

736-738 Grant Avenue

Offering Memorandum



Presented by



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COMPASS

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PROPERTY OVERVIEW

Description

In the heart of historic Chinatown between Clay and Sacramento, this turnkey investment property has been well-maintained and features unique details. Retail tenant with mezzanine just started a 5-year lease with annual escalations. Middle floor is vacant. Top floor is on a month-to-month lease. A rare opportunity for an owner-user or pure investment.

All 3 units are for commercial use and offer roughly 1,800 sq ft per floor. Including the mezzanine and additional storage space, the building offers 7,072 sq ft of commercial space.

Building Summary

Address: 736-738 Grant Ave, San Francisco, CA 94108
Year Built: 1907
of Units: 3
Percent Occupied: 67%
Floors: 3 Floors + Full Basement
Square Feet: 7,072
Lot Size: 1,838 sq. ft.
Zoning: CVR



Ground floor retail

INVESTMENT DETAILS

Highlights

Chinatown commercial building

2 of 3 units rented, middle unit vacant

Popular Grant Ave location

Quick access to Chinatown MUNI Station, Cable Car, lines 1, 8, 30, 45, 91

Offering Summary

Price: \$3,400,000

Price/sq.ft.: \$480.77

GRM: 24.75

Cap Rate: 2.21%



Ground floor retail



Retail level half bath



Mezzanine level storage



Mezzanine level storage

Financial Summary

Gross Rent: \$137,400.00

Taxes: \$40,086

Insurance: \$6,234

Utilities: \$255

Repairs: \$4,523

Management: \$3,940

Supplies: \$2,719

Miscellaneous: \$4,336

Total Expenses: \$62,093.00

Net Income: \$75,307.00



2nd level office room



2nd level office space



2nd level office full bath



2nd level office full bath

Rent Roll

Unit	Description	Lease Start	Lease End	Rent/Pro Forma	Deposit
738 Grant Ave, 3rd Floor	~1,720 sf office space	11/1/2018	Month to month	\$3,150.00	\$6,300.00
736 Grant Ave, 1st Floor	~1,720 sf retail + 1,200 sf shared storage	8/10/2022	8/9/2027	\$4,800.00*	\$9,620.00
738 Grant Ave, 2nd Floor	~1,720 sf office space	Pro Forma		\$3,500.00	TBD
			Total monthly rent	\$11,450.00	
			Total annual rent	\$137,400.00	

**5 year lease with 3% annual escalations*



2nd level office kitchen



2nd level office room



2nd level office space

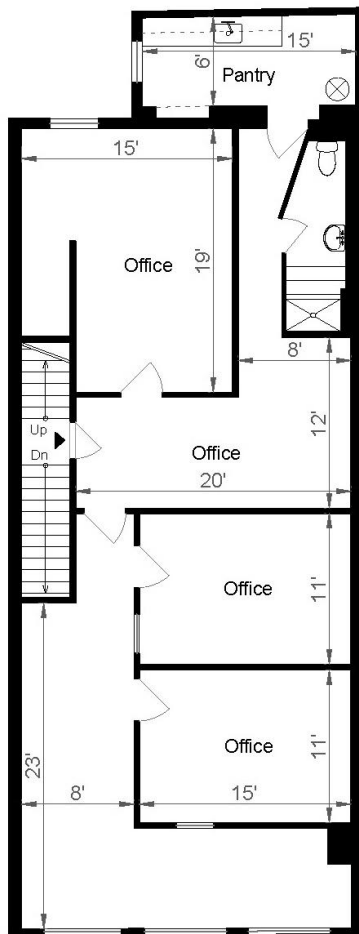


2nd level office room

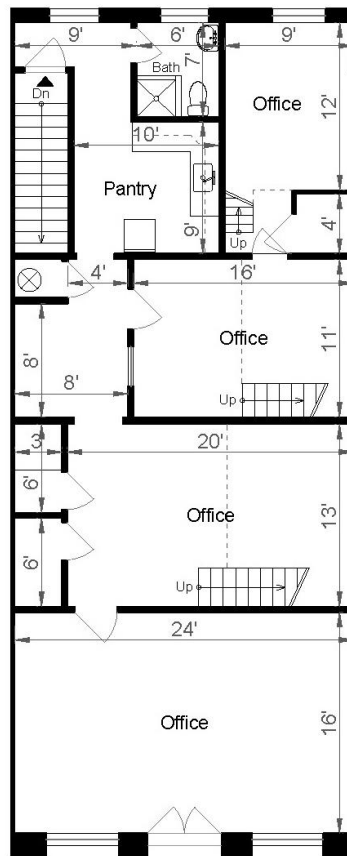
FLOOR PLANS (1/2)

