



COLDWELL BANKER  
COMMERCIAL  
REALTY

FOUR LARGE FLATS + PARKING

1615-1621 JUDAH STREET

PRIME SUNSET | SAN FRANCISCO

FOR SALE



DAN MCGUE  
415 310 5787  
dan@danmcgue.com  
CaIDRE# 00656579

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL REALTY  
1560 Van Ness Ave Fl 2, San Francisco, CA 94109  
415.474.1750

# SALE

## 4 LARGE FLATS + PARKING | PRIME SUNSET

1615-1621 Judah Street San Francisco, CA 94122



### PROPERTY HIGHLIGHTS

- Located on the Corner of Judah & 21st Ave.
- 4 One Bedroom Flats
- 4 Single Garages with Storage
- 2 Owner Occupied Storage Rooms
- Hardwood Floors
- Rental Upside
- Separately Metered for Gas & Electricity
- Separate Heat & Hot Water Heaters
- 200 AMPs

### OFFERING SUMMARY

**Offered at: \$1,695,000**

Number of Units:	4
Price/Unit:	\$423,750
Price/SF:	\$466
Building Size:	Approx. 3,640 SF*
Lot Size:	Approx. 2,375 SF*
Lot Dimensions:	Approx. 25' x 95'*
Zoning:	RH3*
APN:	1832-001*

\*Per Realist Tax Records

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



# SALE

## 4 LARGE FLATS + PARKING | PRIME SUNSET

1615-1621 Judah Street San Francisco, CA 94122



### PROPERTY DESCRIPTION

This attractive building is ideally located in the very desirable Sunset District of San Francisco. The building consists of 4 large one bedroom flats. The units are large with spacious layouts, hardwood floors and lovely period details throughout. There is ample natural light and storage. There are 4 single garages with storage space. Additionally, there are 2 owner occupied storage rooms. The building has been lovingly maintained and is separately metered for gas and electricity. Separate heat and hot water heaters. Landlord pays for water.



### LOCATION DESCRIPTION

The Sunset is well known for nice homes, apartments, shops and restaurants. The property is close to Golden Gate Park, Ocean Beach, Lands End, and UCSF Medical Center. Nearby are fabulous restaurants and shops on Irving and Judah Streets, including the popular Fish Hook Co., Devil's Tooth Bakery, Java Beach Cafe and Beachside Restaurant. Public transportation stops via Muni are steps from the front door giving great access to the Financial District, Downtown, South of Market and all other locations of the City. There is easy access to Hwy 1 and Interstate 280, South to the Peninsula, Half Moon Bay and San Jose and North via Hwy 1 and 101 to the Golden Gate Bridge, Marin County and the Wine Country. The property is two blocks from 19th Avenue (Hwy 1).



---

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



# SALE

## 4 LARGE FLATS + PARKING | PRIME SUNSET

1615-1621 Judah Street San Francisco, CA 94122

### RENT ROLL

Unit #	Unit Type	Scheduled Rent	Market Rent <sup>1</sup>	Move In Date	Last Increase Date
1615	1 Bedroom	\$1,261.86	\$3,000.00	06/10/1991	02/01/2024
1617	1 Bedroom	\$2,847.60	\$3,000.00	04/15/2023	05/01/2024
1619	1 Bedroom	\$2,724.20	\$3,000.00	02/15/2017	11/01/2023
1621	1 Bedroom	\$1,364.67	\$3,000.00	12/01/1995	02/01/2024
Parking	Garage	Included	\$150.00		
Parking	Garage	Included	\$150.00		
Parking	Garage	Included	\$150.00		
Parking	Garage	Included	\$150.00		
<b>Total Monthly</b>		<b>\$8,198.33</b>	<b>\$12,600.00</b>		
<b>Total Annual</b>		<b>\$98,379.96</b>	<b>\$151,200.00</b>		

<sup>1</sup> Stated rent is estimated market rent. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyers should use their own estimates for market rent.

