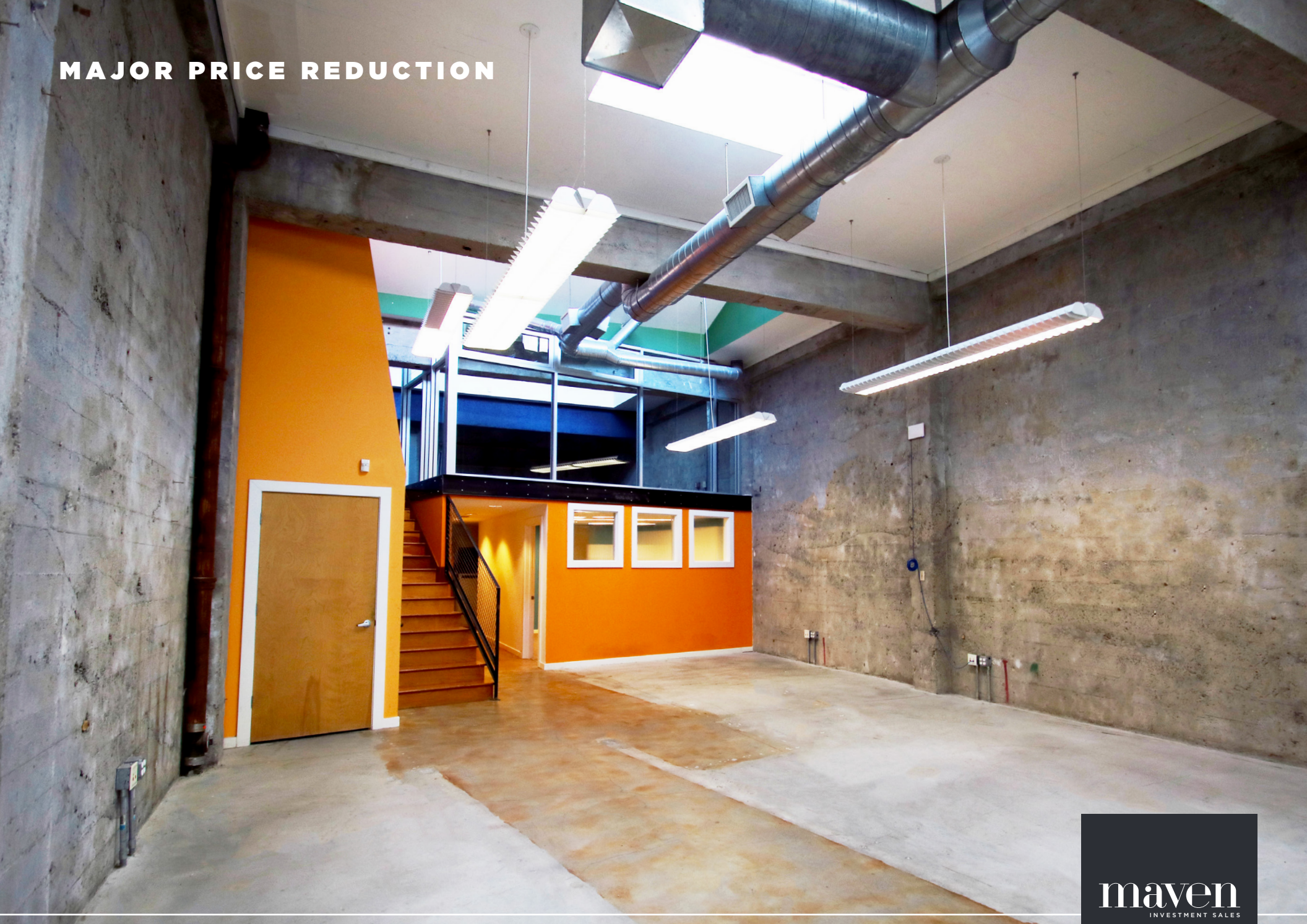


**MAJOR PRICE REDUCTION**



**1221 MISSION STREET**  
SAN FRANCISCO | CA

**FOR SALE / FOR LEASE**  
+/- 2,093 SF + 599 SF Mezzanine

**maven**  
INVESTMENT SALES







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DRE #01878802



# FINANCIAL ANALYSIS

1221 MISSION STREET

## FINANCIAL SUMMARY

Price	\$1,595,000
Asking Rent	\$3.00 (NNN)
Asking Price/PSF	\$592
Projected Annual Rent (\$3.00/PSF NNN)	\$96,876
Projected CAP Rate	6%





# 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 unoccupied 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







# 1221 MISSION STREET

WELCOME TO THE NEIGHBORHOOD



SAN FRANCISCO CIVIC CENTER



DAVIS SYMPHONY HALL



SAN FRANCISCO JAZZ CENTER



CALA



COFFEE CULTURES



CELLARMARKER BREWING CO.



# 1221 MISSION

SAN FRANCISCO, CALIFORNIA

**SANTINO DEROSE**  
office 415.404.7337  
[sd@mavenproperties.com](mailto:sd@mavenproperties.com)  
DRE #01338326

**DOMINIC MORBIDELLI**  
office 415.404.7314  
[dom@mavenproperties.com](mailto:dom@mavenproperties.com)  
DRE # 02024348

466 Green Street Suite #203  
San Francisco, CA 94133  
415.781.7700  
DRE#01878802

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