

**COMMERCIAL CONDOMINIUM FOR SALE**  
3701 GEARY BOULEVARD SUITE #102 | INNER RICHMOND  
SAN FRANCISCO, CA 94118



INCORPORATED | EST. 1922

CELEBRATING  
**100 Years**

**DAVID BLATTEIS**  
415.321.7488  
dsblatteis@blatteisrealty.com  
DRE #00418305



# PROPERTY OVERVIEW

Blatteis Realty Co. is pleased to present the rare opportunity to purchase a commercial condominium at 3701 Geary Boulevard.

Well situated along Geary Boulevard, the Richmond District's main commercial street, this space is surrounded by a stellar array of local restaurants, shops, and cafes.

- High Ceilings
- Open Floor Plan
- Plenty of Natural Light
- Great Signage Opportunity
- Two Restrooms

## OFFERING SUMMARY

Asking Price: \$530,000  
Size: ±1,267 Sq Ft  
Year Built/Renovated: 1986  
Cross Street: Arguello Street  
APN: 1543-051

## LEASE TERMS

Tenant: Pet's Corner  
Rent: \$3,750.00/month + Gross  
Term: Ends November 30, 2025  
Option: 5 years with annual 3% increases  
Option Notice Date: August 1, 2025  
HOA: \$9,307.00 per annum



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101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282





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# NEARBY TENANTS



STAR INDIA



ORAAAN THAI EATERY



TOYAMA



KHOB KHUN THAI



OFFICE DEPOT



DUMPLING BABY CHINA BISTRO



GEARY KEBAB HOUSE



LITTLE SWEET



BELLA TRATTORIA



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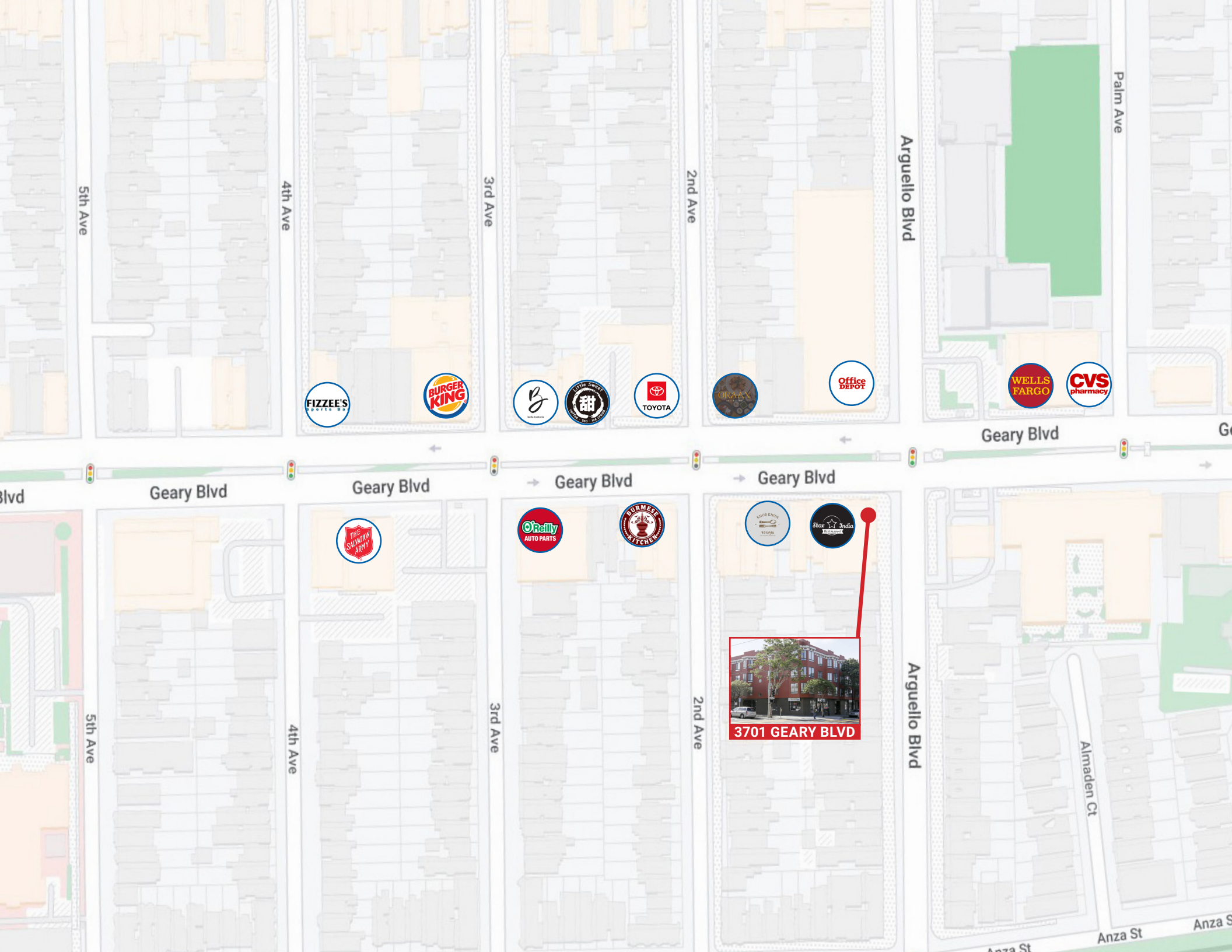
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5th Ave

4th Ave

3rd Ave

2nd Ave

Arguello Blvd

Palm Ave



Geary Blvd

Blvd

Geary Blvd

Geary Blvd

Geary Blvd

Geary Blvd



3701 GEARY BLVD

Arguello Blvd

5th Ave

4th Ave

3rd Ave

2nd Ave

Almaden Ct

Anza St

Anza St

Anza St