

FOR SALE

2 GEARY ST.

UNION SQUARE



TCP
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COMMERCIAL PARTNERS

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Watch the
Video Tour



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Location, location, location.

2 Geary is situated on a prime downtown corner of Union Square, one of the world's most famous shopping districts.

2 Geary Street is a 3,080 RSF office and retail mixed-use property on the prominent corner of Kearny and Geary. The property has fantastic exposure to Market Street - San Francisco's most heavily trafficked corridor by foot and public transportation. It is surrounded by the richest retail shopping experience in all of San Francisco, Union Square. The Financial District, Yerba Buena, and SOMA are just steps away, making it a convenient location for many of Downtown San Francisco's workforce and residents. Montgomery Street BART is less than a block away from the property.

The ground floor retail space features wraparound corner frontage with bright floor to ceiling height windows. There is also a lower level storage room accessible from this ground floor retail unit. A unique spiral staircase leads up to three floors of office and retail space.

Offered At

\$4,299,000

Property Highlights



Outstanding Union Square Location with Market Street Facing Frontage



Within Walking Distance to Financial District, SOMA, and Yerba Buena



Full-Building Owner/User Potential

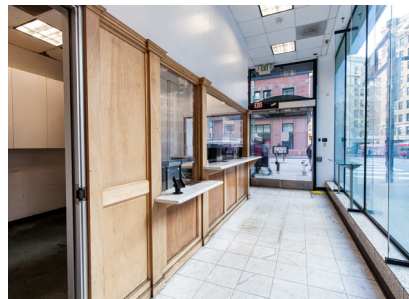
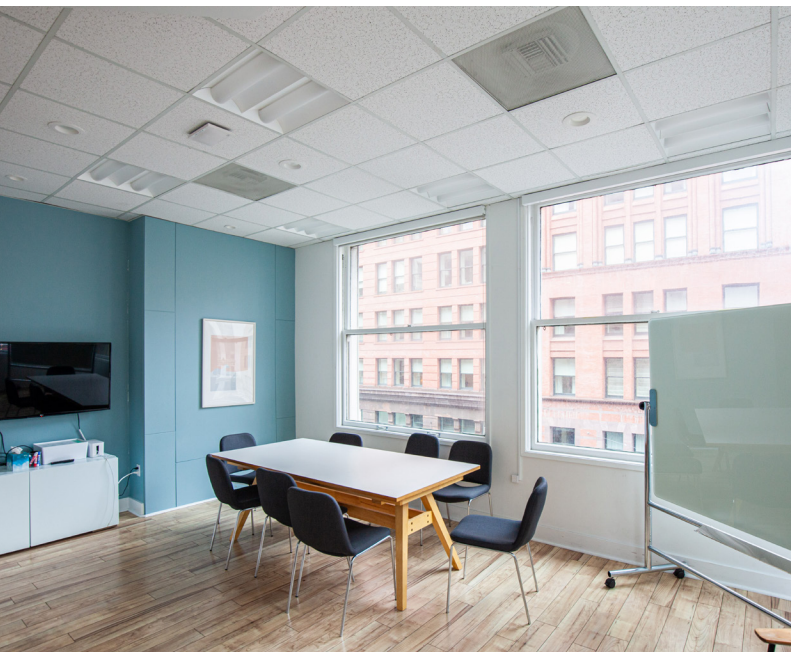
Property Overview

Property Type	Mixed-Use
Sub Type	Retail/Office
APN	0310-006
Building RSF	+/-3,080
# of Stories	4
Lot SF	+/-648
Year Built	1908

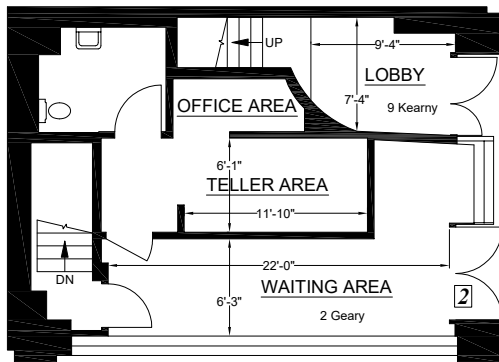


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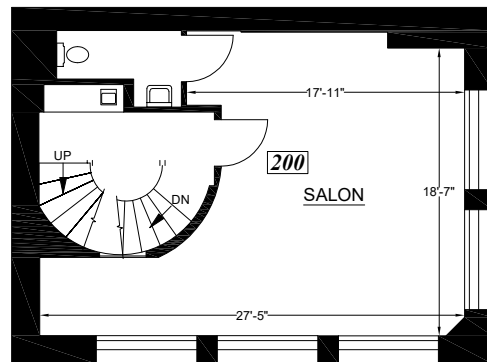
Contact Us
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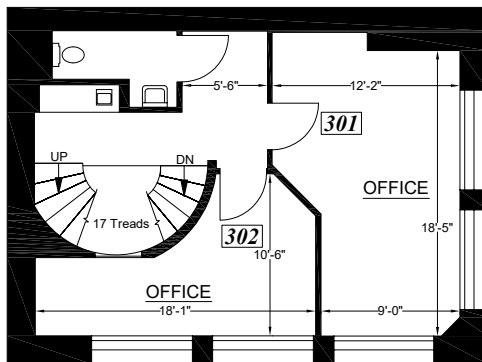
Floor Plans + BOMA Measurements



