



Mission District Retail Building For Sale

2565 Mission Street

SAN FRANCISCO, CA 94110

COMPASS
COMMERCIAL

Get in touch

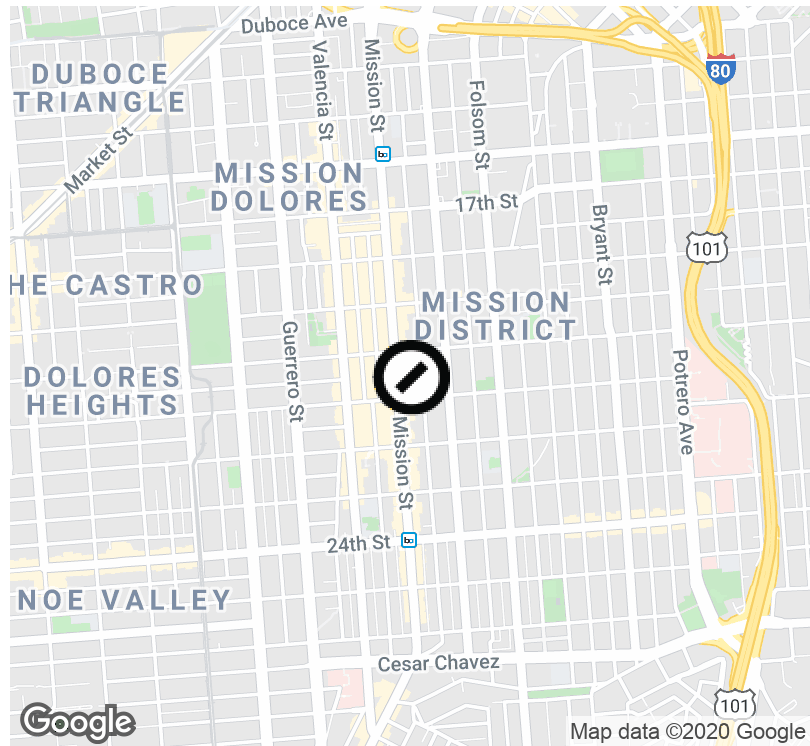
Davis Nguyen
Senior Vice President

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CalDRE #01509978

Executive Summary



Offering Summary

Sale Price:	\$3,600,000
Building Size:	+/- 8,460 SF
Price / SF:	\$426
Cap Rate:	4.0%
NOI:	\$180,960
Zoning:	NC-3
Height Limit:	65 X
Year Built:	1906

Property Overview

2565 Mission Street is a two-story building located in the vibrant Mission District of San Francisco. The building consists of approximately 8,460 square feet of restaurant, bar, and nightclub space. The ground floor consists of a full kitchen, bar area, dance floor, and ADA compliant restrooms. The mezzanine level overlooks the dance floor and consists of a full bar, restrooms, and back office. The building also contains a full lower level that houses a walk-in cooler and dry storage.

Property Highlights

- +/- 8,460 square feet
- Full Kitchen with Type 1 Hood
- Walk-In Cooler
- ADA Compliant Restrooms
- Full Basement
- Best Block in the Mission District

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Rent Roll

Tenant Name	Unit Number	Unit Size (SF)	Lease End	Annual Rent	% Of Building
Arena SF	Retail	8,460	2/9/2024	\$180,960 NN	100.0
Totals/Averages		8,460		\$180,960	

Additional Photos



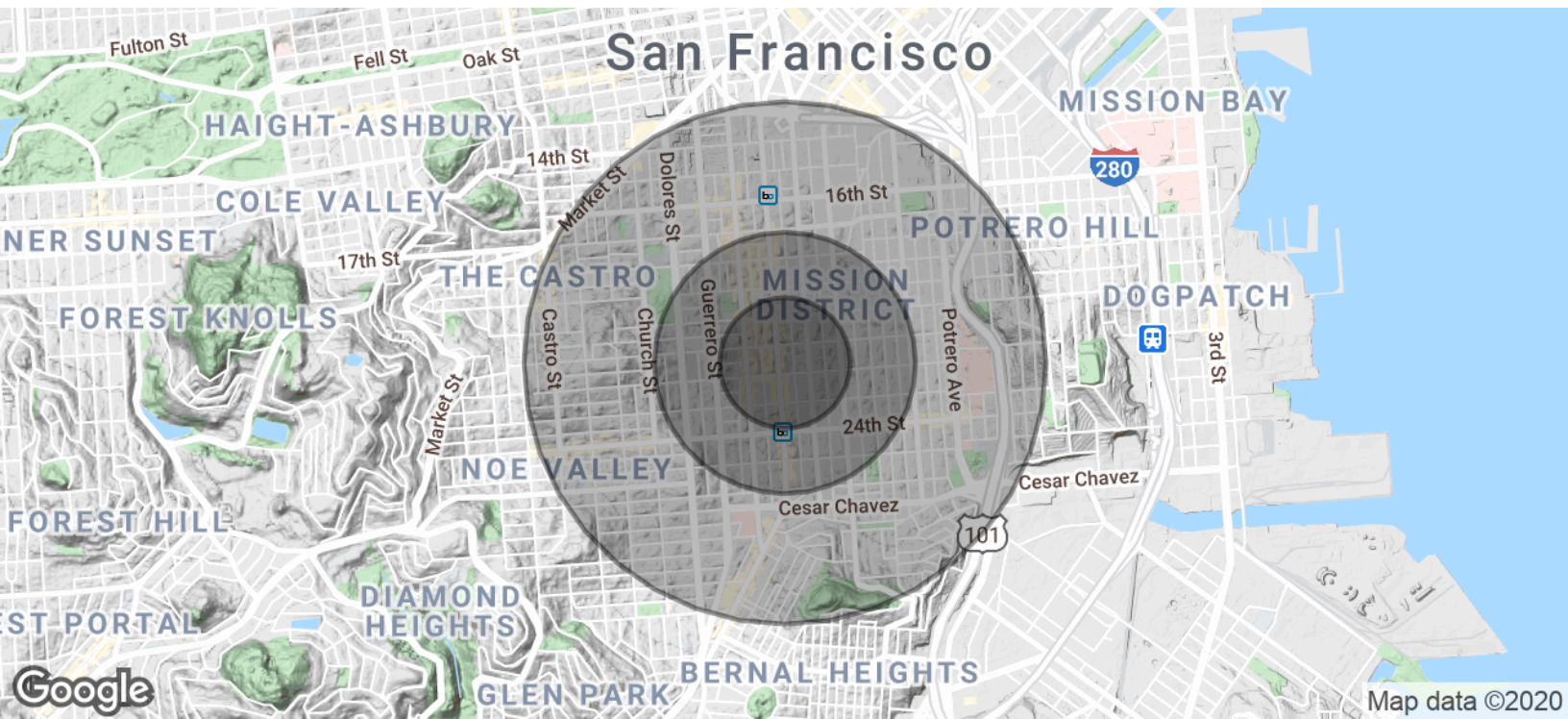
Additional Photos



Location Map



Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	8,405	31,005	91,643
Average age	32.9	33.3	35.5
Average age (Male)	33.6	33.9	35.9
Average age (Female)	32.3	32.9	35.0
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total households	3,142	12,207	38,392
# of persons per HH	2.7	2.5	2.4
Average HH income	\$81,911	\$94,363	\$105,286
Average house value	\$887,440	\$898,072	\$854,560

* Demographic data derived from 2010 US Census