736-738 GRANT AVENUE

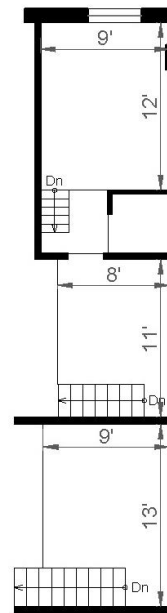
738 GRANT AVENUE - UPPER LEVELS ABOVE RETAIL: OFFICE SPACE



SECOND FLOOR



THIRD FLOOR



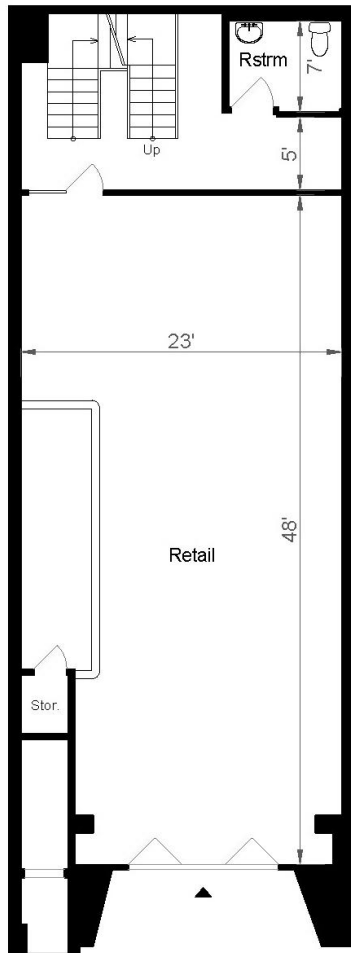
MEZZANINE



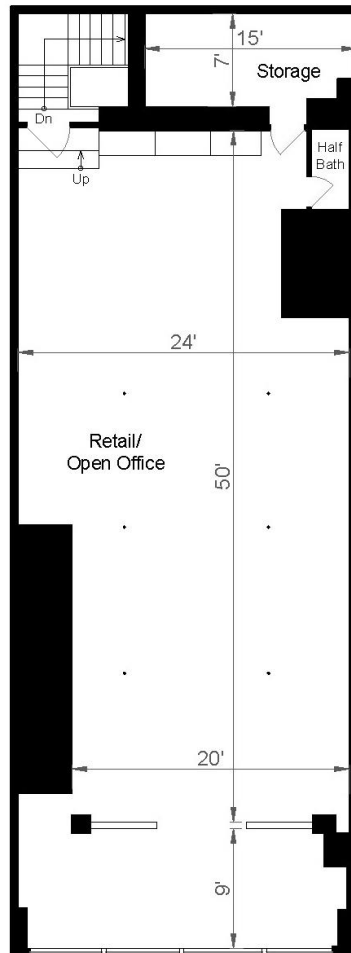
FLOOR PLANS (2/2)

