

CONFIDENTIAL OFFERING MEMORANDUM

OFFERED AT \$5.7 MILLION

1801 DIVISADERO, SAN FRANCISCO, CA



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EXECUTIVE SUMMARY

1801 DIVISADERO, SAN FRANCISCO



LockeHouse is pleased to present 1801 Divisadero Street, a trophy mixed-use property located in San Francisco's sought-after Lower Pacific Heights neighborhood. Originally built in 1905 and substantially renovated, the property consists of three residential units, one ground-floor medical office suite, and garage/storage space. The asset combines newly renovated apartment units with premier single-tenant, net-leased medical office space occupied by Dignity Health. Ownership has invested over \$500,000 into commercial improvements, along with extensive residential upgrades, new building systems, a new roof, and a completed soft-story retrofit. Ideally positioned near Mt. Zion Medical Center, UCSF Pediatric Clinics, Kaiser Permanente, public transportation, parks, shopping, and dining, 1801 Divisadero offers investors a rare opportunity to acquire a pride-of-ownership San Francisco asset with both multifamily and medical office income.



INVESTMENT HIGHLIGHTS

1801 DIVISADERO, SAN FRANCISCO, CA



VIRTUALLY REBUILT FROM GROUND UP

- Beautiful, Complete and Total Property Renovation
- \$500,000 in Improvements in Commercial Unit
- Seismic Retrofit Completed in 2018
- Newly Wired, Separately Metered 400 Amp Power
- New Modified Bitumen Roof
- Dignity-Go Health: Largest California Hospital Provider
- Absolute Triple Net Lease
- Divisadero / Bush Intersection
- Signalized Corner, Strong Visibility, Affluent Demographics, Occupied Asset.

NEWLY RENOVATED APARTMENTS

- New Wood Floors
- New Cabinetry
- New Double Paned Windows
- New Appliances
- New Individual Forced Air Heating
- New Intercom / Security



