COMPASS
COMMERCIAL



4200 18TH STREET SAN FRANCISCO CA 94114

± 8,035 SQUARE FOOT MIXED-USE MEDICAL OFFICE/RETAIL BUILDING FOR SALE

EXCLUSIVELY LISTED BY:

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TABLE OF CONTENTS

03 Executive Summary

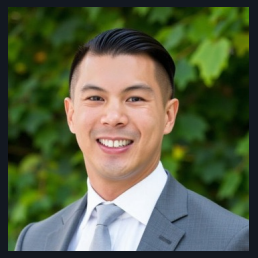
04 Rent Roll

05 Financial Summary

06 Location Map

07 About the Neighborhood

08 Property Photos



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COMPASS COMMERCIAL

EXECUTIVE SUMMARY

4200 18TH STREET
San Francisco CA 94114

Offered at $4,150,000

APN	2648-052
Building SqFt	± 8,035
Lot SqFt	± 3,750
Total Units	Ten (10)
Unit Mix	9 Office Units, 1 Retail Unit, 6 Parking Spaces
Year Built	1967
Zoning	NCD - Castro Street

Compass Commercial is pleased to present 4200 18th Street, a ±8,035 SF medical office building at the corner of 18th and Collingwood Streets in San Francisco's Castro neighborhood.

The building was built in 1967 on a ±3,750 SF corner lot. It has nine office suites, one ground floor retail unit that is being operated as a deli, and six garages. The property sits one block off the Castro Street commercial corridor, a short walk from Castro Muni Metro station and less than a mile from CPMC's Davies Campus.

INVESTMENT HIGHLIGHTS

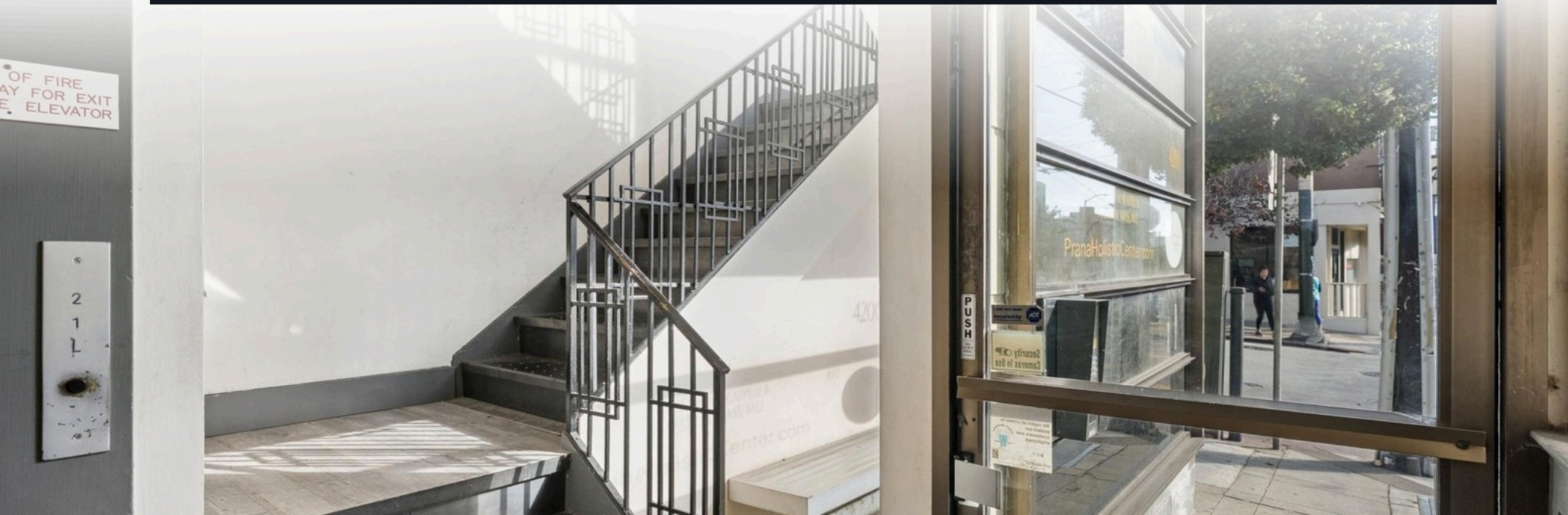
- Corner medical office building at 18th & Collingwood, in the heart of the Castro
- ±8,035 SF building on a ±3,750 SF lot
- Offered at $4,150,000: $516/SF
- Diversified rent roll: 9 office suites, a ground-floor retail space
- Six on-site parking spaces
- Zoning: Castro Street NCD
- Transit-served and walkable: one block from Castro Street, a short walk to Castro Muni Metro
- Close to CPMC Davies Campus, supporting medical office demand



