

NEW PRICE!

**CORNER COMMERCIAL BUILDING FOR SALE
4300-4304 18TH STREET, SAN FRANCISCO, CA 94114
CASTRO/UPPER MARKET**



INCORPORATED | EST. 1922

CELEBRATING
100 Years

JONATHAN BLATTEIS
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DRE #00812015

PROPERTY SUMMARY

This exceptional commercial property located at 4300-4304 18th Street a couple blocks away from San Francisco's famous Castro Street, offers an incredible investment opportunity. With its prime location, versatile layout, and a thriving neighborhood, this property is ideal for a passive or creative investor.

Currently occupied by the United States Postal Service, the building boasts a unique blend of historical charm and modern potential, offering a distinctive character that stands out in the neighborhood.

Please Do Not Disturb Tenant.

PROPERTY DETAILS:

Asking Price:	\$4,000,000 \$3,612,000
Cap Rate:	4.9% 5.7%
Property Type:	Commercial
Building Size:	±3,746 Sq Ft (Per Realquest)
Lot Size:	±3,528 Sq Ft (Per Realquest)
Cross Street:	Diamond Street
Year Built:	1918
APN:	2649-015



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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

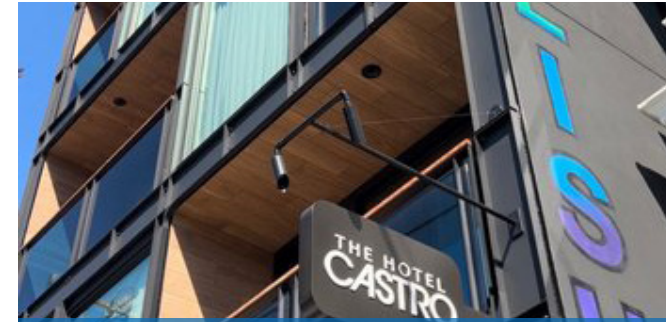
TOP DESTINATION FOR SHOPPING, DINING, AND ENTERTAINMENT!



VICO CAVONE



TAKARA SUSHI



HOTEL CASTRO



DEKI JEWELS



MOLLIE STONE'S MARKET



PASTA PANINO



THAI CHEF



LOCAL TAKE



BOTTLE BACCHANAL



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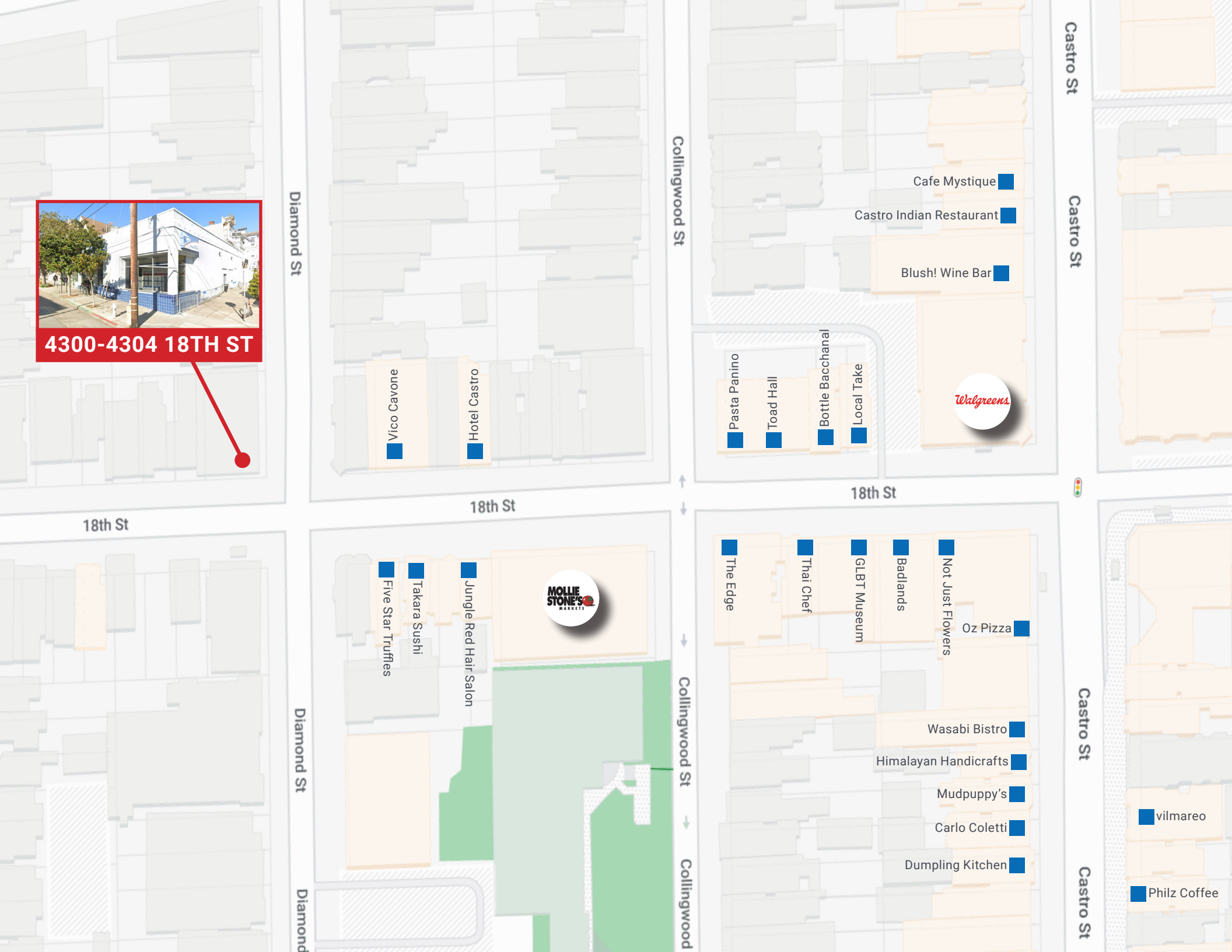
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4300-4304 18TH ST



