



MIXED-USE BUILDING ON CLEMENT STREET

INNER RICHMOND, SAN FRANCISCO

OFFERED AT \$4,200,000

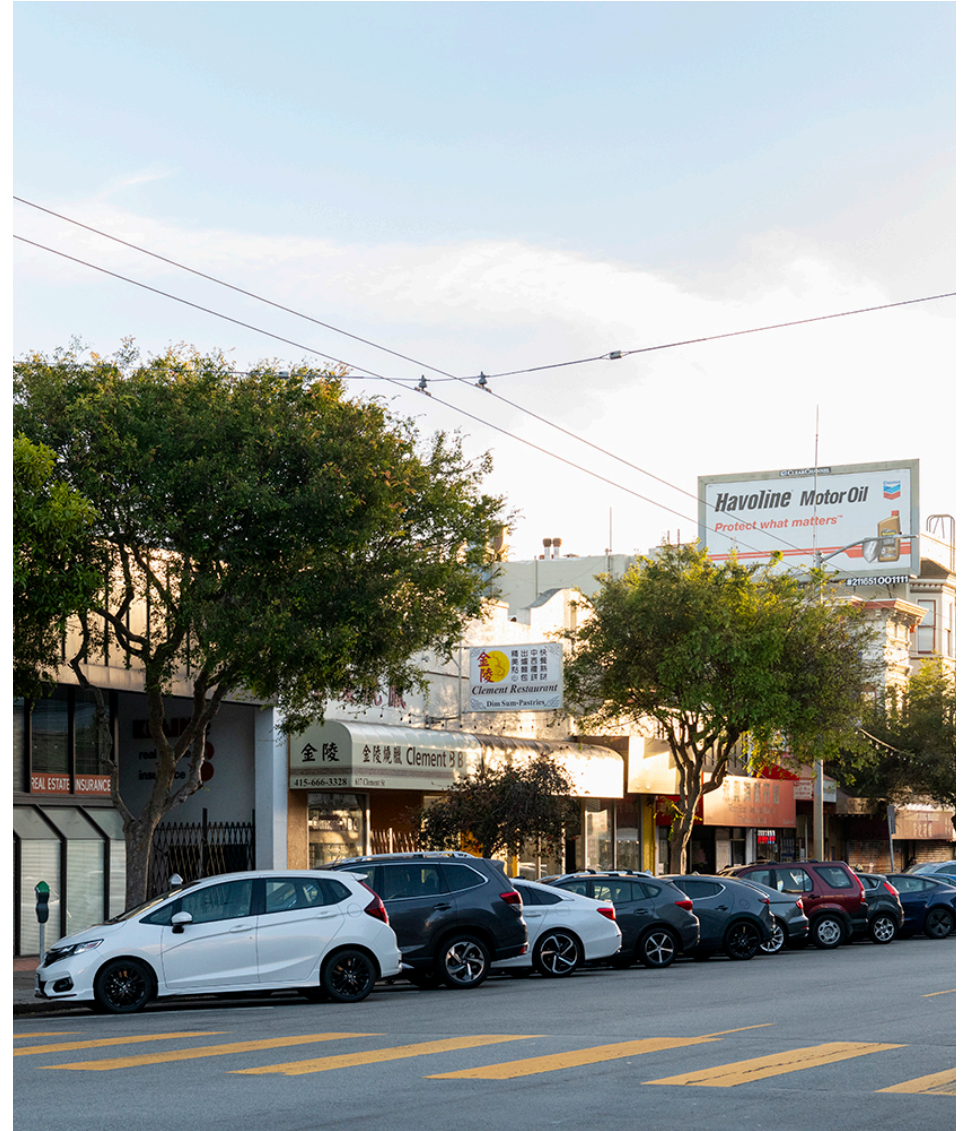
ACT

ARDILA COSTELLO TEAM



A PRIME INVESTMENT OPPORTUNITY IN THE HEART OF THE CITY

637-639 and 645-647 Clement Street, San Francisco is an approximately 7,016 sq ft mixed-use commercial/residential real estate offering collectively consisting of two 2-unit properties with an expansive 53 feet of street frontage.



