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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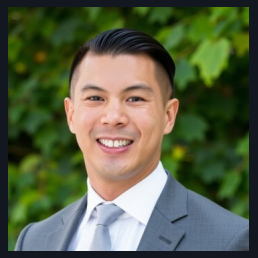
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# EXECUTIVE SUMMARY

## 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** | 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

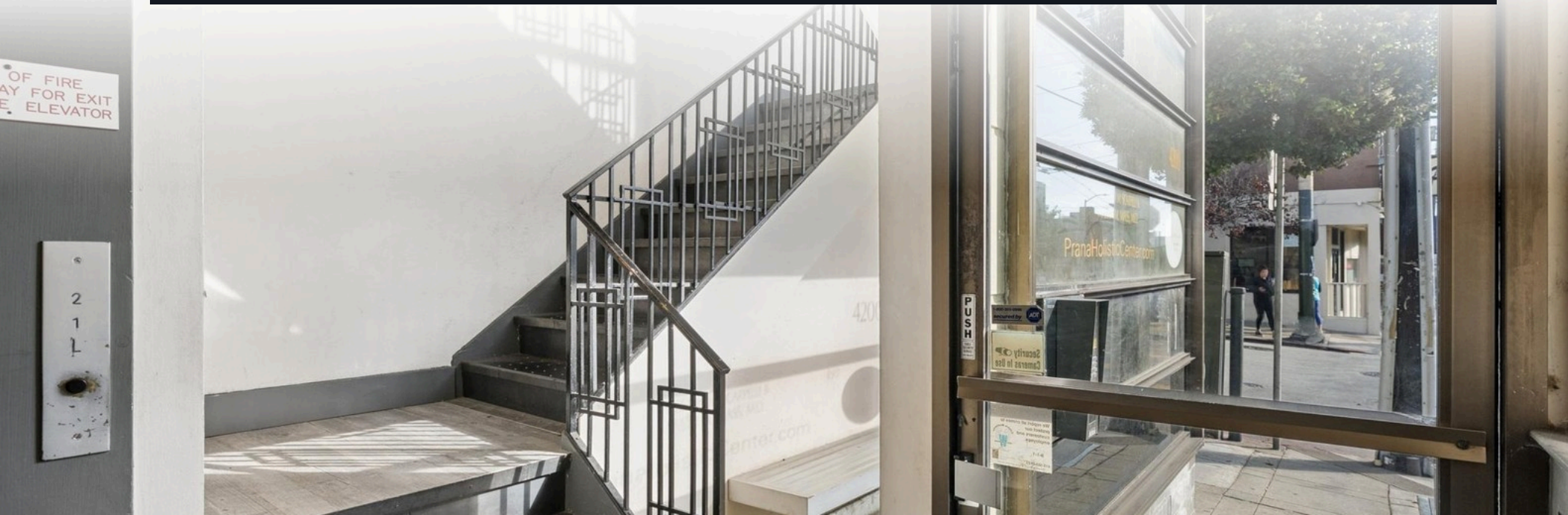
- Corner medical office building at 18th & Collingwood, in the heart of the Castro
- ±8,035 SF building on a ±3,750 SF lot
- Offered at $4,150,000: $516/SF
- Diversified rent roll: 9 office suites, a ground-floor retail space
- Six on-site parking spaces
- Zoning: Castro Street NCD
- Transit-served and 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 | $3,150 | 08/20/2012 | MTM (exp. 09/30/2026) | None |
| 102 | Office | $3,250 | 12/01/2025 | 11/30/2026 | 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** | **$30,200** |
| **Total Annual Rental Income** | **$362,400** |



# FINANCIAL SUMMARY

| ANNUALIZED OPERATING DATA | |
|---|---|
| Scheduled Gross Income | $362,400 |
| Less Vacancy Rate (5%) | ($18,120) |
| Gross Operating Income | $344,280 |
| Less Expenses (24.4%) | ($88,411) |
| Net Operating Income | $255,869 |
| Cap Rate | 6.2% |
| GRM | 11.45 |
| 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%) | $10,872 |
| Repairs & Maintenance | $2,627 |
| **Total Est. Expenses** | **$88,411** |











