

# COMMERCIAL CONDOMINIUM FOR SALE

3701 GEARY BOULEVARD SUITE #102 | INNER RICHMOND  
SAN FRANCISCO, CA 94118



CELEBRATING  
**100 Years**

INCORPORATED | EST. 1922

**DAVID BLATTEIS**  
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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: \$450,000  
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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This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

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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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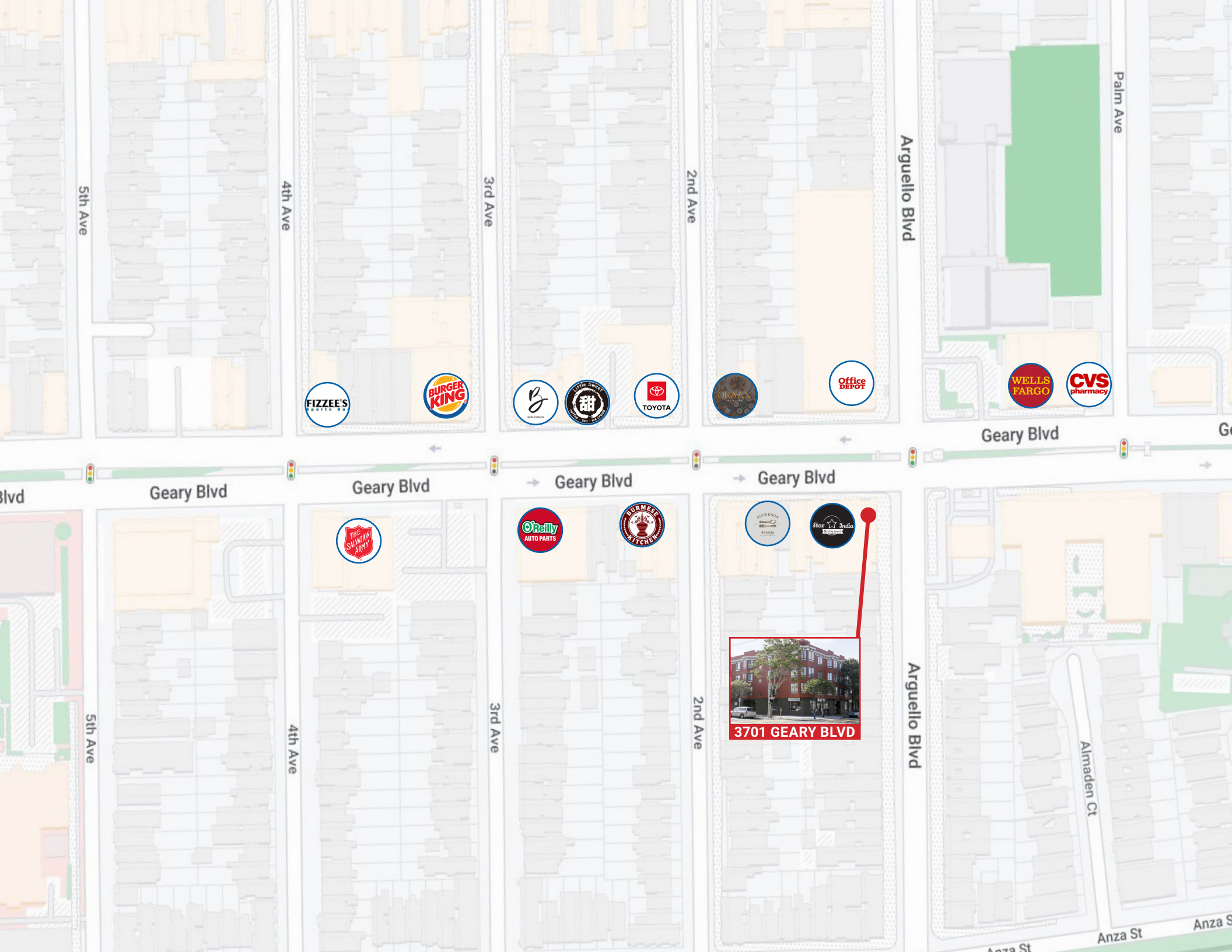
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5th Ave

4th Ave

3rd Ave

2nd Ave

Arguello Blvd

Palm Ave



Geary Blvd

Blvd

Geary Blvd

Geary Blvd

Geary Blvd

Geary Blvd



Arguello Blvd

5th Ave

4th Ave

3rd Ave

2nd Ave

Almaden Ct

Anza St

Anza St

Anza St