PROPERTY SUMMARY

1801 DIVISADERO, SAN FRANCISCO, CA



LIST PRICE
\$5,700,000

±1,937 SF GROUND FLOOR RETAIL PLUS
±1,262 SF BASEMENT

Assessor's Parcel Number 1049-059

Zoning NC2

SITE DESCRIPTION

Number of Units 4

Year Built 1905

Rentable Square Feet 4,590

Lot Size 2,500

Type of Ownership Fee Simple

UTILITIES

Water SF Water SF Water

Electric PG&E Separate Meters

CONSTRUCTION

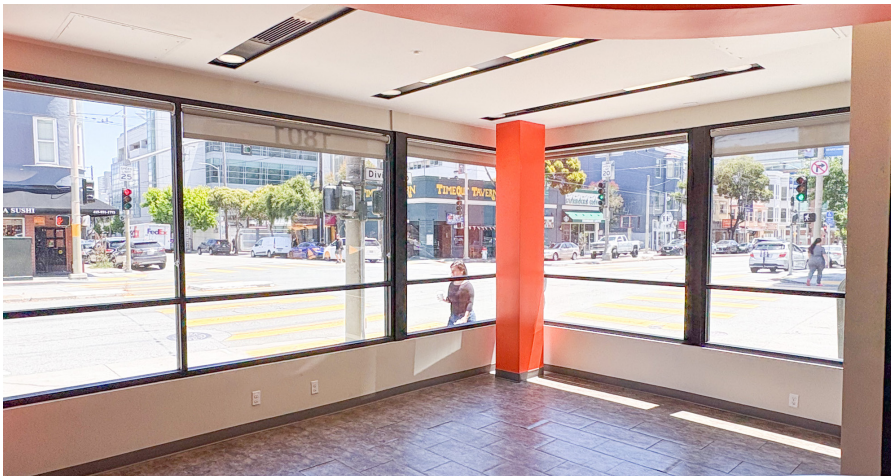
Framing Wood

Roof Modified Bitumen

MECHANICAL

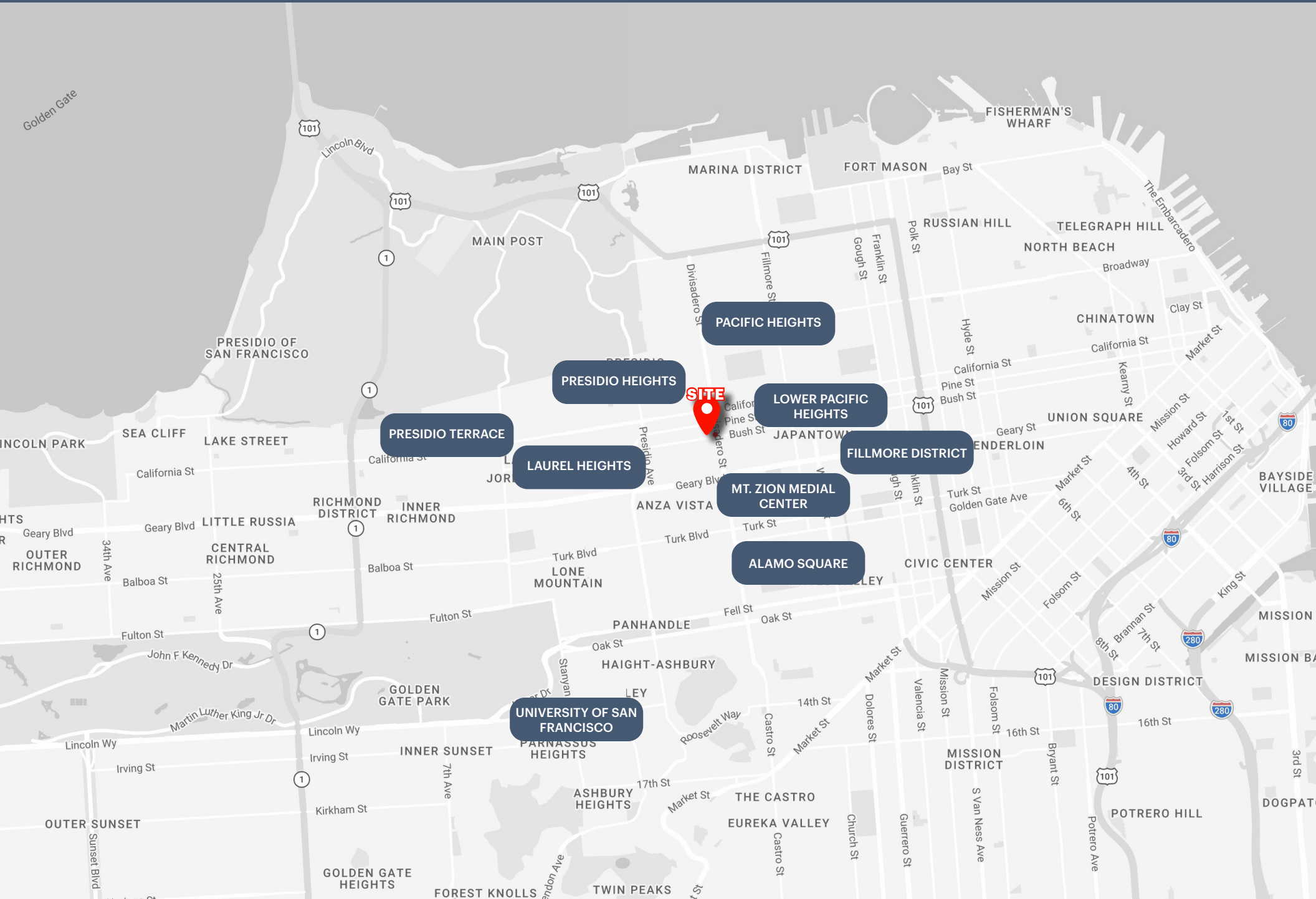
Heat Individual Forced air units

