

# FOR SALE

## VACANT INNER RICHMOND BUILDING GROUND FLOOR RETAIL + 2 RESIDENTIAL UNITS UPSTAIRS

3829 Geary Blvd. San Francisco, CA 94118



Offered at: **\$805,000**

### OFFERING SUMMARY

Number of Units:	3*
Price / SF:	\$250
Building Size:	Approx. 3,220 SF*
Lot Size:	Approx. 2,500 SF*
Price / Unit:	\$268,333
Year Built:	1926*
Zoning:	NC3*
Market:	Inner Richmond
APN:	1542-045*

\*Per Realist Tax Records

### PROPERTY OVERVIEW

3829 Geary Boulevard is a vacant two story, 3,220 square foot retail and residential mixed-use building fantastically located in San Francisco's Inner Richmond District. The first-floor commercial space can accommodate many different businesses and offers large, front, picture windows. There is also a roll up door and curb cut for garage type access. Conveniently located on Geary Blvd. this building is highly visible to both passing automobiles and foot traffic. On Geary Blvd., there are many restaurants, bars, grocery stores, and retail shops. Inner Richmond provides easy access to the Presidio, Laurel Heights, Golden Gate Park, and Baker & Ocean Beaches. Public transportation stops via Muni are nearby, giving great and quick access to the Financial District, Downtown, and the rest of the City. The Golden Gate Bridge is within a short driving distance allowing convenient access to Marin County and the Wine Country. Park Presidio is easily accessed leading to 19th Avenue and Interstate 280 south to Silicon Valley, the Peninsula, Half Moon Bay and San Jose.

### PROPERTY HIGHLIGHTS

- 2 Residential Apartments
- Approx. 2,280 SF of Retail Space and Mezzanine\*\*
- 12-13' Ceiling Height in Ground Floor Retail Space\*\*
- Roll Up Door + Curb Cut
- Bay Windows
- Separately Metered for Gas & Electricity
- 400 AMP Electrical
- Contractor or Developer Special!
- Excellent Owner/User Opportunity!

\*\*Per Broker's Rough Measurements. Said measurements are not warranted nor guaranteed. All Buyers should use their own measurements.

**Dan McGue**  
415 310 5787  
CalDRE #00656579



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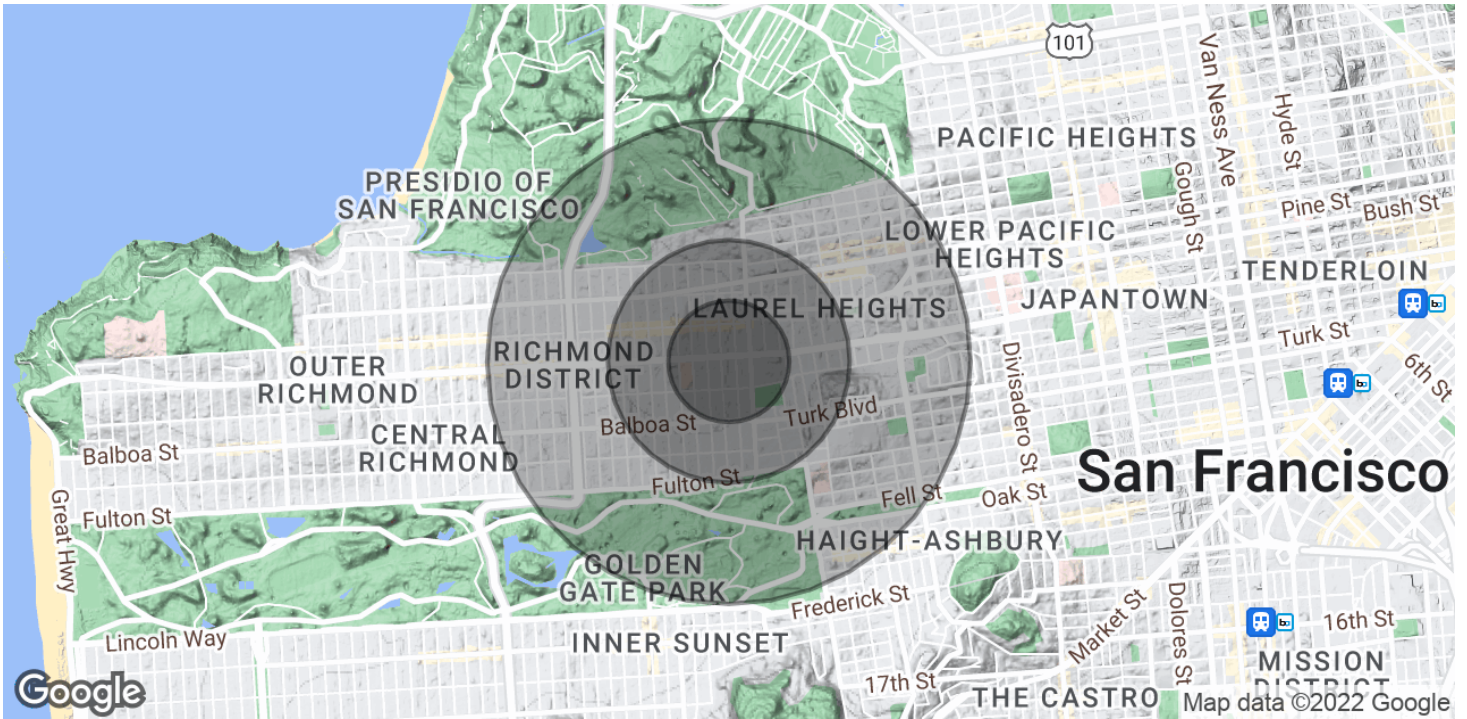


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,019	22,813	59,306
Average Age	37.5	37.7	37.2
Average Age (Male)	37.3	36.3	36.1
Average Age (Female)	37.7	38.7	38.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,681	10,146	26,219
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$150,009	\$165,117	\$179,648
Average House Value	\$1,358,728	\$1,498,074	\$1,463,790

\* Demographic data derived from 2020 ACS - US Census

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