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



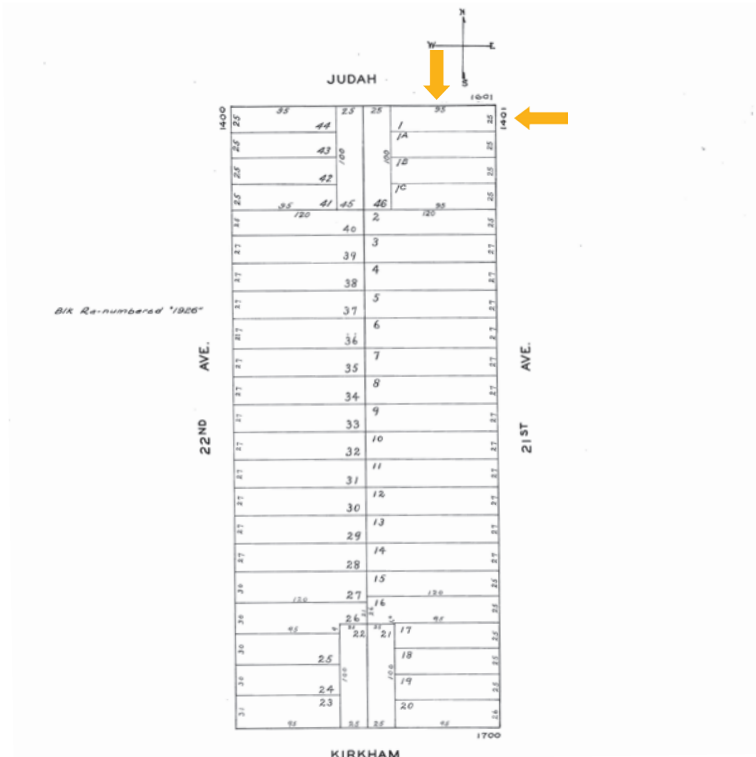
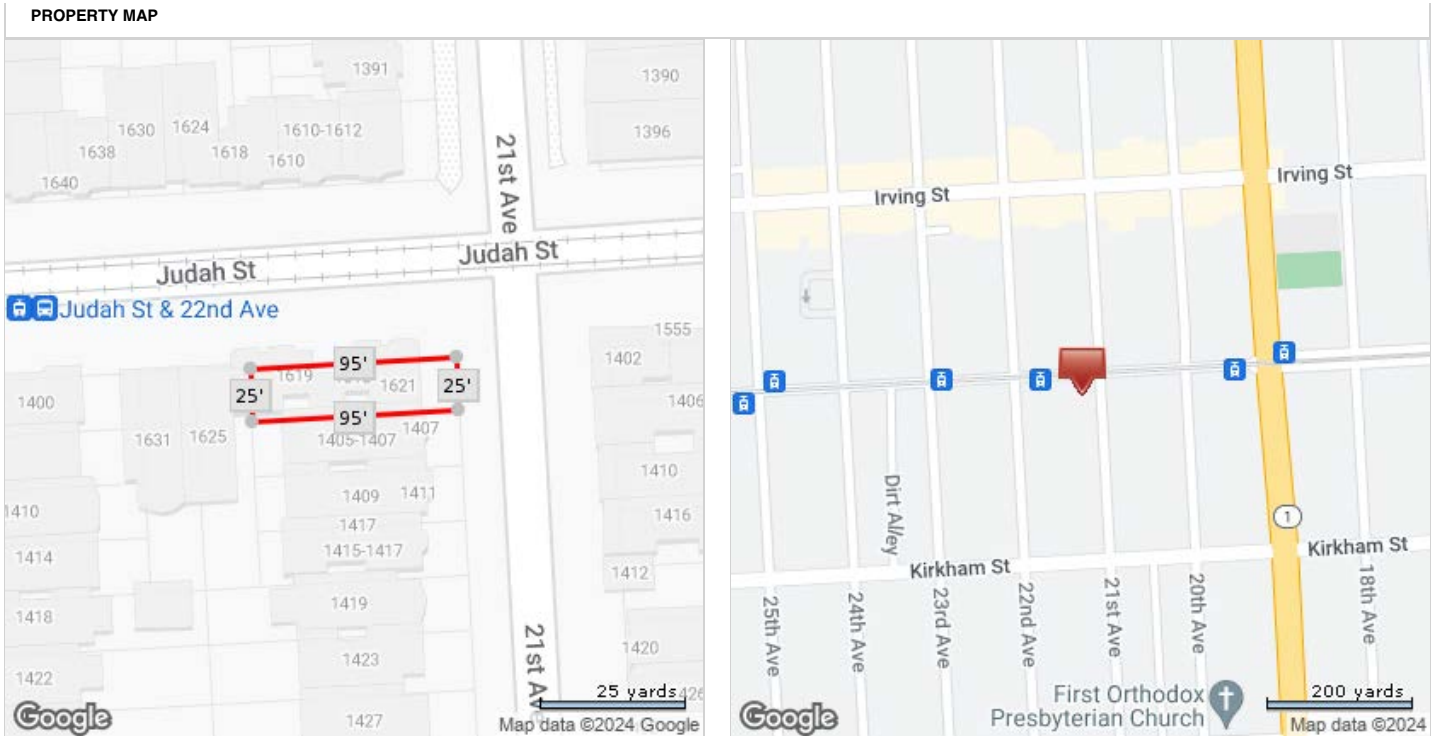
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# SALE

