3146-3148 Broderick Street

3 UNITS IN THE MARINA









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3146-3148 Broderick Street

3 UNITS IN THE MARINA

$3,250,000

List Price

VACANT 3BD FULL-FLOOR FLAT

2-CAR GARAGE

LARGE LANDSCAPED YARD

WELL-MAINTAINED BUILDING

EXCELLENT MARINA LOCATION





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PROPERTY SUMMARY

3146–3148 Broderick Street is a well-maintained three-unit property, plus a bonus junior one-bedroom, on a prime block in San Francisco's highly desirable Marina District. The building has two one-bedroom units, a bonus junior one-bedroom, and a spacious full-floor three-bedroom, one-bathroom flat. That mix works well for both owner-occupiers and investors.

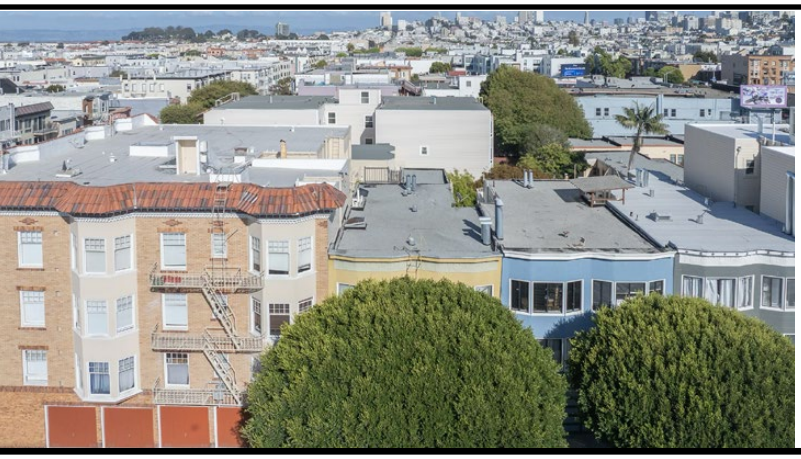
The full-floor three-bedroom residence will be delivered vacant. An owner-occupier can live in a spacious home while collecting rental income, or an investor can lease it at market rent. The residence was recently refreshed with new interior paint. It has hardwood floors, generous living and dining rooms, a charming fireplace, and a kitchen with stainless steel appliances. A private rear deck overlooks the property's lush, landscaped garden and offers a peaceful outdoor retreat.

Other amenities include a two-car tandem garage, currently leased with Unit 3148A, along with charming architectural details and inviting outdoor spaces. Below-market existing rents leave room to grow income, and the vacant full-floor flat adds flexibility. Together they offer immediate income and long-term appreciation.

The property sits between Chestnut and Lombard Streets, moments from the shops, acclaimed restaurants, cafés, and boutiques along Chestnut Street. Some of the City's most iconic outdoor destinations are close by, including the Marina Green, the Palace of Fine Arts, Crissy Field, and the Presidio, with plenty of room for waterfront walks and recreation. This walkable Marina location combines neighborhood charm with world-class amenities and has lasting appeal for residents and investors alike.

Property Highlights:

- (1) Three-Bedroom Full-Floor Flat, (2) One-Bedroom Units, plus (1) Bonus Junior One-Bedroom
- Spacious three-bedroom residence delivered vacant
- Beautiful hardwood floors and charming period details
- Private rear deck overlooking lush, landscaped garden
- Two-car tandem garage, currently leased with Unit 3148A
- Ideal Owner-Occupier or Investment Opportunity





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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:	**$3,250,000**
CAP Rate:	**5.21%**
GRM:	**14.41**
Number of Units:	4
Price Per Unit:	$812,500
SqFt per measurements:	2,790
Price per SqFt:	$1,165

Scheduled Gross Income:	$225,600
Less Expenses:	($56,208)
Net Operating Income:	$169,392