Diamond St

Collingwood St

Castro St

Castro St

18th St

18th St

18th St

Diamond St

Collingwood St

Castro St

Diamond St

Collingwood St

Castro St

Vico Cavone

Hotel Castro

Pasta Panino

Toad Hall

Bottle Bacchanal

Local Take

Cafe Mystique

Castro Indian Restaurant

Blush! Wine Bar



Five Star Truffles

Takara Sushi

Jungle Red Hair Salon

The Edge

Thai Chef

GLBT Museum

Badlands

Not Just Flowers

Oz Pizza

Wasabi Bistro

Himalayan Handicrafts

Mudpuppy's

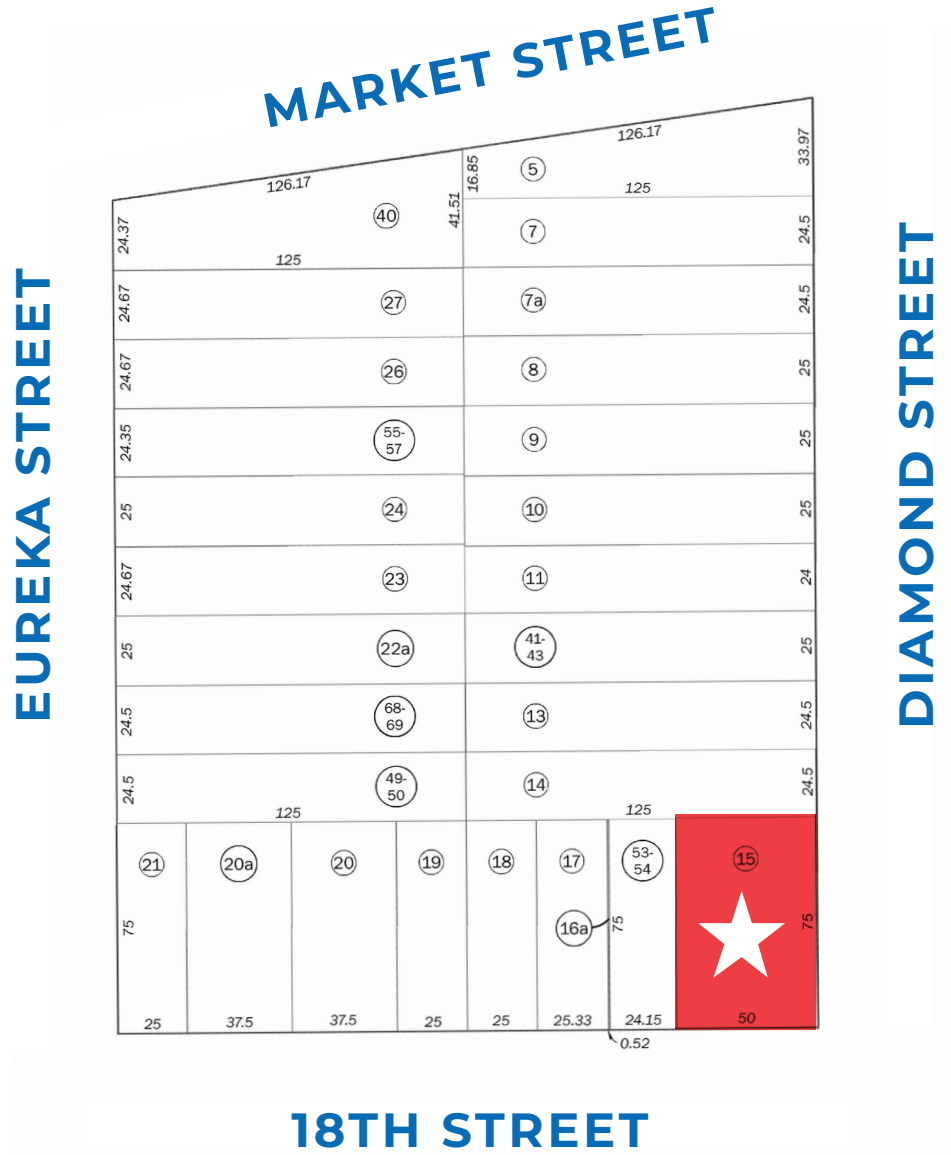
Carlo Coletti

Dumpling Kitchen

vilmareo

Philz Coffee

PARCEL MAP