## 4 LARGE FLATS + PARKING | PRIME SUNSET

1615-1621 Judah Street San Francisco, CA 94122

### TAX RECORDS LOT DIMENSIONS & ASSESSOR'S PLAT MAP



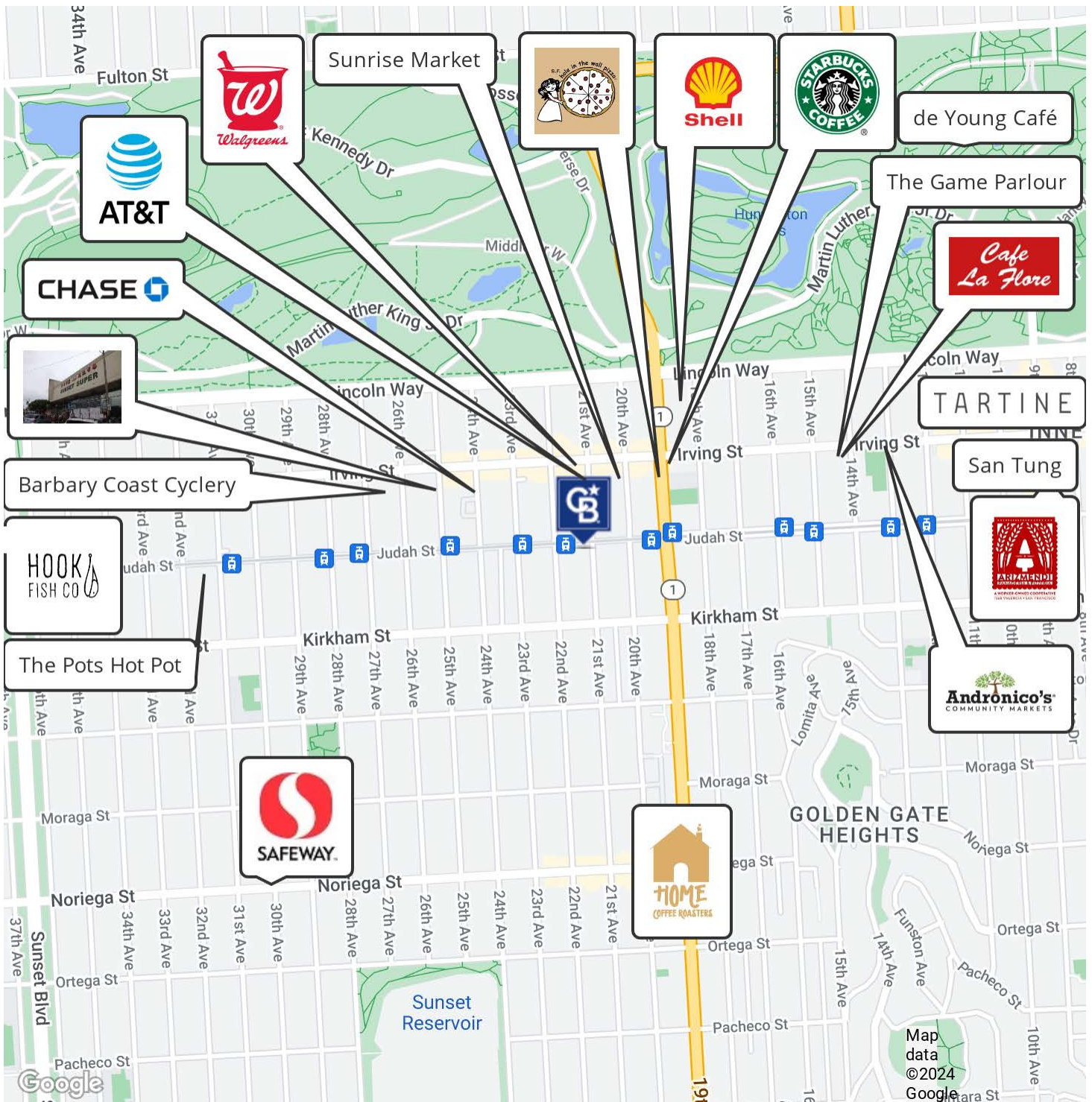
**Dan McGue**  
415 310 5787  
CalDRE #00656579