RENT ROLL

UNIT	TYPE	CURRENT RENT	MOVE-IN DATE	LEASE EXPIRATION	OPTION TO EXTEND
101	Office	$3,300	08/20/2012	09/30/2027	None
102	Office	$3,350	12/01/2025	11/30/2027	None
103	Office	$2,700	—	—	—
104	Office	$2,300	03/01/2024	MTM (exp. 02/28/2026)	None
201	Office	$2,800	02/01/2026	01/31/2027	None
202	Office	$3,200	11/23/2018	MTM (exp. 11/23/2021)	None
203	Office	$2,400	04/01/2024	MTM (exp. 03/31/2026)	None
204	Office	$2,900	—	01/31/2027	None
205	Office	$1,000	03/01/2024	MTM (exp. 02/28/2025)	None
Deli / Store	Retail	$4,000	—	—	—
Garage 1	Parking	$375	—	—	—
Garage 2	Parking	$375	—	—	—
Garage 3	Parking	$375	—	—	—
Garage 4	Parking	$375	—	—	—
Garage 5	Parking	$500	—	—	—
Garage 6	Parking	$500	—	—	—

Total Monthly Rental Income	**$30,450**
Total Annual Rental Income	**$365,400**



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA	
Scheduled Gross Income	$365,400
Less Vacancy Rate (5%)	($18,270)
Gross Operating Income	$347,130
Less Expenses (24.2%)	($88,501)
Net Operating Income	$258,629
Cap Rate	6.2%
GRM	11.4
Asking Price	$4,150,000

ESTIMATED EXPENSES	
New Property Taxes (est. @ 1.1801%)	$48,974
Insurance	$11,298
PG&E	$3,240
Water	$3,600
Garbage	$7,800
Management (3%)	$10,962
Repairs & Maintenance	$2,627
Total Est. Expenses	**$88,501**





LOCATION MAP

1. Mollie Stone's Market
2. GLBT Historical Society Museum
3. Spike's Coffee & Teas
4. Starbucks
5. Philz Coffee
6. Castro Theatre
7. Twin Peaks Tavern
8. Cliff's Variety
9. Harvey's
10. Fable
11. Swirl on Castro
12. Anchor Oyster Bar
13. Eureka Valley Rec Center
14. Most Holy Redeemer Church
15. Orphan Andy's
16. Frances
17. Castro Muni Station
18. Poesia
19. Reveille Coffee
20. Kasa Indian Eatery
21. Marcello's Pizza
22. Castro Fountain
23. Thai House Express
24. Super Duper Burgers
25. La Méditerranée

Commute Times

Castro Muni Station **5 mins** on foot
CPMC Davies Campus **5 mins** by car
Financial District **20 mins** by Muni Metro
Golden Gate Bridge **25 mins** by car
SFO Airport **25 mins** by car

ABOUT THE NEIGHBORHOOD

WELCOME TO THE CASTRO

The Castro is one of San Francisco's most iconic and vibrant neighborhoods, known for its rich cultural history, lively commercial corridors, and strong neighborhood identity. Centered around Castro Street, the neighborhood features a diverse mix of independent retailers, restaurants, cafés, bars, entertainment venues, and neighborhood-serving businesses. Its walkable streets, historic architecture, and established residential community contribute to a distinctive urban atmosphere that attracts both locals and visitors.

The neighborhood benefits from convenient public transportation, including Muni Metro and multiple bus lines, providing connections to Downtown San Francisco and surrounding neighborhoods. With an active dining and nightlife scene, year-round community events, and a well-established reputation as a cultural destination, the Castro remains one of San Francisco's most recognizable and dynamic neighborhoods.






