

# 593-599 VALENCIA STREET

PRIME COMMERCIAL BUILDING | MISSION DISTRICT



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# 593-599 VALENCIA STREET

## \$5,500,000

List Price

## 25,563

Total SqFt

## \$215

Price Per SqFt

- PRIME VALENCIA STREET CORRIDOR
- EXCELLENT OWNER-USER OPPORTUNITY
- TWO SEPARATE LOADING RAMPS
- FUTURE DEVELOPMENT POTENTIAL

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593-599 Valencia Street is a 25,563 SqFt commercial building located on one of San Francisco's most trafficked retail corridors.

This property features over 10,000 square feet of ground-floor retail space and over 15,000 square feet of 2nd and 3rd level office space, making it suitable for many types of uses. The building also has commercial loading spaces with roll-up doors, one on Valencia Street and one on 17th Street.

Currently, the building has two tenants on month-to-month leases. One is an art exhibition pop-up by the Drawing Room, and the other is a boutique retail candle store. The property can be delivered with the tenants in place or vacant, making this a perfect opportunity for an owner-occupier or an investor to purchase a one-of-a-kind property.

Situated in San Francisco's Mission District's most dynamic urban settings, the building is steps away from retail, restaurants, bars, and cafes. Popular neighborhood spots include Tartine Bakery, Delfina, Lolo, Flour + Water, Foreign Cinema, Lolinda, and Tacolicious. The building is also within walking distance of Dolores Park, one of the most popular parks in San Francisco. The 16th & Mission BART station is two blocks from the building, providing direct transit to Downtown San Francisco and CalTrain. There is also easy access to Highways 101 and 280, making this location a commuter's dream.

- 1912 Building With Three Stories of Commercial Space
- Two tenants on MTM leases
- Located on a premier retail corridor in San Francisco
- Great opportunity for potential owner-occupancy
- Long-term development potential
- Flexible potential uses with NCT Zoning

Link to Matterport Tour - [Click Here](#)



## PROPERTY INFORMATION

<b>Property Type:</b>	Retail/Commercial
<b>Parking:</b>	2-Commercial loading spaces
<b># of Buildings:</b>	1
<b># of Stories:</b>	3
<b>Elevator:</b>	Yes
<b>Year Built:</b>	1912
<b>APN:</b>	3569-038
<b>Height &amp; Bulk:</b>	55-X
<b>Building SqFt:</b>	Ground Floor: 10,286 SqFt Second Floor: 9,294 SqFt Third Floor: 5,983 SqFt Total: 25,563 (per architect)
<b>Lot Size:</b>	11,173 SqFt (per tax records)
<b>Zoning:</b>	NCT - Valencia Street Transit Neighborhood Commercial
<b>Occupancy:</b>	Often Wander (1,138 SqFt) - MTM Lease  Drawing Room Art Exhibition - MTM Lease

## BUILDING SYSTEMS

<b>Foundation:</b>	Concrete
<b>Façade:</b>	Stucco
<b>Elevator:</b>	Yes
<b>Roof Composition:</b>	Flat roof - Tar and Gravel
<b>Plumbing:</b>	Copper & Glvanized Steel
<b>Gas:</b>	None
<b>Framing Type:</b>	Concrete
<b>Electrical Service:</b>	400 Amps - 6 100 amp breakers
<b>Main Beam:</b>	Poured Concrete
<b>Water Heater:</b>	20 Gallon - Electric
<b>Heating:</b>	None
<b>Plumbing:</b>	Mixture of Copper and galvanized
<b>Common Area Lighting:</b>	3 Roof Skylights

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## PROJECTED RENT ROLL

UNIT	TENANT	APPROX.SQFT	LEASE TYPE	MONTHLY RENT	RENT/SQFT
593 - Ground Floor	Often Wander	1,138	NNN	\$5,000.00	\$4.39
599 - Ground Floor Retail	Vacant - Projected	8,586	NNN	\$21,465.00	\$2.50
599 - 2nd & 3rd Floor Office	Vacant - Projected	15,277	NNN	\$30,554.00	\$2.00
				<b>Monthly Total:</b>	<b>\$57,019.00</b>
				<b>Annual Total:</b>	<b>\$684,228.00</b>