Hot Water Individual Hot Water Heaters Each Unit



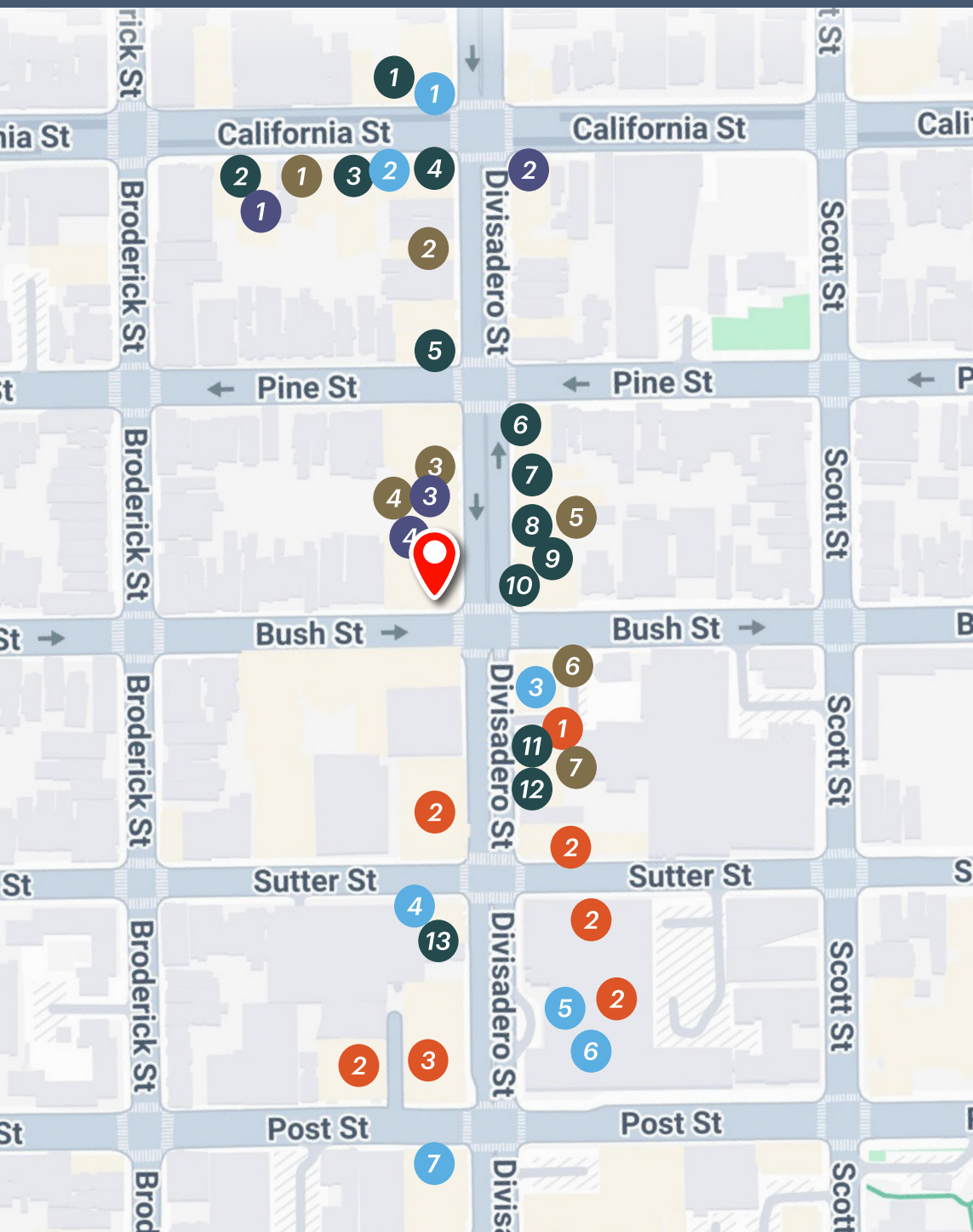
LOCATION OVERVIEW

1801 DIVISADERO, SAN FRANCISCO, CA



TRADE AREA RETAILERS

1801 DIVISADERO, SAN FRANCISCO, CA



RESTAURANT

- 1 Scopo Divino
- 2 Eliza's
- 3 Tataki Sushu & Sake Bar
- 4 Routier
- 5 My Ivy Thai
- 6 Presidio Pizza Company
- 7 Fishbowl Bar & Grill
- 8 The City Taqueria
- 9 El Burrito Express 2
- 10 Godzilla Sushi
- 11 Habibi Falagel
- 12 The Cheese Steak Shop
- 13 My Father's Kitchen

RETAIL

- 1 Performance Audio
- 2 Simply Unique Nails