# 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.

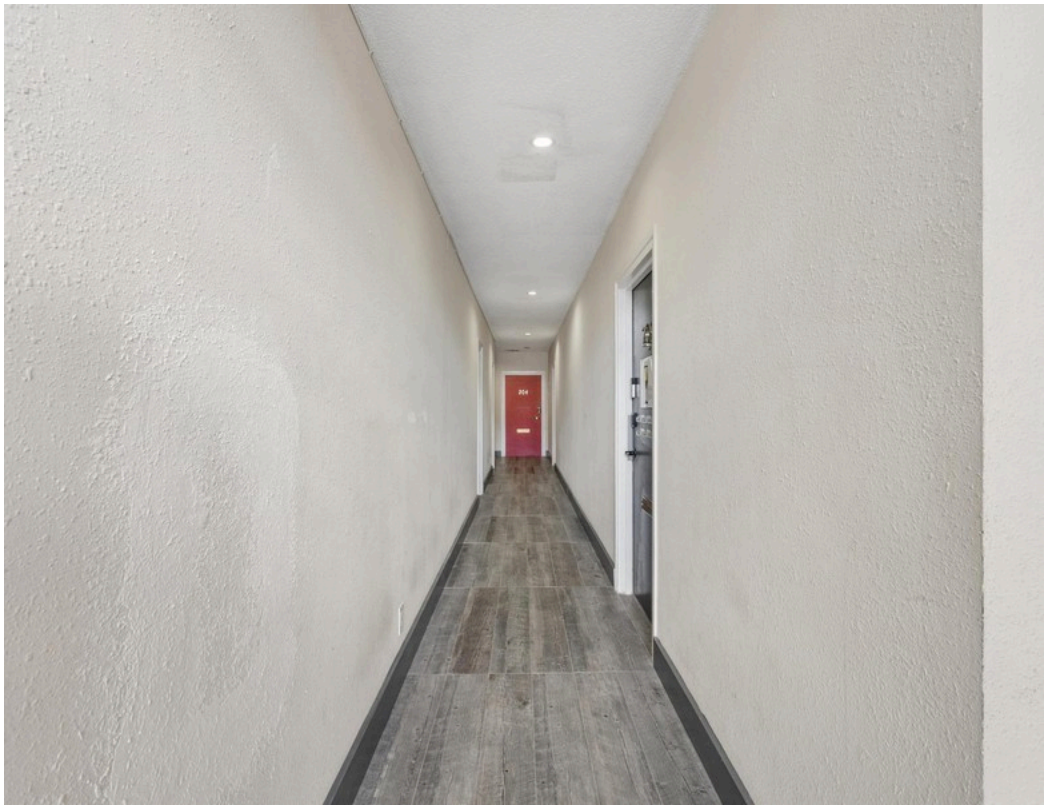
The neighborhood benefits from convenient public transportation, including Muni Metro and multiple bus lines, providing connections to Downtown San Francisco and surrounding neighborhoods. With an active dining and nightlife scene, year-round community events, and a well-established reputation as a cultural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

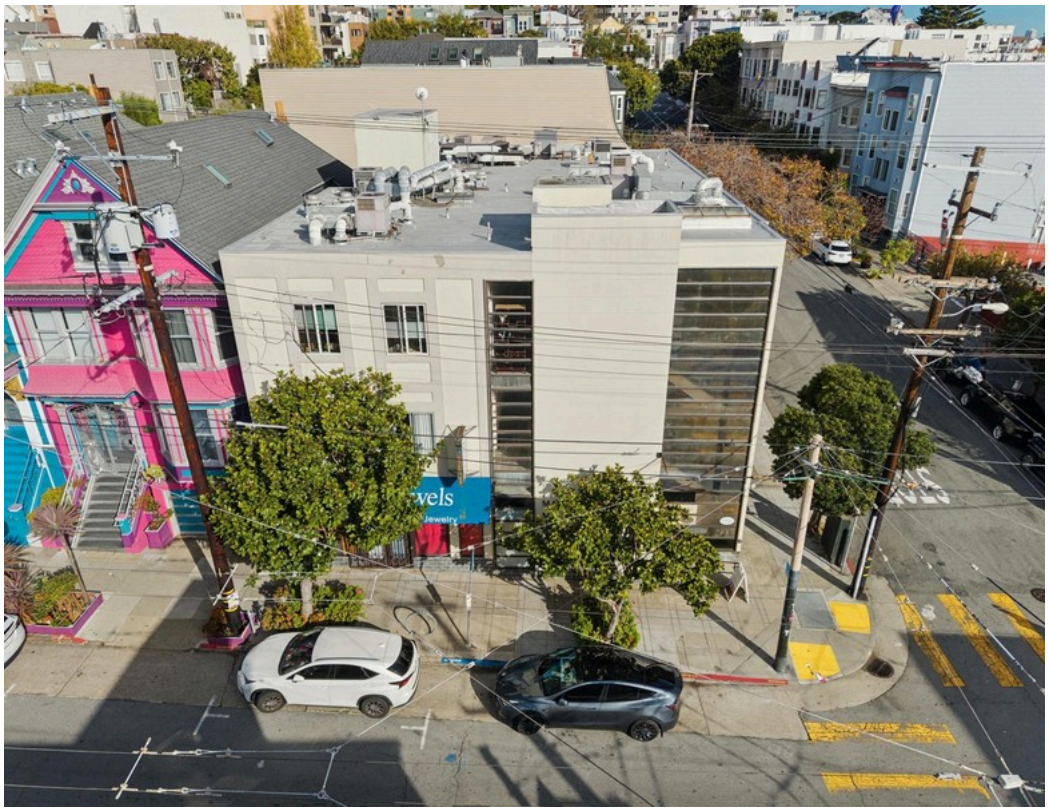





MAK
MEDICAL BUILDING
GASTRO DPC
HEALING REALMS
DANIELA FREDA ACUPUNCTURE
MADELINE BORN MASSAGE
IN CASE OF FIRE
USE STAIRWAY FOR EXIT
DO NOT USE ELEVATOR


201






MOLLIE STONE'S




STOP

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