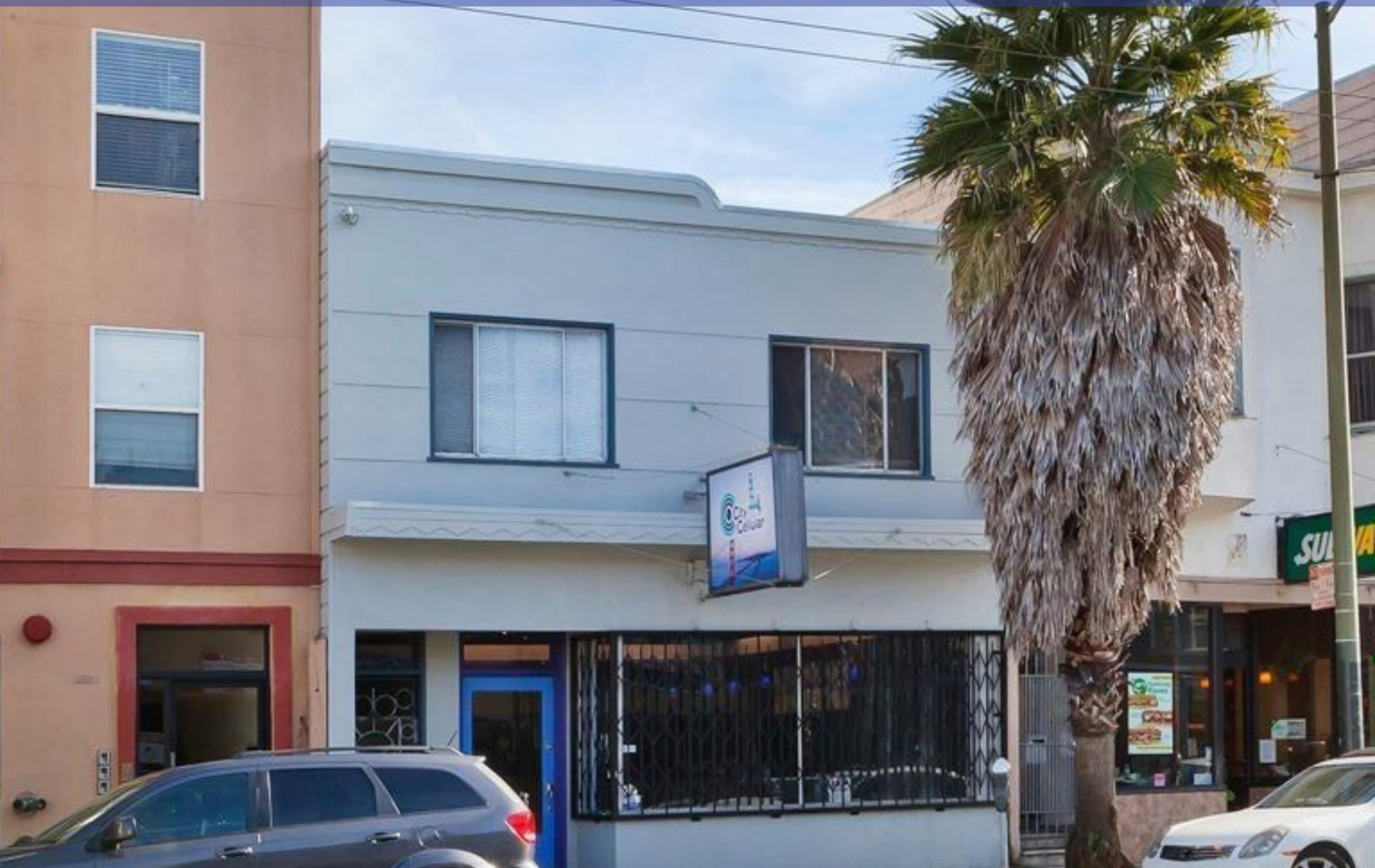


MIXED-USE BUILDING FOR SALE | EXCELSIOR
4835-4837 MISSION STREET, SAN FRANCISCO, CA 94112



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PROPERTY SUMMARY

4835-4837 Mission Street is a two-story retail building located in the Excelsior neighborhood of San Francisco. It consists of a total of 2,808 square feet with 1,435 square feet of ground floor commercial space. The building is uniquely zoned for a variety of businesses and offers excellent curb appeal, high visibility, and rare blade signage. Located on one of San Francisco's main commercial arteries it is well served by public transportation.

Conveniently located on Mission Street, this building is highly visible to both passing automobiles and foot traffic. There are many restaurants, bars, grocery markets, and shops along with easy access to Balboa Park, Crocker-Amazon, and Visitacion Valley.