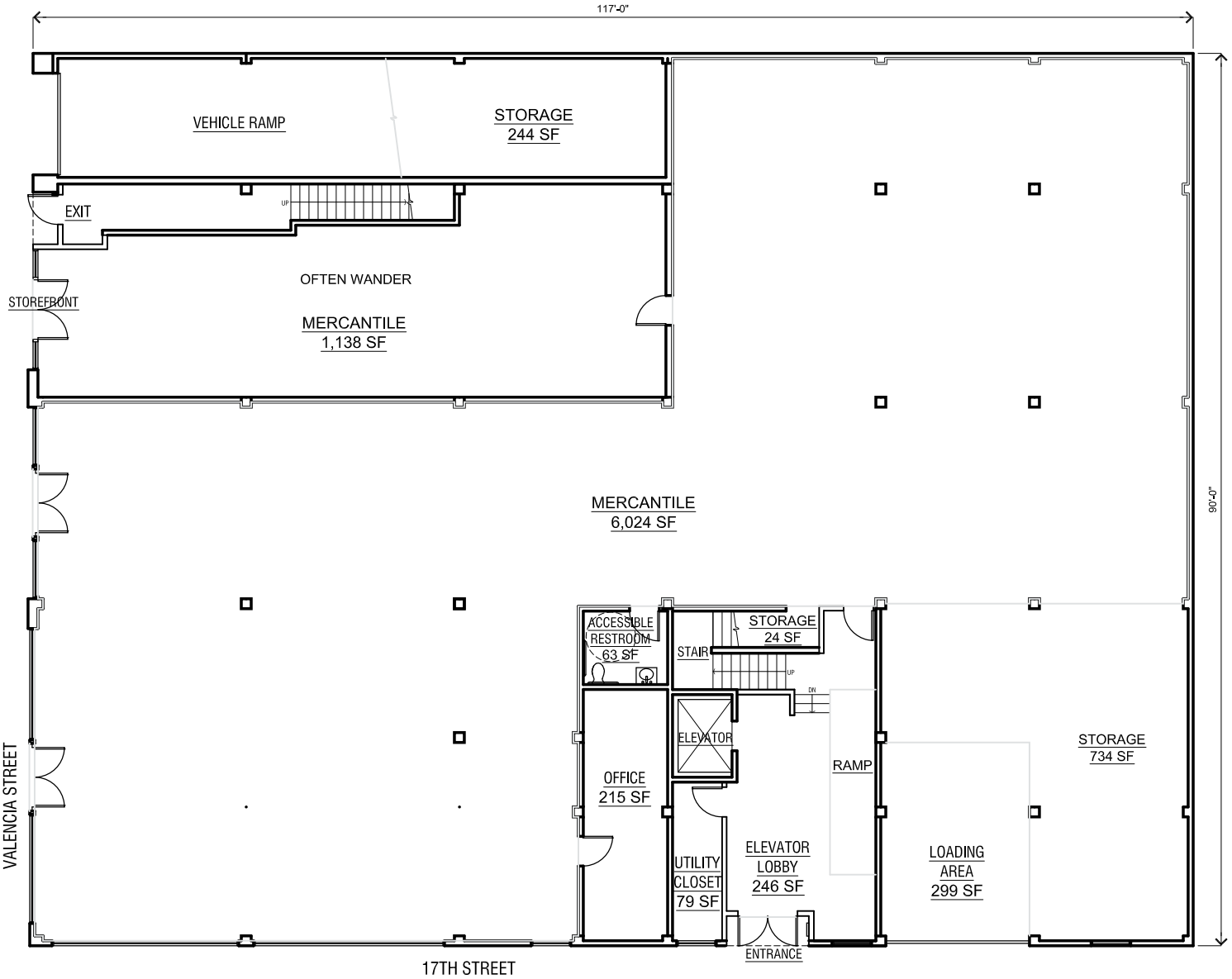
## PROPOSED OPERATING INCOME

Price:	\$5,500,000
Cap:	10.26%
GRM:	8.04
Square Feet	25,563
Price Per SqFt:	\$215
<b>Projected Gross Income:</b>	<b>\$684,228</b>
<b>Less Vacancy Rate 5%</b>	<b>\$34,211</b>
<b>Effective Gross Income:</b>	<b>\$650,017</b>
<b>Less Expenses:</b>	<b>\$85,890</b>
<b>Net Operating Income:</b>	<b>\$564,127</b>