KEY PROPERTY DETAILS

- Rare and Very Busy Clement Street Location
- Commercial & Residential Building with Rental Income
- Offered at \$4,200,000
- Two Separate Parcels 53' Wide and 100' Deep to be purchased together
- Total Approximately 7,016 Sq Ft
- 3 tenant -occupied commercial spaces
- 3-bedroom & 2 full bath residence. Approximately 2,300 Sq Ft
- High Ceilings
- 97 Walk Score



INVESTMENT SUMMARY

637-639 Clement St SF CA 94118 (APN #1439-040)

645-647 Clement St SF CA 94118 (APN #1439-039)

Property Type:	Storefront Retail/Residential
Sale Price:	\$4,200,000
Frontage:	53F of Prime Retail on Clement Street
Building Size:	7,016
Lot Size:	5,261 SF
Land Acres:	0.12 AC
Price / SF:	\$613
Price / Unit:	\$1,075,000
Gross Rent Multiplier:	15.68
Cap Rate:	4.53%
Year Built:	1911
Zoning:	INCLEM
Building Height:	2 Stories
Building Class:	C
Building FAR:	1.18



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$4,200,000
Price per SF	\$613
Gross Rent Multiplier	15.68
Cap Rate	4.53%

RENT ROLL

UNIT	LEASE START	LEASE END	APPROX SQ FT	MONTHLY RENT	ANNUAL RENT
637 - Clement Store	1/1/2020	1/31/2026	758	\$3,700	\$44,400
639 - King of Thai	7/1/2023	6/30/2028	758	\$6,000	\$72,000
645 - Clement Market	11/1/2016	10/31/2024	3,200	\$8,600	\$103,200
647 - 3 BR / 2 BA	2/1/2023	1/31/2024	2,300	\$4,020	\$48,240
Totals			7,016	\$22,320	\$267,840

INCOME & EXPENSES

INCOME SUMMARY	MONTHLY	ANNUAL
Commercial Rents	\$18,300	\$219,600
Residential Rents	\$4,020	\$48,240
Residential Vacancy	\$0	\$0
TOTAL GROSS INCOME	\$21,750	\$267,840

EXPENSE SUMMARY	MONTHLY	ANNUAL
Property Taxes	\$4,407.82	\$52,893.86
Insurance	\$598.92	\$7,187.00
Repairs & Maintenance	\$880.33	\$10,564.00
ANNUAL OPERATING EXPENSES	\$5,887.07	\$70,644.86

NET OPERATING INCOME	\$190,355.14	
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INNER RICHMOND'S VIBRANT EPICENTER

Located in one of the most prime shopping districts in the inner Richmond, the 600 block of Clement Street enjoys a tremendous amount of foot traffic and serves as a central community shopping destination with popular restaurants including Mexican, Thai, Burmese, Japanese, American, and Italian cuisine. With a 97 Walk Score, the location is just steps from coffee and juice shops, one of San Francisco's classic ice cream parlors, gyms and more.

Within close proximity to the University of San Francisco and UCSF's Laurel Heights Campus, 637-639 and 645-647 Clement Street is truly one of the best retail locations and investment opportunities offered in the city.



POINTS OF INTEREST

SCHOOLS

- Star Of The Sea School 0.10mi
- Peabody (George) Elementary School 0.12mi
- Olympia Institute 0.18mi

GROCERY STORES

- Richmond New May Wah Supermarket 0.03mi
- Smart & Final 0.06mi
- New Lien Hing Supermarket 0.15mi