OFFERING SUMMARY:

Asking Price:	\$1,525,000.00
Property Type:	Mixed Use
Building Size:	±2,808 Square Feet (Per Realquest)
Lot Size:	±2,090 Square Feet (Per Realquest)
Cross Streets:	Between Russia and France Avenue
Year Built:	1949
APN:	6272-021



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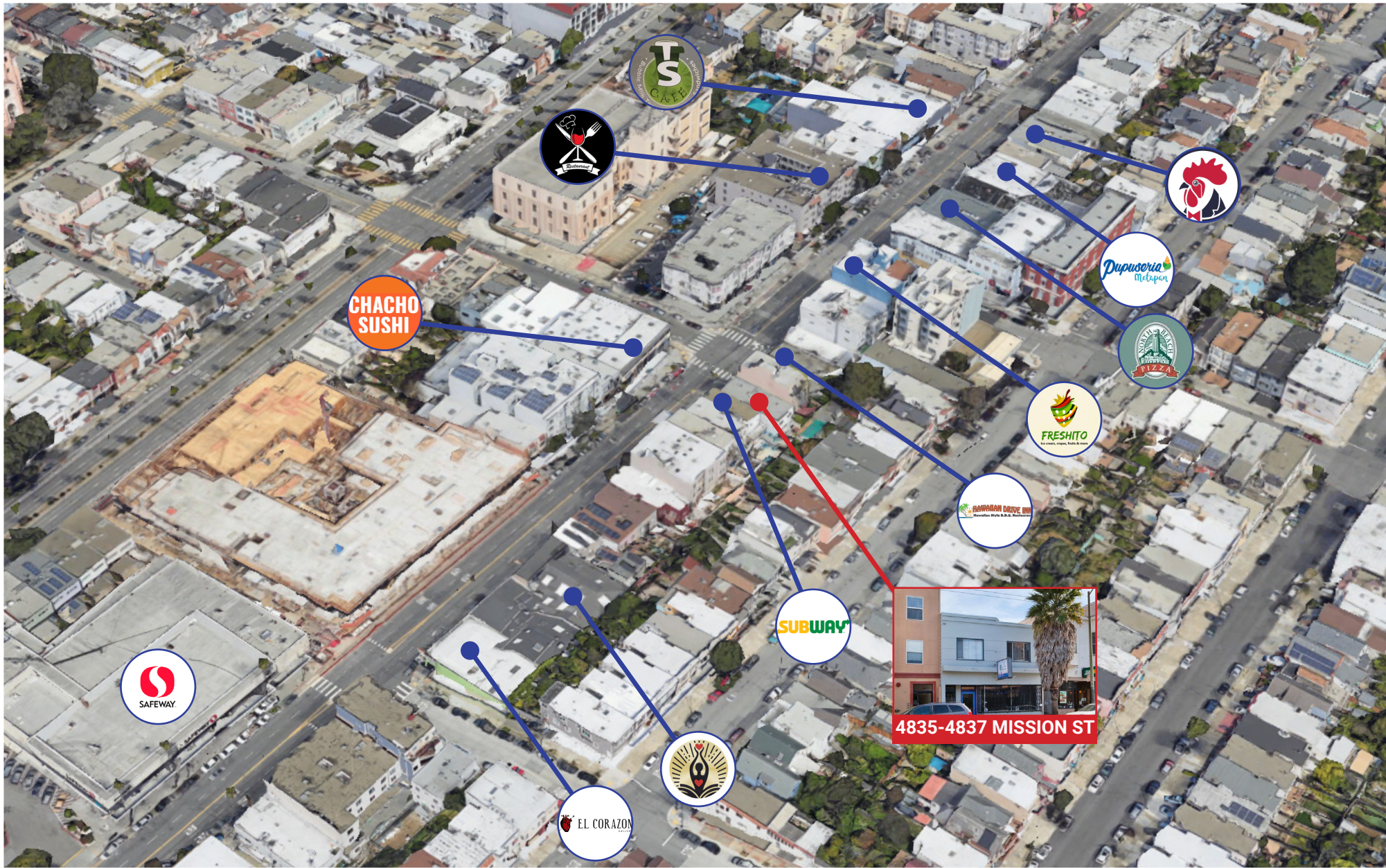
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4835-4837 MISSION ST



