$5,700,000 LIST PRICE

Mixed-Use Opportunity with Owner-User Potential

1801 DIVISADERO, SAN FRANCISCO, CA



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LOCKEHOUSE
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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

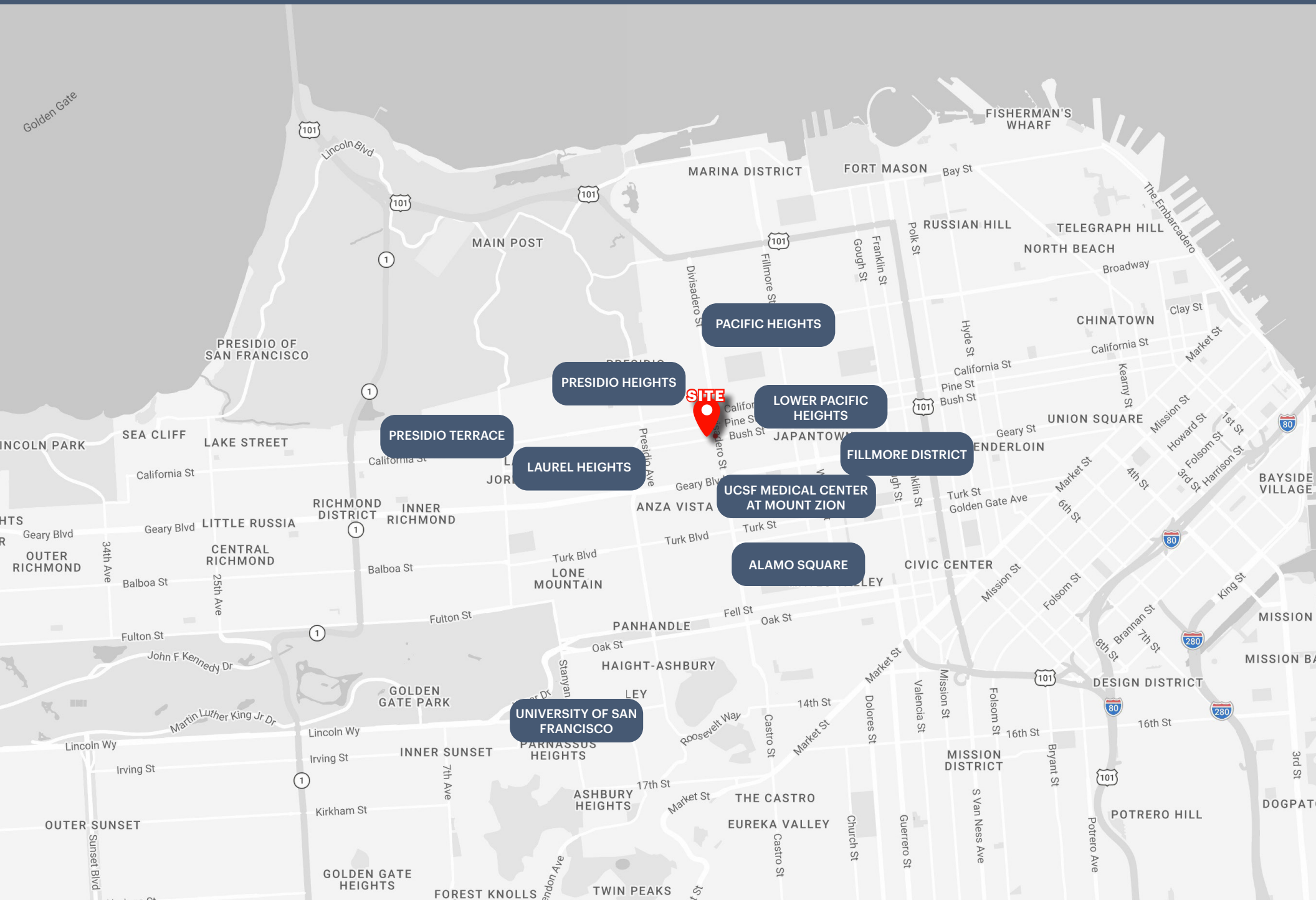






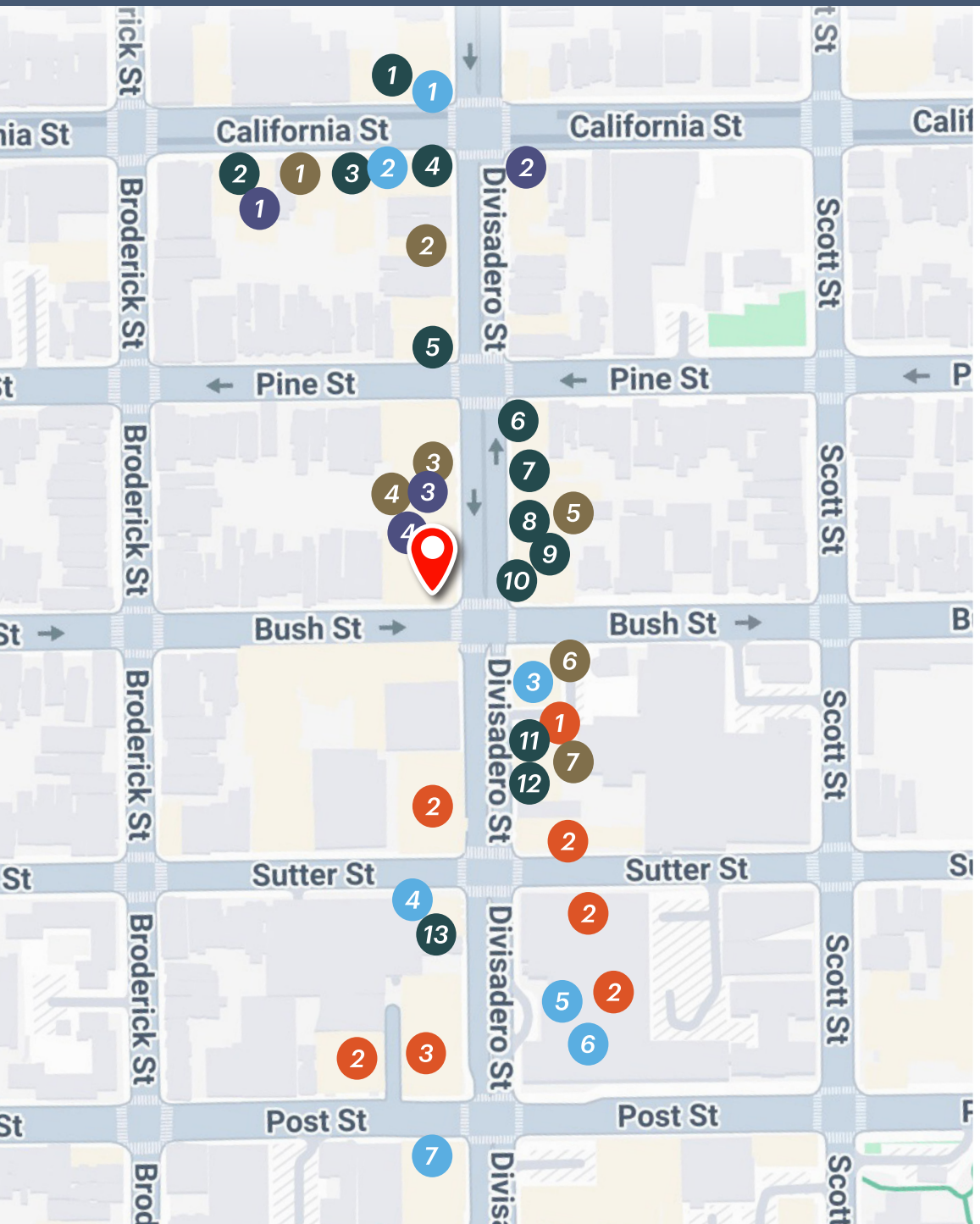
LOCATION OVERVIEW

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

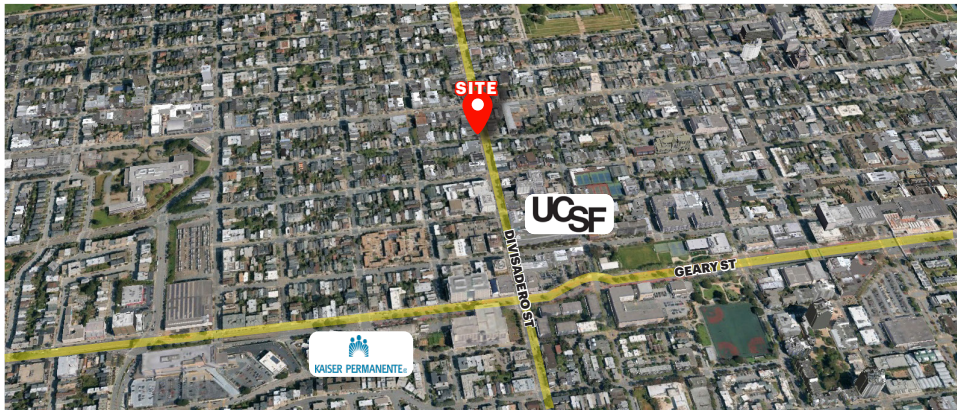
1	A-Factor Fitness
2	Her Mission
3	The Park Gym
4	Core40 Lower Pac Heights