- 3 Yury's Lights & Beyond
- 4 Galerie d'Edmond
- 5 Atelier Yarns
- 6 Wells Fargo
- 7 Toe-Asis Spa

FITNESS

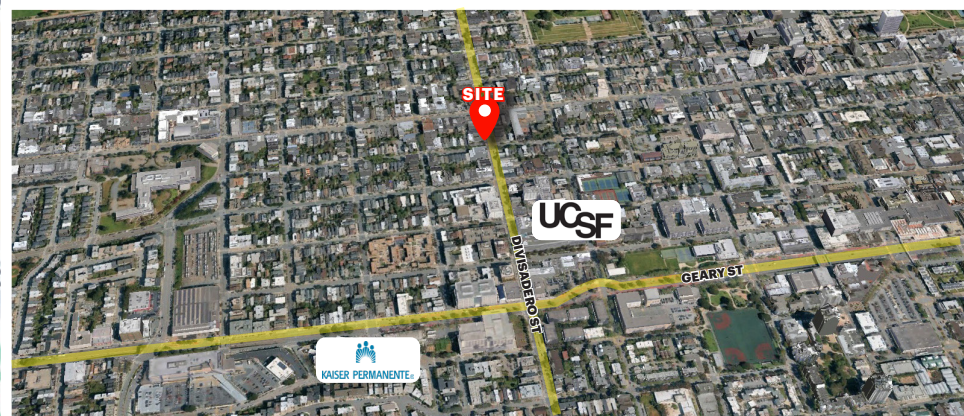
- 1 A-Factor Fitness
- 2 Her Mission
- 3 The Park Gym
- 4 Core40 Lower Pac Heights

COFFEE SHOP

- 1 Cumaica Coffee
- 2 B Patisserie
- 3 Starbuck's
- 4 Pete's Deli & Cafe
- 5 Mount Zion Cade
- 6 The Daily Grind
- 7 Emmita's Cafe

HEALTH

- 1 Selfishly Aesthetics
- 2 UCSF GIM
- 2 UCSF Medical Center
- 2 UCSF Medical Center
- 2 UCSF Anesthesiology
- 2 UCSF Clinic
- 3 Presidio Surgery