# SALE

## 4 LARGE FLATS + PARKING | PRIME SUNSET

1615-1621 Judah Street San Francisco, CA 94122



Dan McGue  
415 310 5787  
CalDRE #00656579

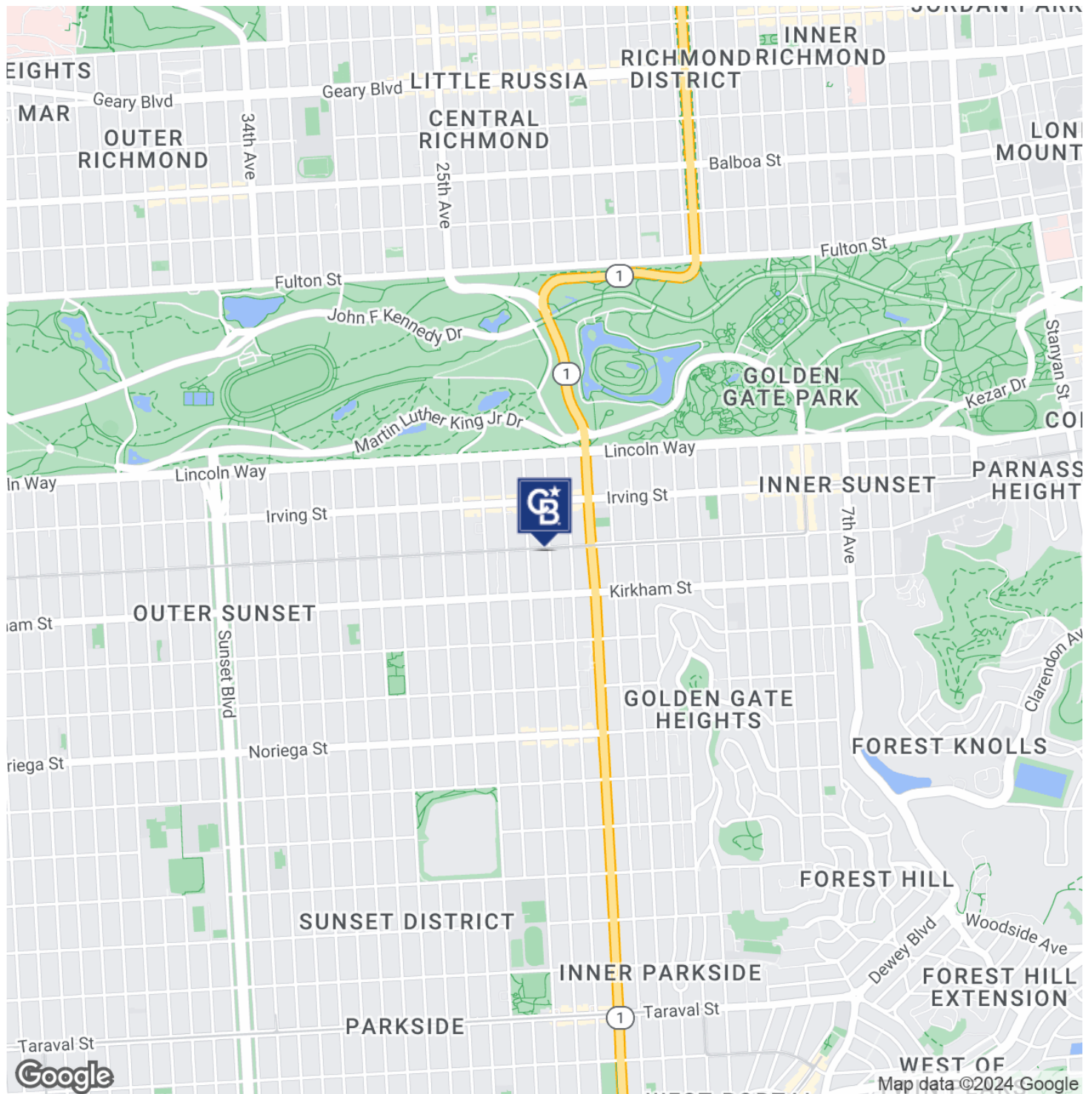


COLDWELL BANKER  
**COMMERCIAL**  
REALTY

# SALE

## 4 LARGE FLATS + PARKING | PRIME SUNSET

1615-1621 Judah Street San Francisco, CA 94122



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

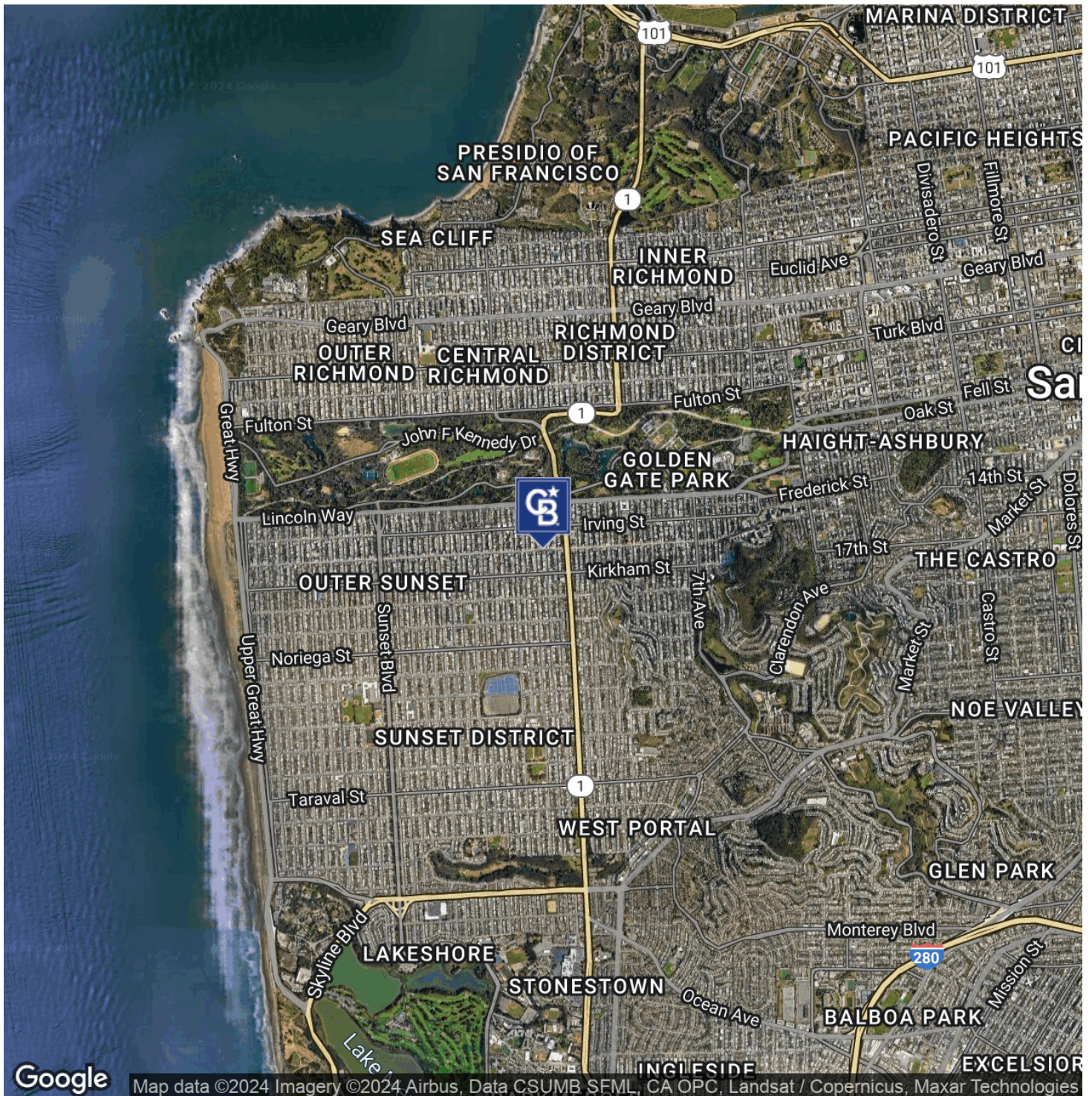