RESTAURANTS

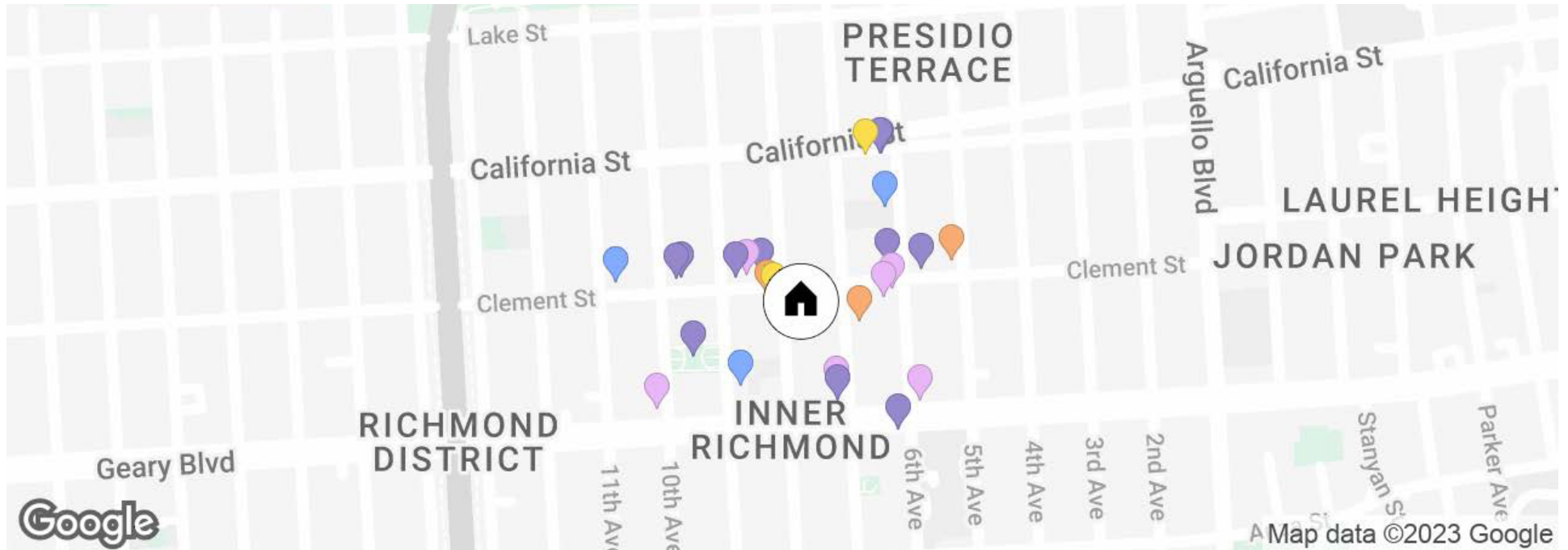
- Good Luck Dim Sum 0.06mi
- Boudin Bakery 0.17mi
- Mamahuhu 0.08mi
- Wing Lee BBQ 0.09mi
- Kowloon Tong Dessert Cafe 0.09mi
- Taco Bell 0.15mi

GYMS

- LifeCare Acupuncture 0.03mi
- Ballet & Fitness By Diaz 0.15mi

ENTERTAINMENT

- Heroes Club / Art Of Toys 0.12mi
- Richmond/Senator Milton MarksBranch Library 0.12mi
- Green Apple Books 0.09mi
- Tai Hing Bookstore 0.12mi
- Fleet Wood 0.05mi
- Lavish Boutique 0.12mi
- May's Hair Design 0.07mi
- May's Beauty Skin Care 0.10mi
- The Nail Room 0.15mi
- Yo Yo Salon 0.16mi
- M J Beauty Salon & Spa 0.16mi



637 CLEMENT STREET

Unit 637 is a retail tobacco goods store.



637 CLEMENT STREET



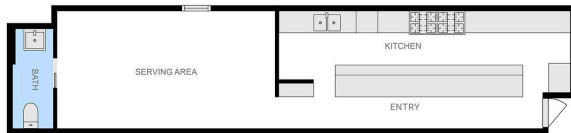
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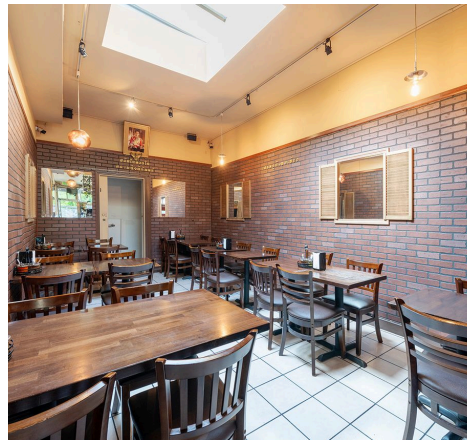
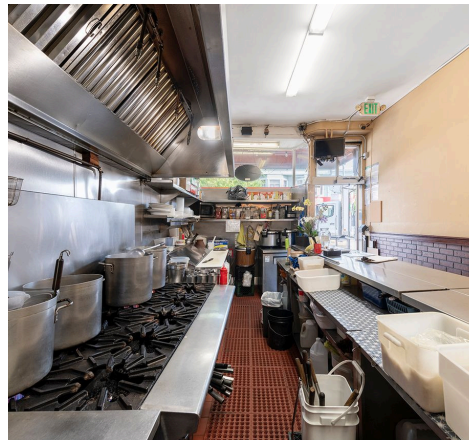
639 CLEMENT STREET

