



# 1221 MISSION

SAN FRANCISCO, CALIFORNIA

**MAJOR PRICE REDUCTION**

**maven**  
INVESTMENT SALES





1221

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DRE #01878802





# FINANCIAL ANALYSIS

1221 MISSION STREET

## FINANCIAL SUMMARY

Price	\$1,750,000
Asking Rent	\$3.00 (NNN)
Asking Price/PSF	\$650
Projected Annual Rent (\$3.00/PSF NNN)	\$96,876
Projected CAP Rate	5.5%



# 1221 MISSION

1221 Mission Street is a unique opportunity to acquire a full single-tenant building in the Heart of SOMA District. This entirely concrete building is ideal for both owner-users and investors alike looking for a desirable office building in San Francisco's top tech neighborhood. Currently, the building is occupied by Webcor Construction until the middle of 2021, which provides the potential for SBA financing for owner users as well as strong credit tenant for interested investors.

Additionally, this building is situated conveniently between multiple city-owned properties which provide future upside. Lastly, this building is within close proximity to all public transit including BART & Muni as well as City Hall, Bill Graham, Blue Bottle Coffee, SFJazz, Cadillac Bar & Grill, Davis Symphony Hall, Sizzling Pot King, Cala, Coffee Culture, Peet's Coffee, and much more ...

## FEATURES

- 2,093 SF + 599 SF Mezzanine
- Single Tenant Building
- 16 Foot Ceilings
- Finished Concrete Floors
- Exposed concrete walls
- Abundant Sunlight/Skylights
- Heating and A/C
- 2 Private Accessible Bathrooms
- Kitchenette with Full Fridge
- Mezzanine Executive Office
- Ample Gas and Electric
- SBA Financing Potential









Howard Street

Mission Street

Cellarmaker Brewing

Sizzling Pot King



Chantal Guillon Patisserie

Coffee Cultures

8th Street

Focaccia Market Bakery



9th Street

Cadillac Bar & Grill

Blue Bottle Coffee

Fitness SF

Uber HQ

Weebly

Peet's Coffee



Civic Center Station

Asian Art Museum

Civic Center Plaza

Bill Graham Civic Auditorium

Sydney Goldstein Theater

San Francisco City Hall

Grove Street



Van Ness Avenue

Market Street

11th Street

War Memorial Opera House

Davis Symphony Hall

Walk Score  
98

Transit Score  
100

Bike Score  
97



# 1221 MISSION STREET

WELCOME TO THE NEIGHBORHOOD



SAN FRANCISCO CIVIC CENTER



DAVIS SYMPHONY HALL



SAN FRANCISCO JAZZ CENTER



CALA



COFFEE CULTURES



CELLARMARKER BREWING CO.



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