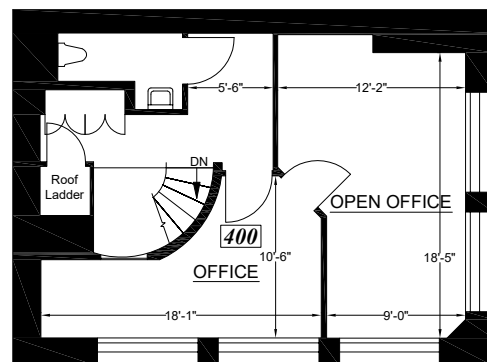
First Floor - 540 SF



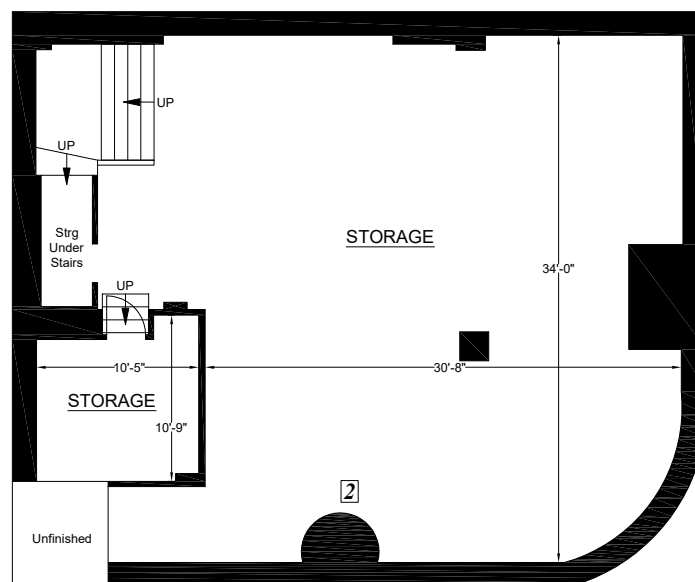
Second Floor - 493 SF



Third Floor - 492 SF



Fourth Floor - 503 SF



Lower Level/Storage - 1,364 SF

Proforma Financial Analysis

Rent Roll

Unit	Type	Rent/SF	Proforma	Notes
BSMT	Storage	\$15.00	\$20,460.00	Vacant
FLR1	Retail	\$155.56	\$84,000.00	Vacant. Assumes NNN Lease
FLR2 (Salon)	Retail	\$92.80	\$45,751.32	Occupied
FLR3	Office	\$64.00	\$31,488.00	Vacant
FLR4	Office	\$64.00	\$32,192.00	Vacant
Annual Rents			\$213,891.32	

Other Income	Proforma	Notes
Billboard	\$5,200.00	
CAM	\$14,704.03	NNN's from Retail

Annual Income	\$233,795.35
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Unit Mix

Unit Type	Count	% Total	Proforma
Storage (BSMT)	1	20%	\$20,460.00
Retail	2	40%	\$64,875.66
Office	2	40%	\$31,840.00
Totals	5	100%	\$213,891.32

Income

Income Summary	Proforma	Notes
Gross Scheduled Income (Rents)	\$213,891.32	Includes Market Rents for Vacant Units
Other Income	\$19,904.03	Includes CAM and Billboard
Total Scheduled Income	\$233,795.35	
Vacancy Reserve	\$(10,694.57)	5% of Rents
Effective Gross Income	\$223,100.79	

Expenses

Expense Summary	Proforma	Exp/Unit	Exp/SF	Notes
Property Taxes	\$(50,835.03)	\$(10,167.01)	\$(16.50)	1.1824% of Price
Special Assessments	\$(822.42)	\$(164.48)	\$(0.27)	Treasurer's Office
Insurance	\$(3,500.00)	\$(700.00)	\$(1.14)	Commercial Coverage Quote
Utilities	\$(3,600.00)	\$(720.00)	\$(1.17)	\$300/Month
Repairs & Maintenance	\$(3,750.00)	\$(750.00)	\$(1.22)	\$750/Unit
Property Management	\$(11,155.04)	\$(2,231.01)	\$(3.62)	5% of Gross Income
Gross Expenses	\$(73,662.49)	\$(14,732.50)	\$(23.92)	

