

## Presidio Heights – Offices + Restaurant

**3673-3675 Sacramento Street @ Spruce Street  
San Francisco, CA**

**Asking Price: \$3,000,000**



2-story, retail / mixed-use  
building

Building size: 3,395 +/- sq. ft.

Lot size: 2,690 sq. ft.

Year built: 1908

APN: 1018-010

Zoning: SACRAMENTO

Foundation: reinforced concrete

Construction: wood frame

Roof: bitumen



**RICK DURAZZO**  
1717 Powell Street, Suite 210  
San Francisco, CA 94133  
415.986.6312  
[rdurazzo@nbproperties.com](mailto:rdurazzo@nbproperties.com)  
[www.northbeachprop.com](http://www.northbeachprop.com)

# Presidio Heights – Offices + Restaurant

**3673-3675 Sacramento Street @ Spruce Street  
San Francisco, CA**

## **Current Income and Proforma Income:**

Unit	Tenant	Unit sq. ft.	Lease type	Current Annual Rent	Market \$/SF/Mo.	Market Rent
*Restaurant	Owner/User	1,470	IG	\$88,200	\$6.00	\$105,840
Office 1 – back suites	DAWC Management	400	IG	\$26,712	\$6.00	\$28,800
Office 2 – front suite	Caitlin Flemming Design	600	IG	\$26,712	\$6.00	\$43,200
Office 3 – 1 room	Meyer	225	IG	\$15,000	\$6.00	\$16,200
Basement	vacant	700		\$0	\$1.00	\$8,400
<b>Total</b>		<b>3,395</b>		<b>\$156,624</b>		<b>\$202,440</b>

*\*Restaurant run by owners – current rent projected @ \$5.00/sf/mo*

## **Expenses w/o taxes: \$11,000**

Property Taxes 1.2% of sales price

Insurance: \$7,000

Water: \$4,000



**RICK DURAZZO**  
1717 Powell Street, Suite 210  
San Francisco, CA 94133  
415.986.6312  
[rdurazzo@nbproperties.com](mailto:rdurazzo@nbproperties.com)  
[www.northbeachprop.com](http://www.northbeachprop.com)