MAK
MEDICAL BUILDING
GASTRO DPC
HEALING REALMS
DANIELA FREDA ACUPUNCTURE
MADELINE BORN MASSAGE
IN CASE OF FIRE
USE STAIRWAY FOR EXIT
DO NOT USE ELEVATOR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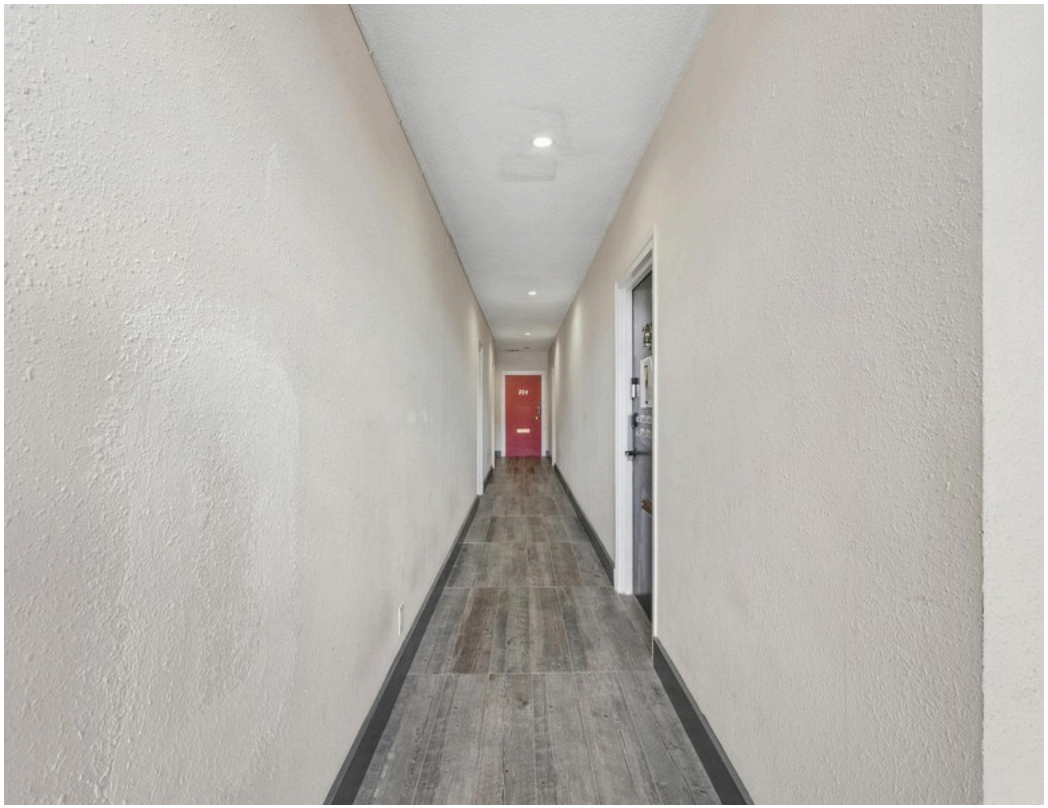

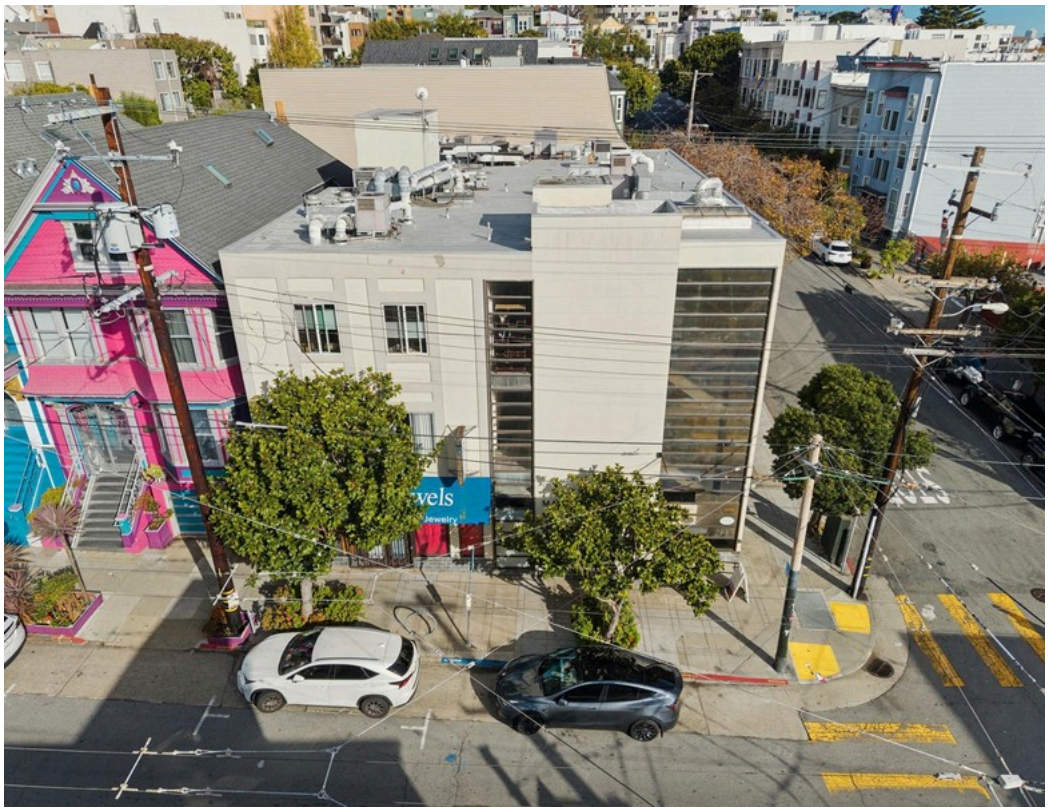


MOLLIE STONE'S




STOP

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial - San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.

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