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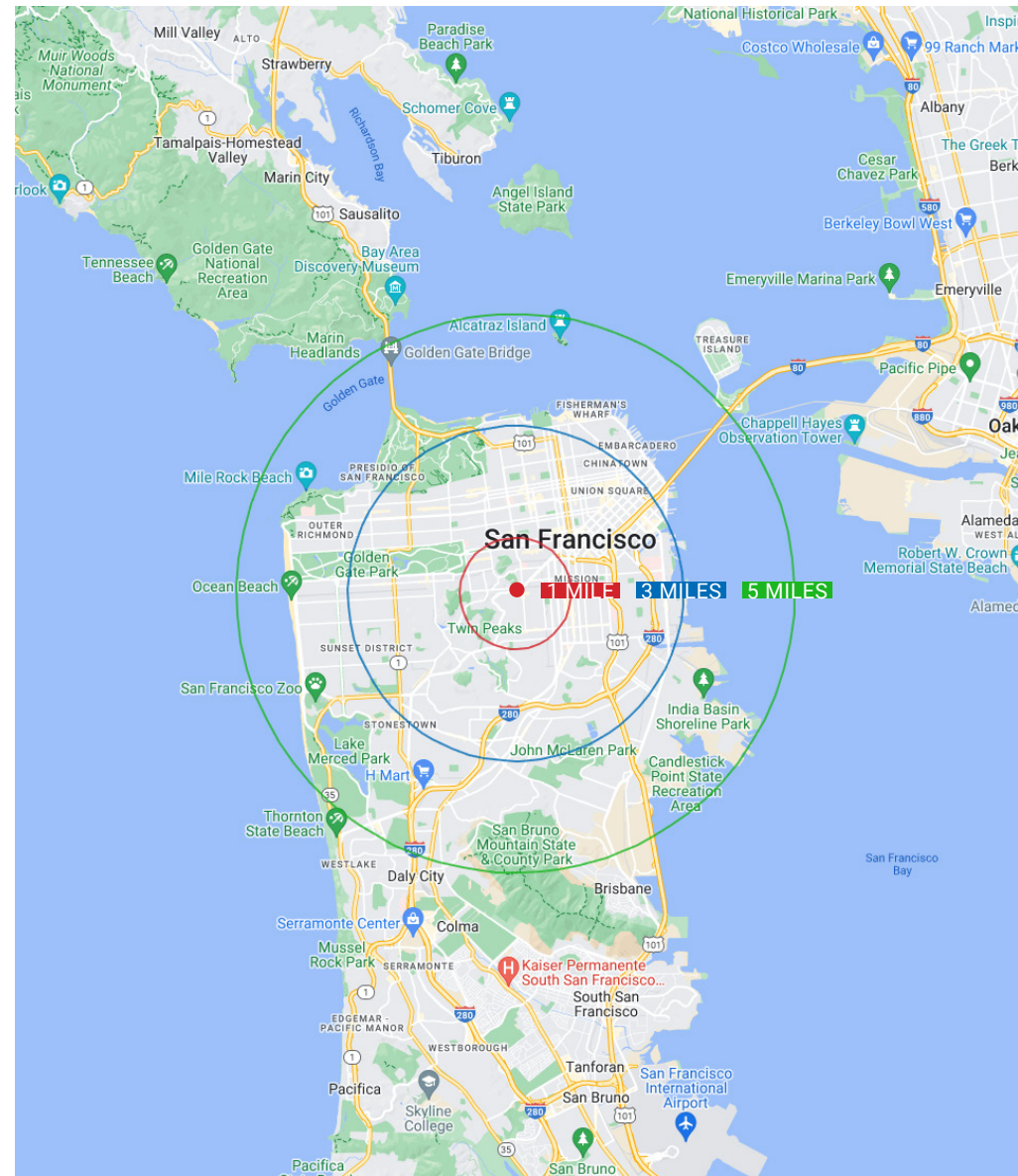
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Total Population	80,346	589,550	842,473
2028 Population	74,837	551,187	786,847
Pop Growth 2023-2028	6.86%	6.51%	6.60%
Average Age	42	42	42
2023 Total Households	40,067	267,236	355,849
HH Growth 2023-2023	7.37%	6.83%	6.86%
Median Household Inc	\$173,763	\$137,683	\$130,384
Avg Household Size	1.90	2.10	2.20
2023 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$1,082,090	\$1,089,168	\$1,076,007
Median Year Built	1947	1948	1949

Source: Loopnet



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