Expense % of Gross Income	33%
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Model Used	Proforma	Price/Square Foot	\$1,396
Sales Price	\$4,299,000	Year Built	1908
CAP	3.48%	Lot Size SF	+/-684
Net Operating Income	\$149,438.30	Building Size SF	+/-3,080



Subject Property



2 Geary Street

BART
ba



Micros

Square



Uber



airbnb



Adobe

Central Subway

Deloitte

salesforce

salesforce
transit
center

instacart

GAP

Sutter
Health



BANK OF AMERICA

WELLS
FARGO

pwc



FERRY
BUILDING

Union Square - The Premier Retail District in San Francisco.

Without a doubt, Union Square is the center of retail, hotels, and theater in San Francisco. Flagship storefronts and boutique clothiers line the streets of Union Square with the hottest fashion designs, trendy electronic gadgets, and dazzling displays of jewelry. As such, Union Square attracts residents and tourists from all over the Bay Area and the world who value an outstanding shopping, dining, and recreation experience.

Besides retail, office is also a large contingent of tenants in Union Square with notable names like Twitch (Amazon), Figma, Medium, Xero, McKesson Corporation, Stitchfix, Coblenz Patch Duffy & Bass LLP., Opentable, and many more. They are attracted to the same convenience that brings shoppers to the district.

Soon enough, it will be even more convenient to visit Union Square; MUNI's Central T subway extension is slated to open mid to late 2022. The new light rail line connects the growing southeastern neighborhoods of San Francisco such as the Bayview District and Potrero Hill with Union Square.

Major Retail and Office Tenants Nearby

Retailers



Office Tenants





Subject Property



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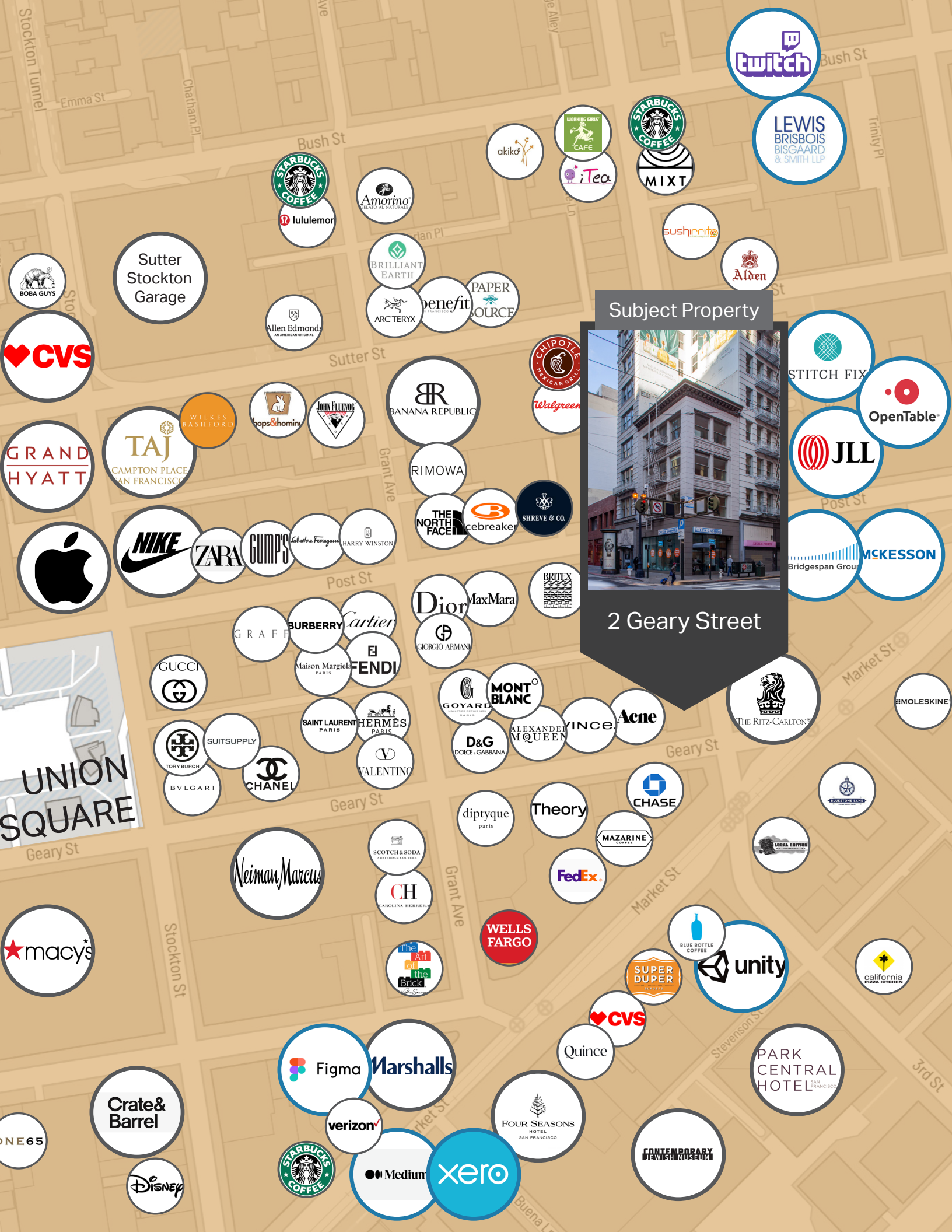