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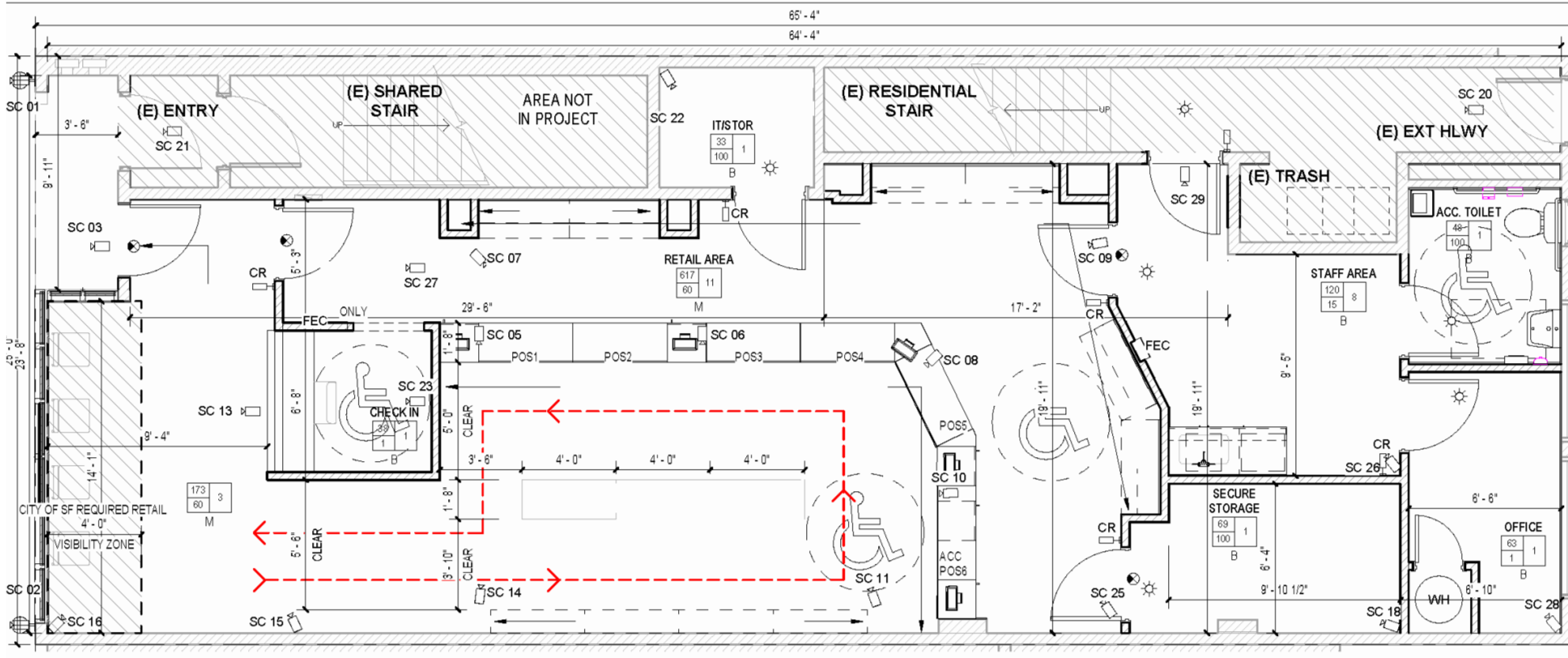
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APPROVED GROUND FLOORPLAN

MISSION STREET



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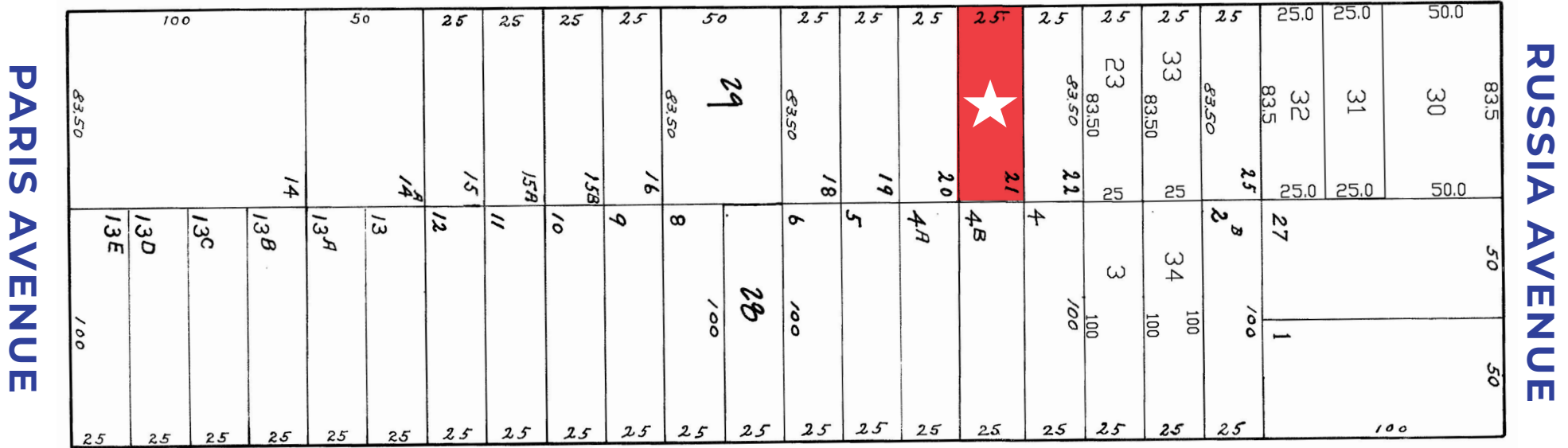
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PARCEL MAP