639 Clement is occupied by local favorite, King's Thai Cuisine restaurant.

639 CLEMENT STREET



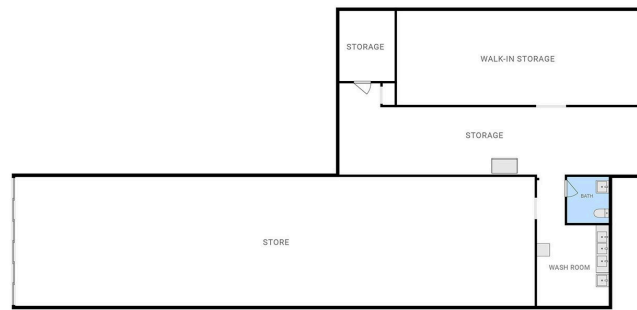
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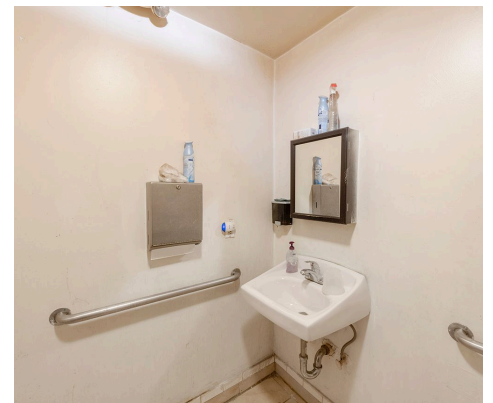
645 CLEMENT STREET

645 Clement is a bustling 3,200 sq ft Chinese dry goods market with a very large refrigeration/freezer area in the back.

645 CLEMENT STREET

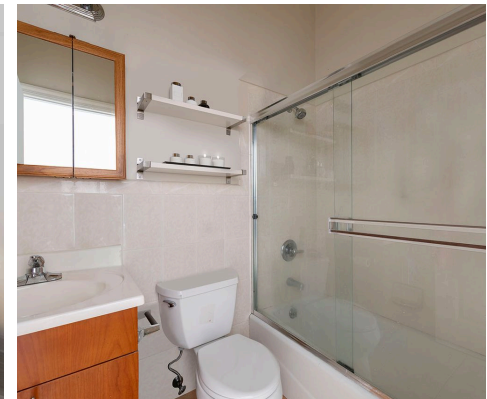
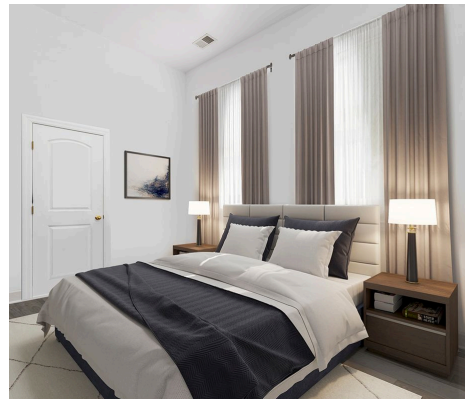
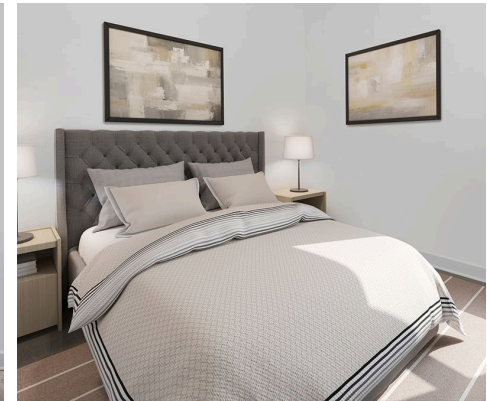


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647 CLEMENT ST

647 Clement is a spacious 2,300 sq ft 3-bedroom and 2 full bath residence on the second floor. Amenities of this light-filled apartment, which was extensively renovated in 2005, include a modern gourmet kitchen, an oversized living room with fireplace, and soaring ceilings throughout. Rental Income.



647 CLEMENT STREET



MEASUREMENTS ARE CALCULATED BY SCAN. DEEMED HIGHLY ACCURATE BUT NOT GUARANTEED



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