Subject Property



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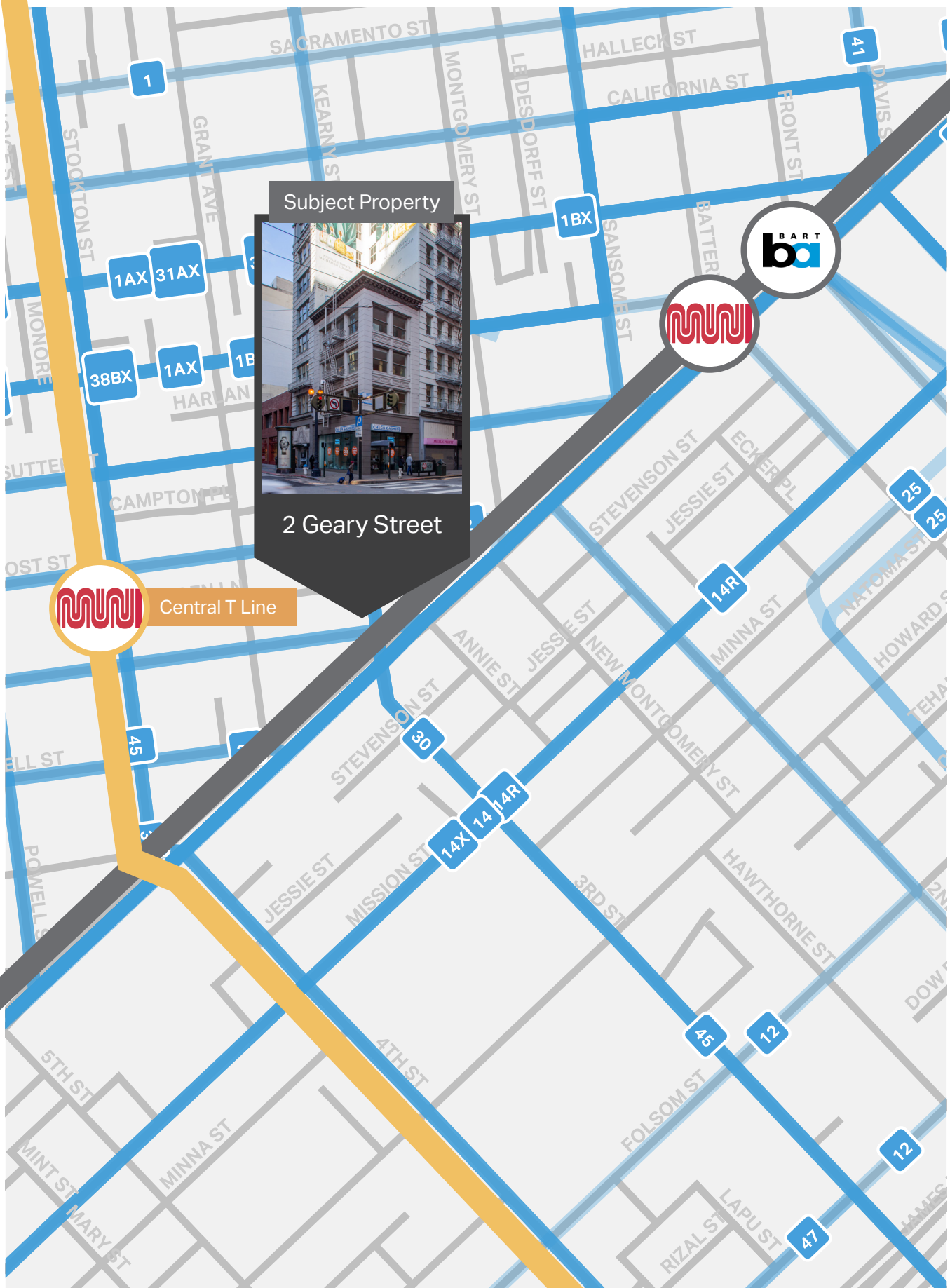
MARKET STREET



Subject Property



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