## ESTIMATED EXPENSES

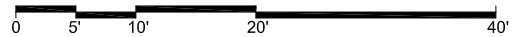
<b>New Property Taxes:</b>	1.198%	\$65,890
<b>Insurance - Estimated:</b>		\$50,000
<b>Utilities - Estimated/Tenant Paid:</b>		\$0
<b>Maintenance - Estimated/Tenant Paid:</b>		\$0
<b>Total Expenses:</b>		<b>\$115,890</b>

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**GROUND FLOOR PLAN**

TOTAL SQ.FT.: 10,286 SF



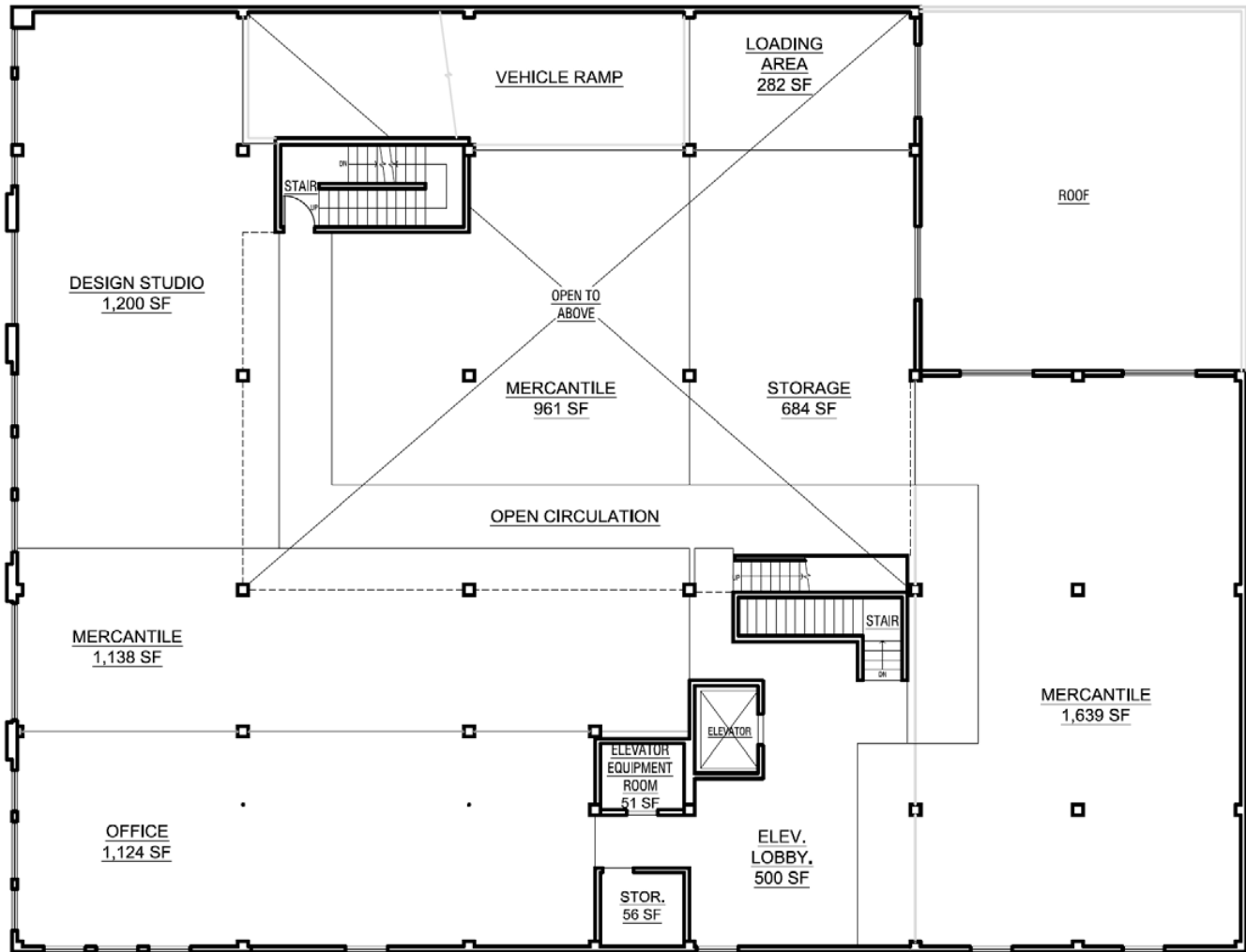
BLDG. TOTAL NET SQ.FT.: 25,563 SF

**599 VALENCIA STREET**



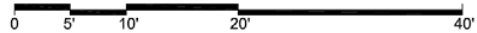
FILLON SOLIS ARCHITECTS INC.