DEMOGRAPHICS | 1 MILE

1801 DIVISADERO, SAN FRANCISCO, CA



83,625

ESTIMATED POPULATION



\$254,367

HOUSEHOLD INCOME



36,614

DAYTIME POPULATION



41,273

POPULATION FAMILY



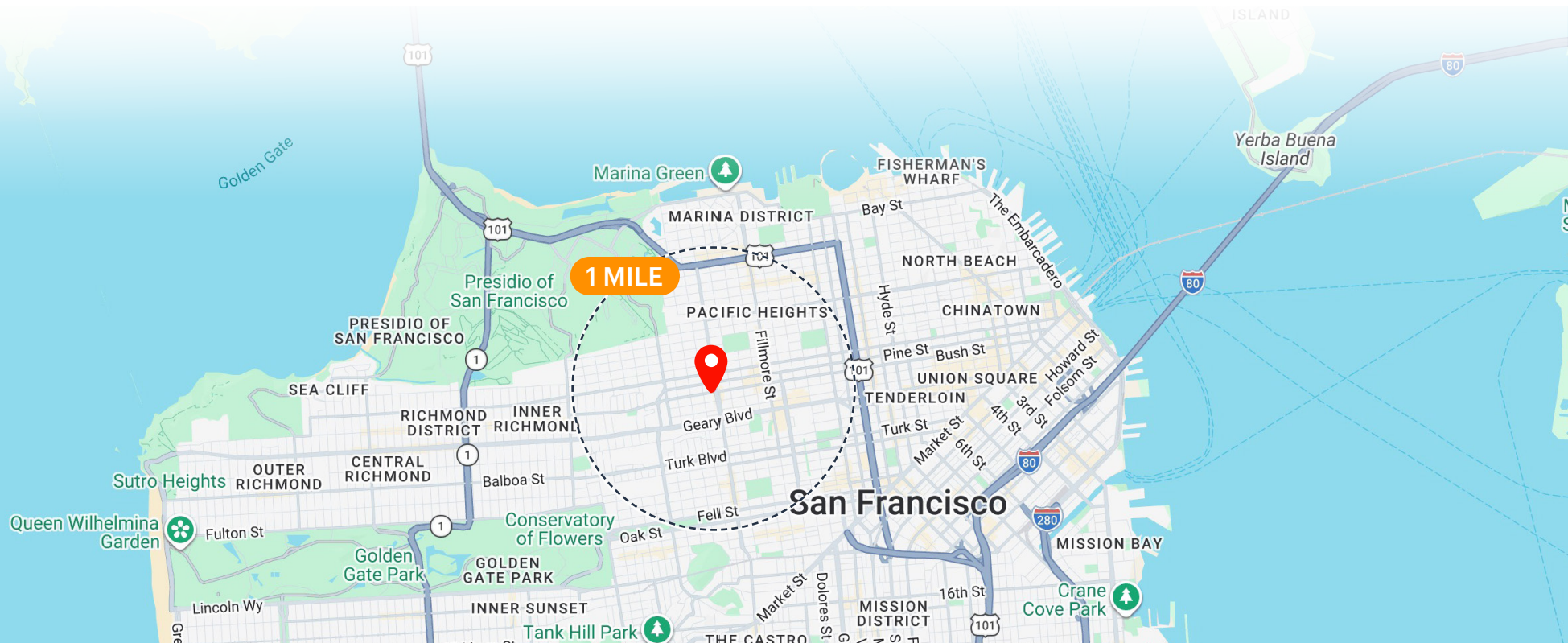
\$2.13 M

AVERAGE HH NET WORTH



\$2.41 B

TOTAL HH EXPENDITURE



FINANCIAL OVERVIEW

1801 DIVISADERO, SAN FRANCISCO, CA



TENANT NAME	UNIT TYPE	SUITE	SQUARE FEET	% BUILDING SHARE	LEASE TERM	RENT PER SQ FT	TOTAL RENT PER MONTH	EXPENSE REIMBURSEMENT	RENT ROLL	LEASE FROM	LEASE TO	MOVE OUT	RENEWAL OPTIONS
Dignity Health	Office	1801	1,937	42.20%	7/16 to 1/27	\$88.91	\$14,351	NNN					2-Five Year
Total							\$14,351						

Annual Rent		\$14,352					
MULTIFAMILY UNIT		UNIT TYPE				CURRENT RENT/ MONTH	
1803 A	708	2 Bed	\$5,750.00	09/15/2026	09/14/2027	09/10/2026	\$5,750.00
1803 B		2 Bed	\$3,497.61	05/15/2024	05/14/2025	05/15/2024	\$3,497.61
1803 C		Studio	\$2,129.40	09/20/2024	09/19/2025	09/20/2024	\$2,129.40
1803 D	1,937	Garage/Storage	\$300.00	08/01/2016	01/31/2027	08/01/2016	\$14,352.51
Total Residential Income							\$136,524.12
Annual Rent							\$308,748.12

Contact Listing Agent For More Information

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