736-738 GRANT AVENUE

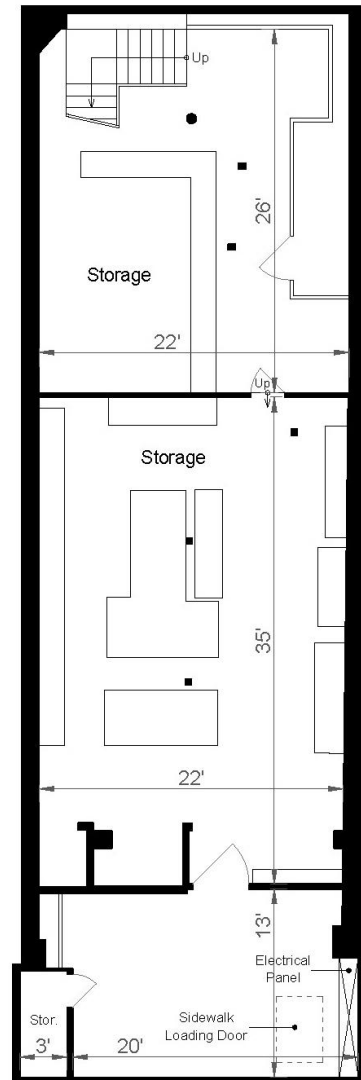
736 GRANT AVENUE - GROUND FLOOR RETAIL & STORAGE SPACE



GROUND FLOOR



MEZZANINE FLOOR



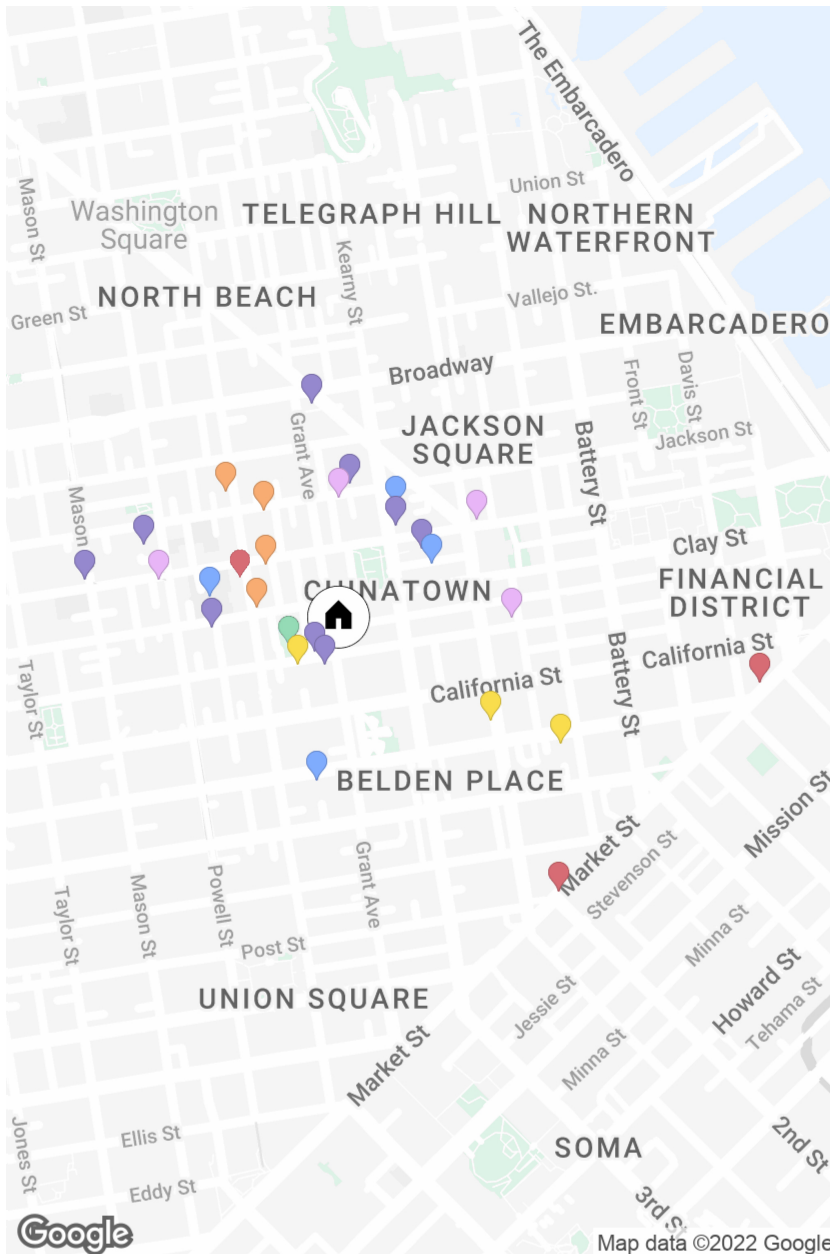
BASEMENT



736-738 Grant Avenue

Financial District-Barbary Coast

3 commercial units 7,072 SF \$3,400,000



SCHOOLS

Lee (Edwin and Anita)
Newcomer, 0.13mi
Lau (Gordon J.)
Elementary School,
0.15mi
Sterne School, 0.15mi
Ecole Notre Dame Des
Victoires, 0.19mi

GROCERY STORES

Long Hua's Grocery
Store, 0.1mi
Wo Chong Company,
0.11mi
Ming Lee Trading, 0.15mi
Lien Hing Supermarket,
0.2mi

RESTAURANTS

Z & Y Restaurant, 0.14mi
Tricolore Caffè & Pizzeria
and Catering, 0.2mi
Wayfare Tavern, 0.2mi
Cable Car Corner, 0.22mi

PARKS

Willie "Woo Woo" Wong
Playground, 0.07mi

GYMS

Chinatown YMCA, 0.07mi

Bay Club Financial
District, 0.22mi
Equinox Pine Street,
0.30mi

ENTERTAINMENT

Great Star Theater,
0.16mi
Clarion Performing Arts
Center, 0.05mi
WWII Pacific War
Memorial Hall, 0.06mi
Chinese Historical
Society of America
Museum, 0.15mi
San Francisco Cable Car
Museum, 0.3mi
City College of San
Francisco Chinatown
North Beach Center
Library, 0.13mi
Chinatown Him Mark Lai
Library, 0.24mi
City Lights Booksellers &
Publishers, 0.25mi
Chinese Culture Center
of San Francisco, 0.13mi

PUBLIC TRANSIT

Chinatown Station, 0.2mi
Montgomery Station, 0.4mi
Embarcadero Station, 0.5mi



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