ESTIMATED EXPENSES

New Taxes (1.1778% of Purchase Price)	$38,415
Supplemental Tax - Estimate:	$1,200
Insurance - 2025 Actual:	$4,000
Water - 2025 Actual:	$4,623
PGE - 2025 Actual:	$436
Garbage - 2025 Actual:	$2,934
Cleaning & Landscaping - 2025 Actual:	$1,600
Repairs & Maintenance - Est $750/Unit:	$3,000
Total Expenses:	**$56,208**
% of EGI	24.91%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN	CURRENT RENT	MARKET RENT	NOTES
3148A	1BD/1BA	10/1/20	$3,450.00	$5,000.00	Includes Parking
3148B	1BD/1BA	3/13/25	$2,850.00	$5,000.00	
3146	3BD/1BA	Vacant	$10,000.00	$10,000.00	
3146A (Bonus)	Jr. 1BD	9/5/15	$2,500.00	$4,000.00	
		Monthly Total:	**$18,800.00**	**$24,000.00**	
		Annual Total:	**$225,600.00**	**$288,000.00**	





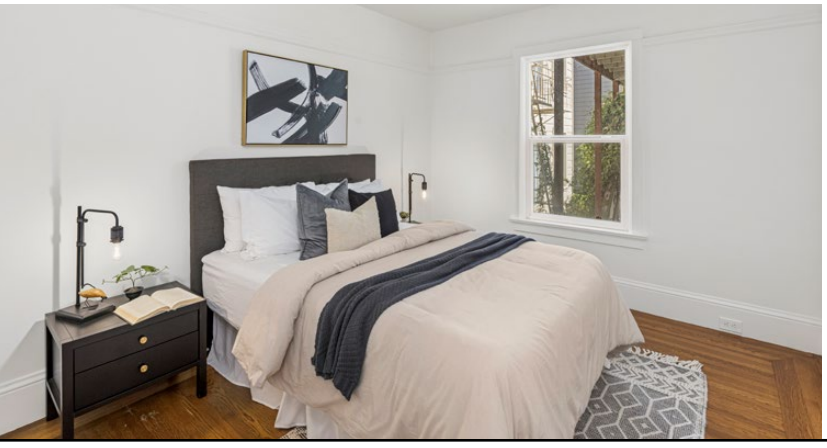
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PHOTOGRAPHY - 3146










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PROPERTY SQ FT INFORMATION

MEASUREMENTS CALCULATED TO THE INTERIOR WALLS

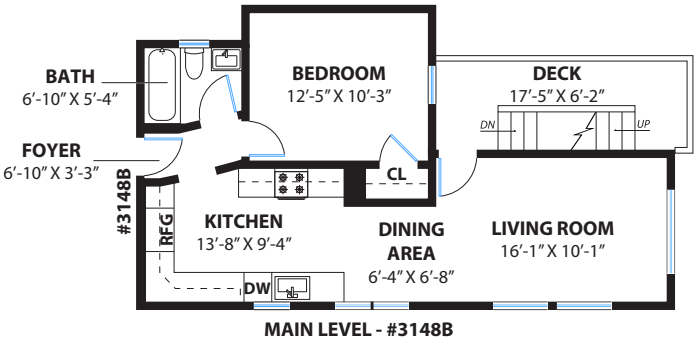
LIVING SPACE: 2790 SQ FT

* #3146A Main Level: 354 Sq Ft
* #3146 Main Level: 1185 Sq Ft
* #3146 Entry Stairs: 33 Sq Ft
* #3148A Main Level: 677 Sq Ft
* #3148B Main Level: 541 Sq Ft

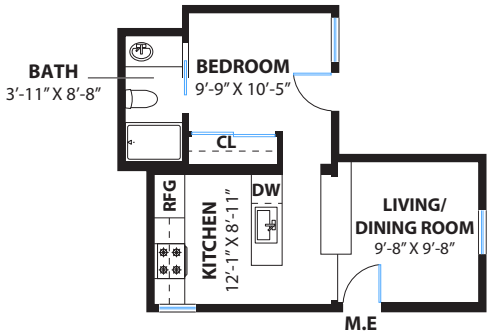
NON-LIVING SPACE: 845 SQ FT

* Garage: 626 Sq Ft
* Deck (#3146 Main Level): 101 Sq Ft
* Deck (#3148B Main Level): 118 Sq Ft