MISSION STREET



LONDON STREET



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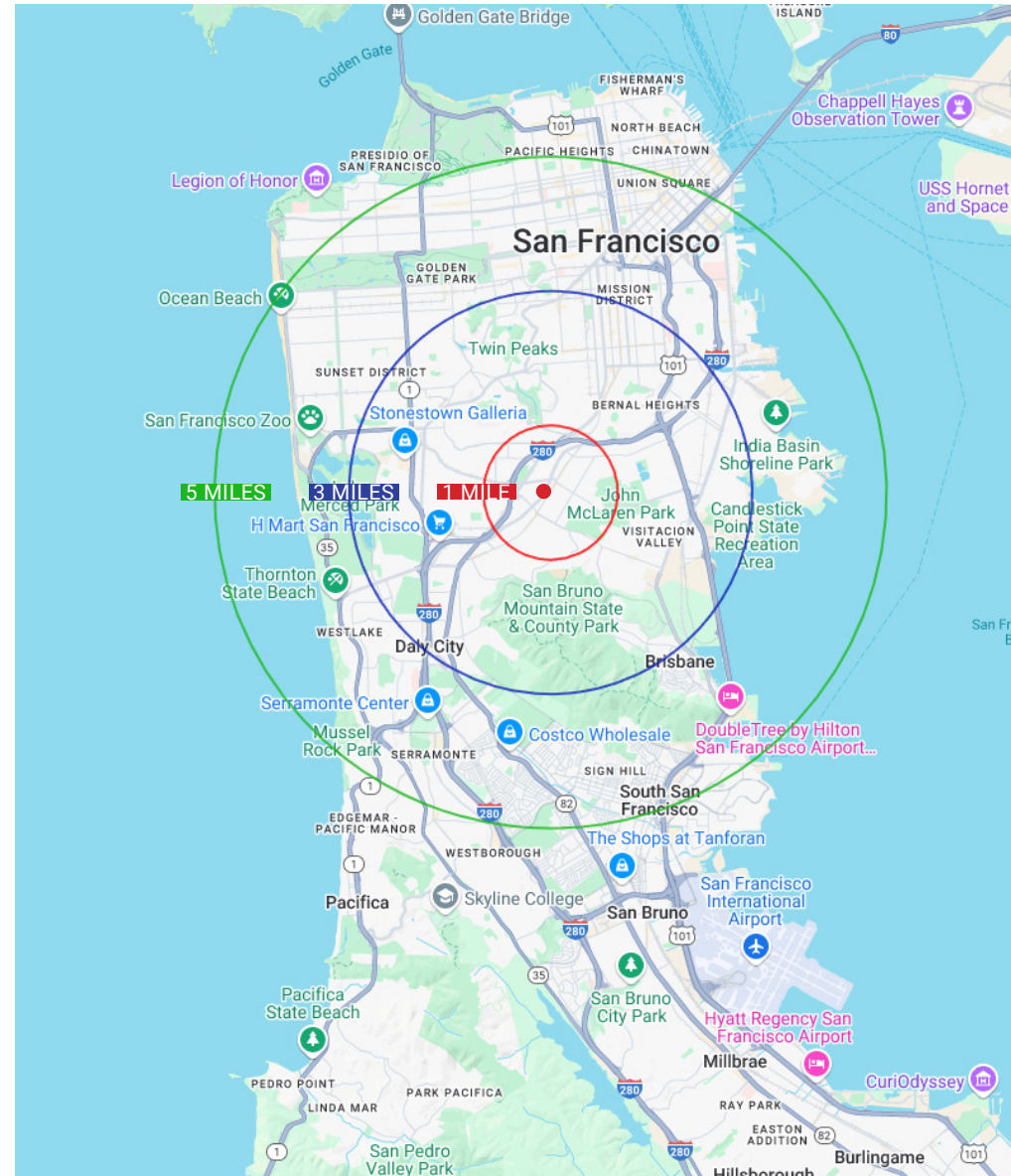
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	52,301	345,403	816,572
2029 Population	46,846	317,309	757,283
Pop Growth 2024-2029	-10.43%	-8.13%	-7.26%
Average Age	44	43	42
2024 Total Households	15,429	119,416	319,285
HH Growth 2024-2029	-10.94%	-8.48%	-7.66%
Median Household Inc	\$114,663	\$125,704	\$119,648
Avg Household Size	3.20	2.70	2.40
2024 Avg HH Vehicles	2.00	2.00	1.00
Median Home Value	\$1,070,538	\$1,083,229	\$1,083,959
Median Year Built	1948	1949	1952

Source: Loopnet



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