**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# SALE

## 4 LARGE FLATS + PARKING | PRIME SUNSET

1615-1621 Judah Street San Francisco, CA 94122



Dan McGue  
415 310 5787  
CalDRE #00656579

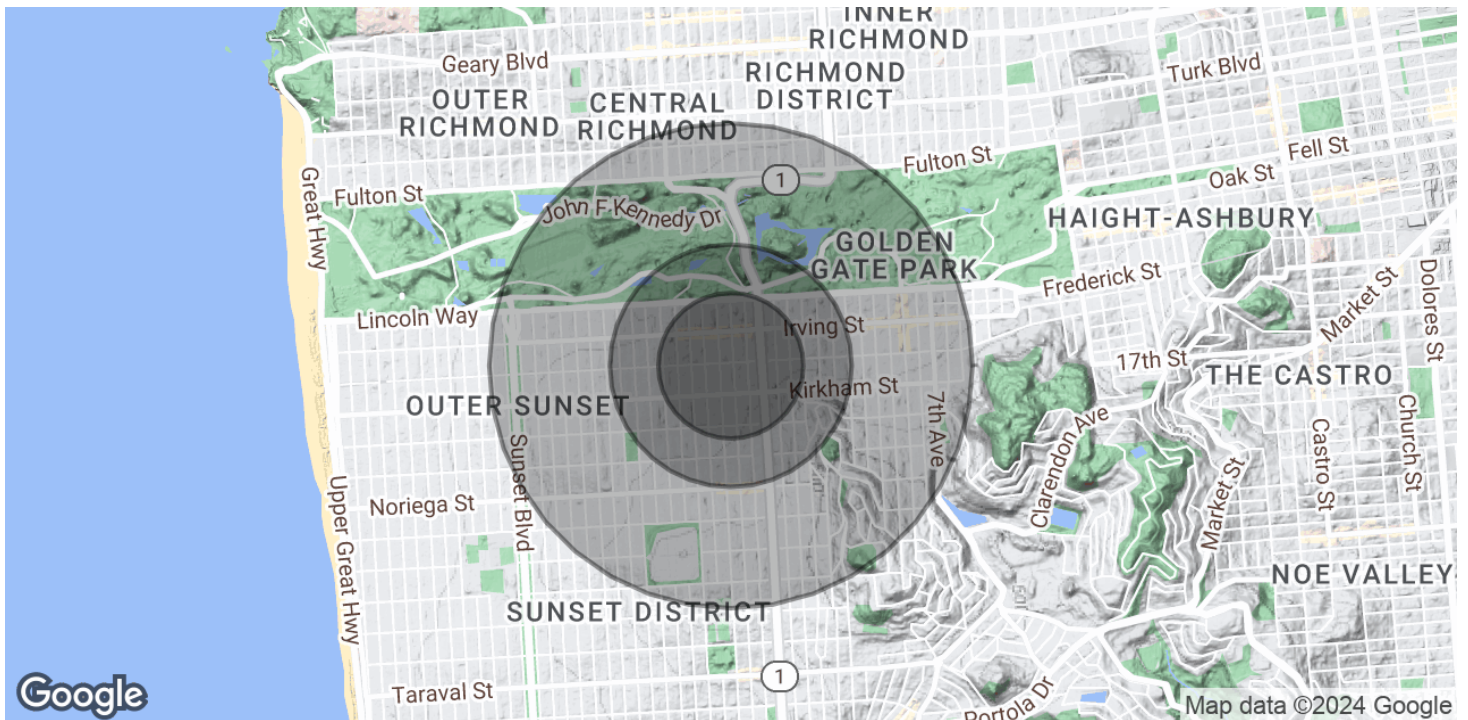




# SALE

## 4 LARGE FLATS + PARKING | PRIME SUNSET

1615-1621 Judah Street San Francisco, CA 94122



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	4,777	14,737	46,097
Average Age	42	43	43
Average Age (Male)	41	42	42
Average Age (Female)	43	45	44
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	1,907	5,766	18,052
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$204,103	\$197,138	\$206,516
Average House Value	\$1,600,309	\$1,638,016	\$1,641,524

Demographics data derived from AlphaMap

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



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY