



## 2816 Diamond Street aka Glen Park Station

Glen Park | San Francisco

**Price: \$3,100,000**

**John Antonini**

415.794.9510

[john@antoninisf.com](mailto:john@antoninisf.com)



**COMPASS  
COMMERCIAL**



## PROPERTY OVERVIEW

List Price: \$3,100,000

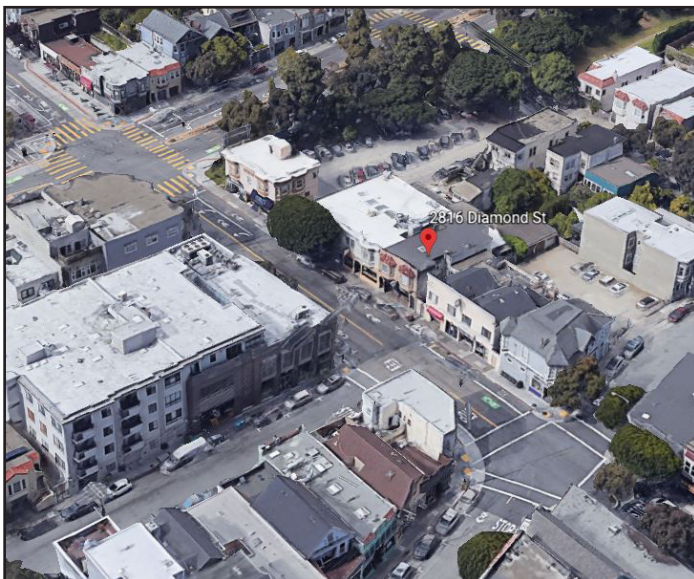
### 2816 DIAMOND STREET

Year Built	1926
Parcel Number	6744-020
# of Units	Two (2)
Unit Mix	1 x 5 room-2.5ba 1 x Commercial (Bar)
Parking	None
Sq.Feet <sup>1</sup>	3,792 sq/ft
Lot Sq. Feet <sup>1</sup>	2,230 sq/ft (28'x80')
Neighborhood	Glen Park
Zoning	NC-2

1-Per SF Prop. Info Map

### STRUCTURE + SYSTEMS

Electric Meters	Two (2)
Gas Meters	Two (2)
Water Meters	One (1)
Water Heaters	Two (2)



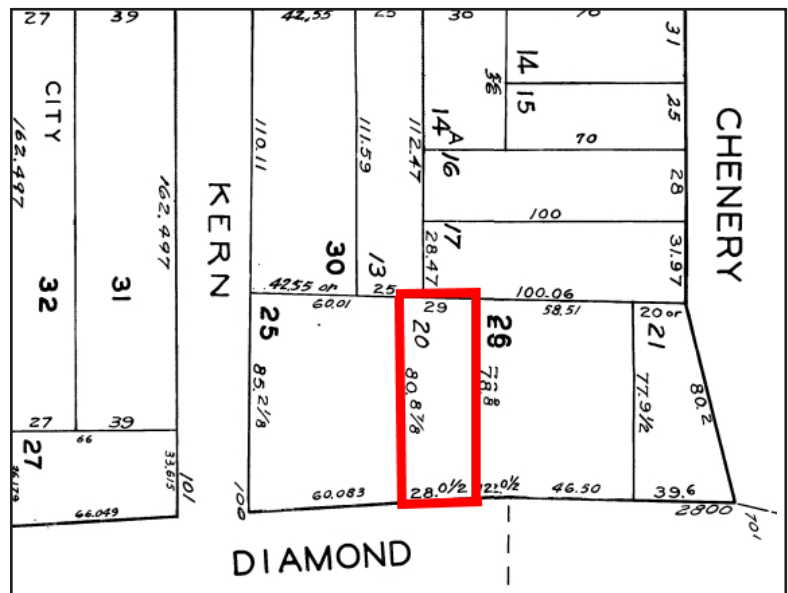
2816 Diamond Street is a two unit building which has been the home of "Glen Park Station" bar since 1926. The offering includes the building (2 units), the business, and the liquor licenses which are a Type 48 (on premise liquor sales) and Type 21 (off premise (to go) sales). There is no requirement to sell food under either of these licenses.

