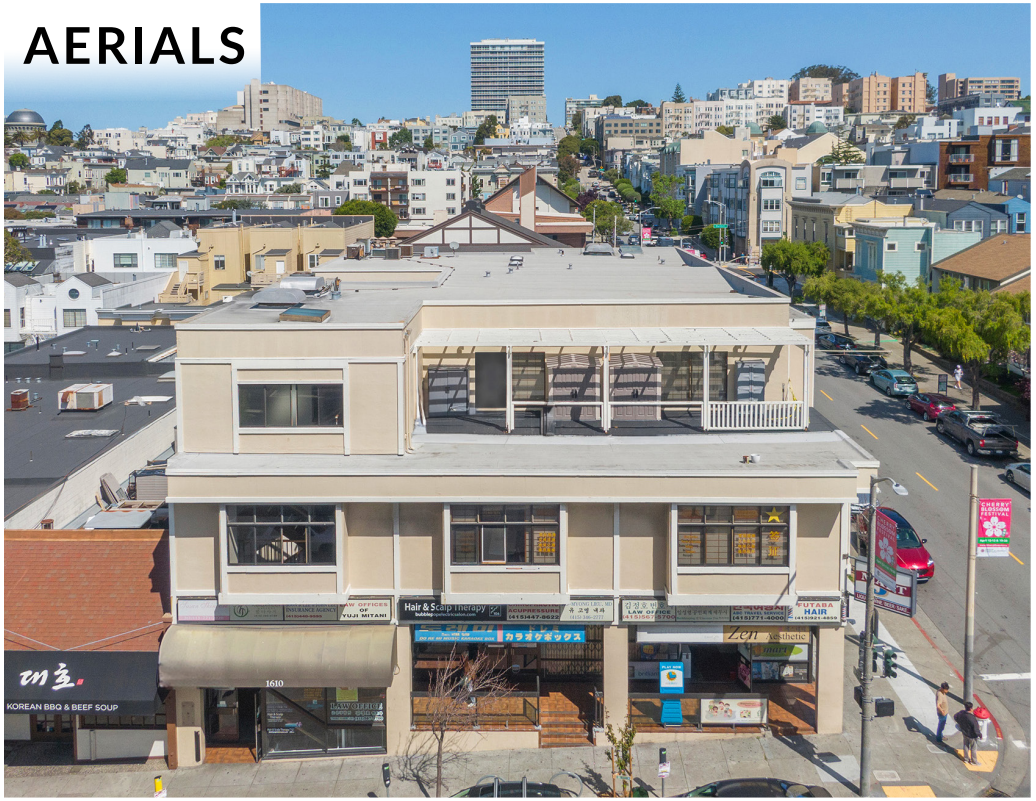
LOCATION MAP

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


KOREAN BBQ & BEEF SOUP
1610
Hair & Scalp therapy
カラオケボックス
Zen aesthetic
YUTARA HAIR


BUD LIGHT
EASY TO GAMEDAY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EASY TO GAMEDAY



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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.

Davis Nguyen

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DRE #01509978

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