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

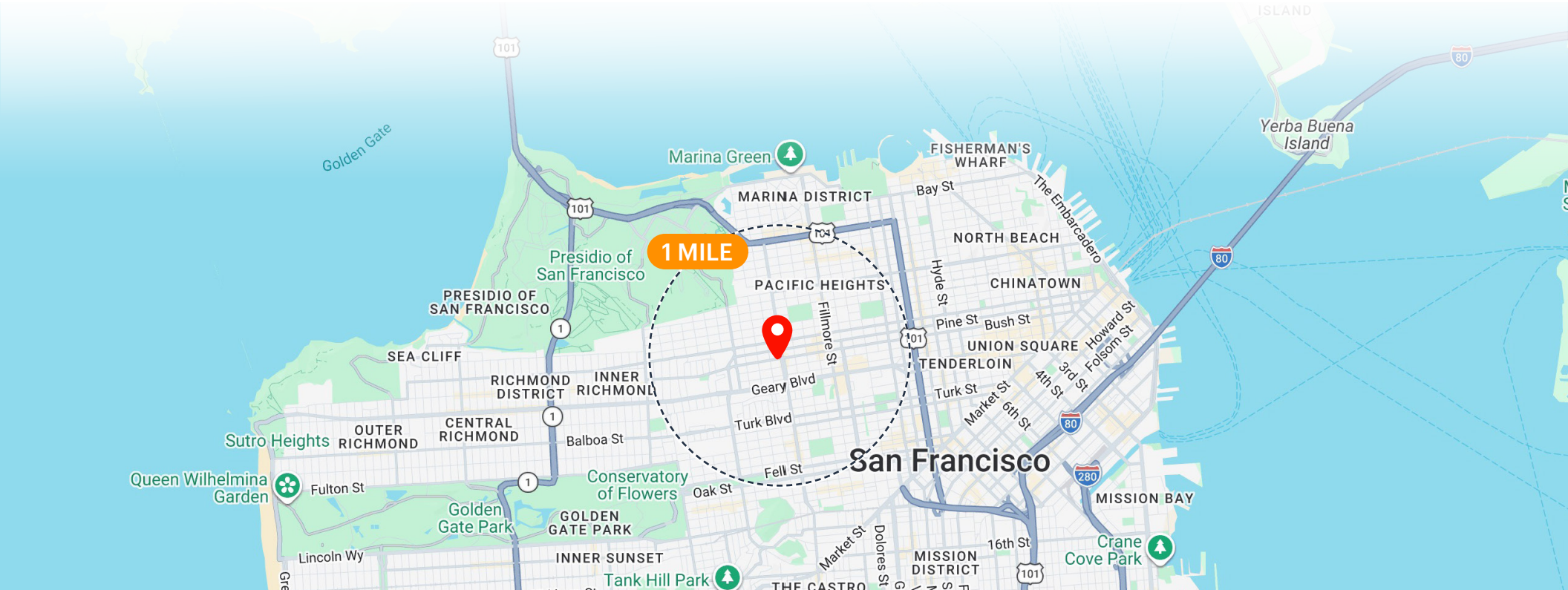
$254,367
HOUSEHOLD INCOME

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	**$308,736.12**

Contact Listing Agent For More Information

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