The lower level aka "The Station" or "GPS" (approx 1,831 sq/ft) features a long bar which fits 25+ stools and a timeless wood back bar. There is a "Dart Room" in the rear and an outdoor patio.

The upper unit (approx 1,627 sq/ft) is comprised of 5 rooms, 2.5 bathrooms, and a large kitchen. The flat is currently rented by the room. 3 of 5 rooms will be delivered vacant.

2816 Diamond Street offers investors the opportunity to buy a cash-flowing property with a seasoned business, that is also a part of SF history.

### PARCEL MAP



Listed by: John Antonini 415.794.9510

**2816 DIAMOND STREET**



## Financial Summary

	Current
Price: (1)	\$3,100,000
Number of Units:	2
Square Feet	3,792
Cap Rate: (2)	5.01%

## Annualized Operating Data

	Current
Scheduled Gross Income	\$162,000
Less 3% Vacancy Rate:	(\$4,860)
Gross Operating Rate:	\$157,140
Less Expenses: (2)	\$0
Net Operating Income (NOI):	\$157,140

(1) Allocation of sales price between business and real estate to be negotiated between buyer and seller

(2) Cap Rate and Net Income assume \$9,000 Triple Net (NNN) lease with the bar





## Rent Roll

Unit	Unit Type	Rent	Notes
Glen Park Station	Bar	\$9,000	Business will be delivered with no existing lease in-place
Apartment	5 room-2.5 ba	\$4,500	2/5 occupied rooms pay \$878 + \$ 745
<b>Total Monthly Income</b>		<b>\$13,500</b>	
<b>Total Annual Income</b>		<b>\$162,000</b>	

## Estimated Expenses

	Current	Notes
Property Taxes	\$36,053	Based on new sales price
Insurance	\$3,011	2019
Utilities	\$7,788	2019
<b>Total Annual Expenses:</b>	<b>\$46,852</b>	



