

# 201 GUERRERO

SAN FRANCISCO , CALIFORNIA  
FOR SALE OR LEASE



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RETAIL • OFFICE • INDUSTRIAL









# 201 GUERRERO

SAN FRANCISCO , CALIFORNIA

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DRE #01878802



# FINANCIAL ANALYSIS

201 GUERRERO STREET

## FINANCIAL SUMMARY

Price	\$1,345,000
Square Footage (Public Record)	+/- 1,648 SF
Asking Rent	\$4.00 (NNN)
Asking Price/PSF	\$816
Projected Annual Rent (\$4.50/PSF NNN)	\$79,104
Projected CAP Rate	5.9%

## GENERAL INFORMATION

Address	201 Guerrero Street, San Francisco, CA 94103
Year Built	2004
District	Mission Dolores
Property Subtype	Retail Commercial Office
Zoning	NC-1
APN	3546-037



# 201 GUERRERO

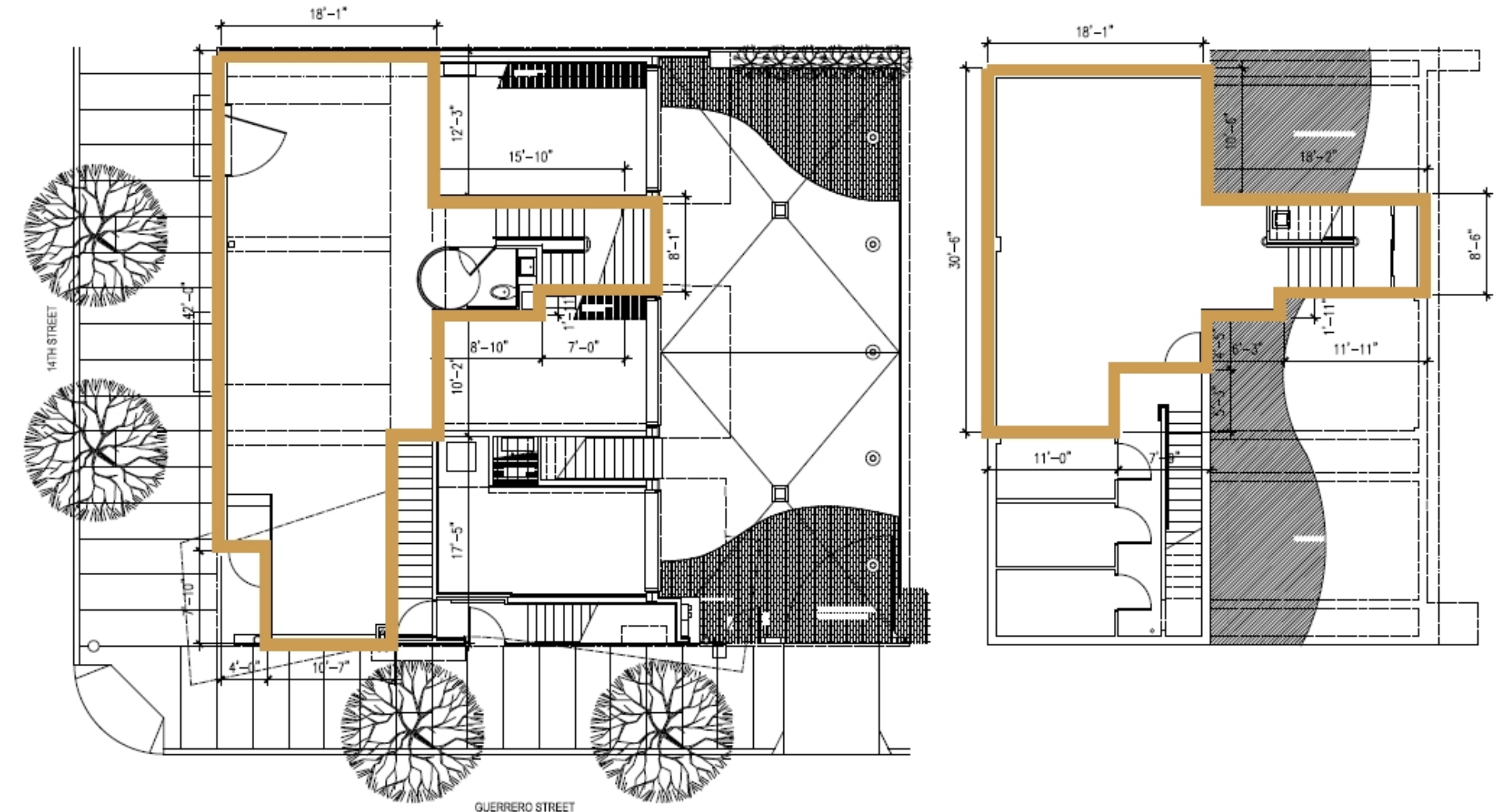
SAN FRANCISCO , CALIFORNIA

Just one block from the bustling Valencia St. corridor, this ground-floor commercial condo sits on the corner of Guerrero & 14th Street in a beautiful, modern building with large display windows and high ceilings. Neighbors include Tartine Bakery, Whole Foods, Four Barrel Coffee, Everlane, and Little Star Pizza.

- +/- 1,000 sq.ft. on ground & +/- 700 sq.ft. lower level
- Available Immediately
- Hard corner, ground floor location
- Excellent Signage Opportunity
- NC-1 zoning
- Sprinkler system in place
- ADA restroom with shower
- Column free
- High ceilings
- Large display windows with plenty of natural light
- Security system in place
- Located on the busy corner of Guerrero & 14th Street, in close proximity to public transportation and one block away from the bustling Valencia Street corridor. Nearby neighbors include Four Barrel Coffee, Little Star Pizza, SF Friends School, Whole Foods, and many more.

## FLOOR PLAN

201 GUERRERO STREET





# 201 GUERRERO STREET

NEIGHBORHOOD



EVERLANE



DANCING YAK



LE POINT



FOUR BARREL COFFEE



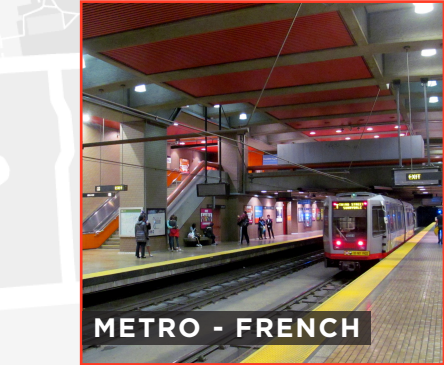
BURMA



THE CRAFTY FOX ALE HOUSE

# NEIGHBORHOOD MAP

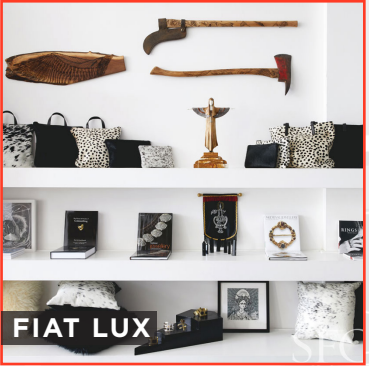
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