

## Presidio Heights – Offices + Restaurant

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

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



2-story building – ground floor  
restaurant + 4 offices above

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

Lot size: 2,690 sq. ft.

Year built: 1908

APN: 1018-010

Zoning: SACRAMENTO

2 separate water meters

Foundation: reinforced concrete

Construction: wood frame

Roof: bitumen



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**Current Income: \$160,224 – Projected Income: \$184,800**

Unit	Tenant	Unit sq. ft.	Lease type	Current Annual Rent	Market \$/SF/Mo.	Market Rent
*Restaurant	Owner/User	1,470	IG	\$88,200	\$5.00	\$88,200
**Office 1 – back suites	DAWC Management	400	IG	\$27,912	\$6.00	\$28,800
Office 2 – front suite	Caitlin Flemming Design	600	IG	\$27,912	\$6.00	\$43,200
Office 3 – 1 room	Meyer	225	IG	\$16,200	\$6.00	\$16,200
Basement	vacant	700		\$0	\$1.00	\$8,400
<b>Total</b>		<b>3,395</b>		<b>\$160,224</b>		<b>\$184,800</b>

*\*Restaurant run by owners*

*\*\*Tenant occupies 2 offices*

**\*Expenses w/o taxes: \$7,000**

Property Taxes 1.2% of sales price

Insurance: \$7,000

*\*All tenants, including the restaurant, pay PG&E, water and garbage*



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