## PROPERTY PHOTOS



Listed by: John Antonini 415.794.9510

**2816 DIAMOND STREET**



## PROPERTY PHOTOS



Listed by: John Antonini 415.794.9510

**2816 DIAMOND STREET**



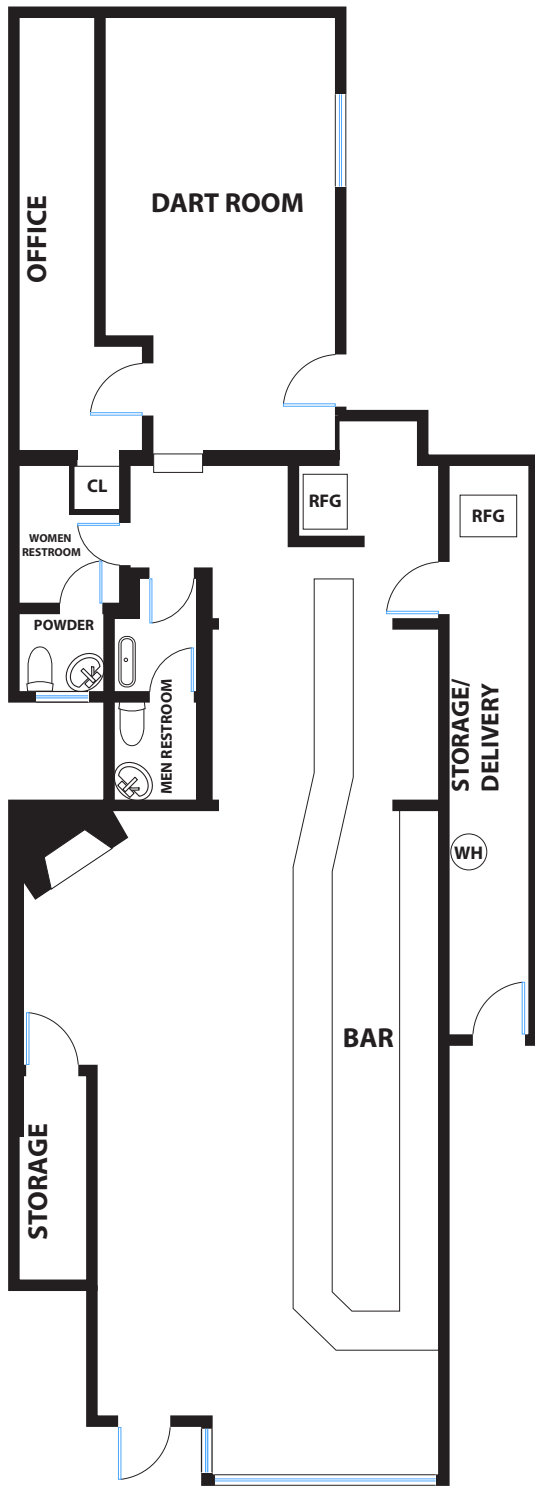
NEIGHBORHOOD





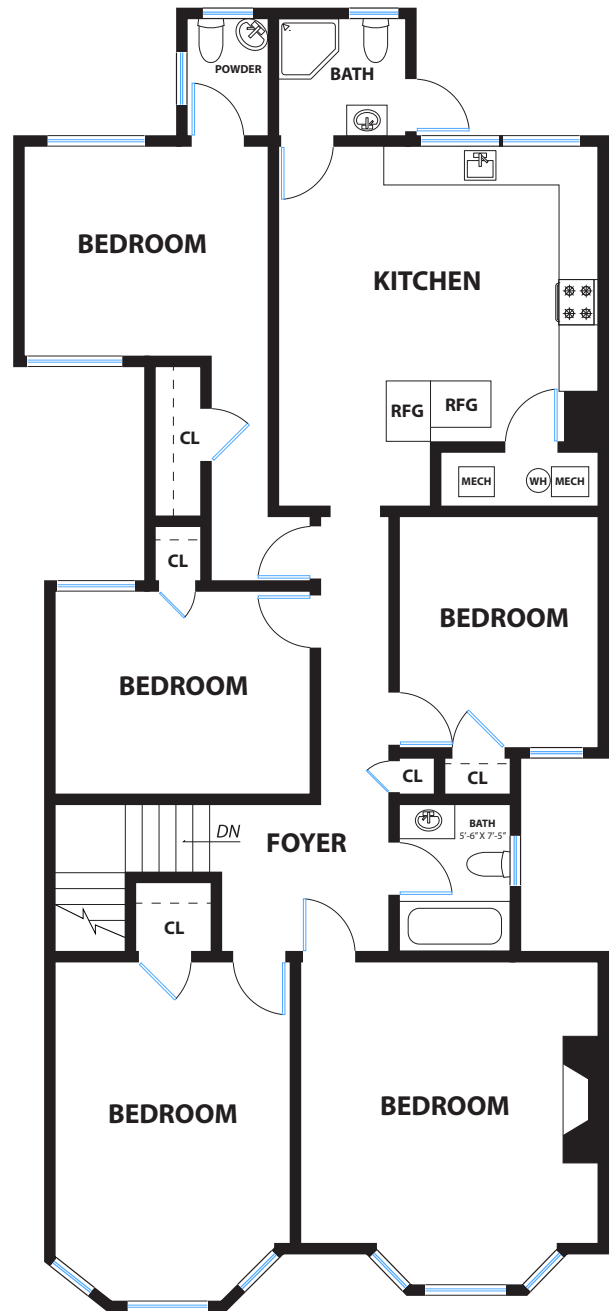
# FLOOR PLANS

**Bar**  
1,831 sq/ft (est)

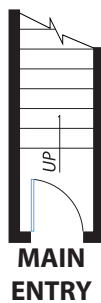


LOWER FLOOR

**Upper Flat**  
1,627 sq/ft (est)



MAIN FLOOR



\*\*Floor plans are estimates and should be verified by the buyer.



# 2816 DIAMOND STREET

## COMPASS COMMERCIAL



The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site. The Offering Memorandum was prepared by Compass. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers. In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents. The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein. The owner and Compass expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass is not authorized to make any representations or agreements on behalf of the owner.



**JOHN ANTONINI** Lic# 01842830

Senior Vice President  
Mobile: 415.794.9510  
[john@antoninif.com](mailto:john@antoninif.com)  
[www.antoninif.com](http://www.antoninif.com)