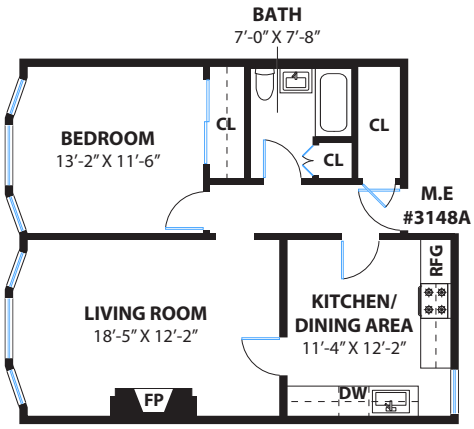
COMBINED: 3635 Sq Ft



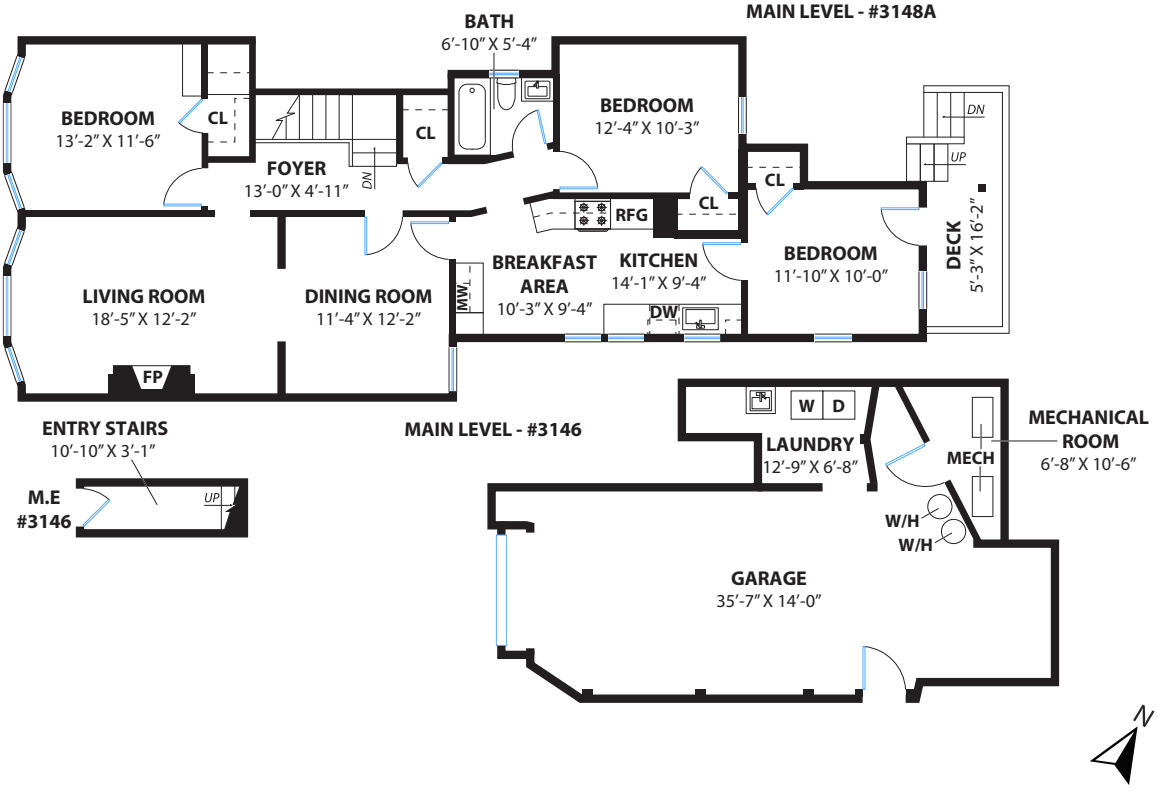
MAIN LEVEL - #3148B



MAIN LEVEL - #3146A



MAIN LEVEL - #3148A



MAIN LEVEL - #3146

CREATED ON OCTOBER 05, 2026

DISCLAIMER: RENDERING BY OPEN HOMES PHOTOGRAPHY. ALL MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE EXACT. DO NOT RELY ON THE ACCURACY OF THIS FLOOR PLAN WHEN DETERMINING THE PRICE OF A PROPERTY OR MAKING DECISIONS REGARDING BUYING OR SELLING OF PROPERTIES WITHOUT INDEPENDENT VERIFICATION.

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