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SECOND FLOOR PLAN

TOTAL SQ.FT.: 9,294 SF

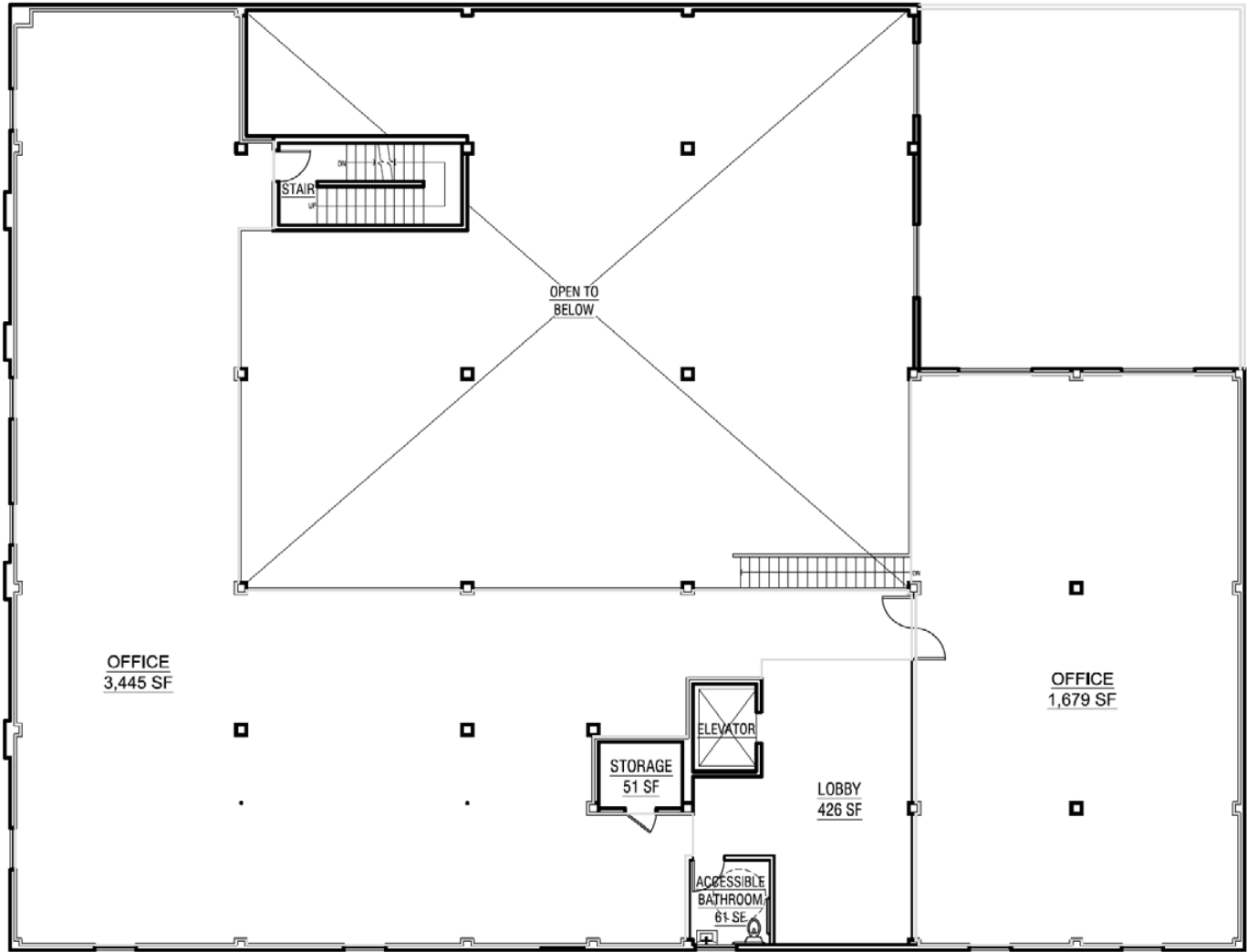


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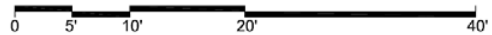
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**THIRD FLOOR PLAN**

TOTAL SQ.FT.: 5,983 SF



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In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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