3146-3148 Broderick Street

3 UNITS IN THE MARINA









ALLISON CHAPLEAU
MULTI-UNIT. MIXED-USE. COMMERCIAL.
COMPASS COMMERCIAL | allisonchapleau.com

415.516.0648
allison@allisonchapleau.com
DRE #01369080

3146-3148 Broderick Street

3 UNITS IN THE MARINA

$2,995,000

List Price

VACANT 3BD FULL-FLOOR FLAT

2-CAR GARAGE

LARGE LANDSCAPED YARD

WELL-MAINTAINED BUILDING

EXCELLENT MARINA LOCATION





The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

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.

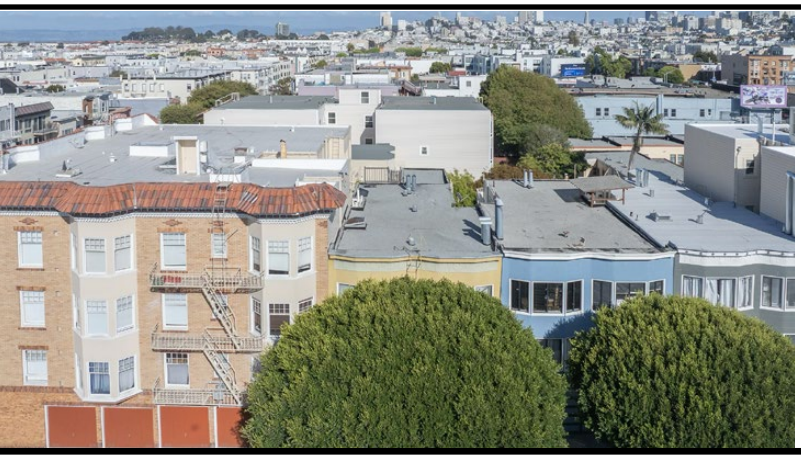
The full-floor three-bedroom residence will be delivered vacant. An owner-occupier can live in a spacious home while collecting rental income, or an investor can lease it at market rent. The residence was recently refreshed with new interior paint. It has hardwood floors, generous living and dining rooms, 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





The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:	**$2,995,000**
CAP Rate:	**5.76%**
GRM:	**13.28**
Number of Units:	4
Price Per Unit:	$748,750
SqFt per measurements:	2,790
Price per SqFt:	$1,073

Scheduled Gross Income:	$225,600
Less Expenses:	($53,194)
Net Operating Income:	$172,406

ESTIMATED EXPENSES

New Taxes (1.1778% of Purchase Price)	$35,401
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:	**$53,194**
% of EGI	23.58%

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**	





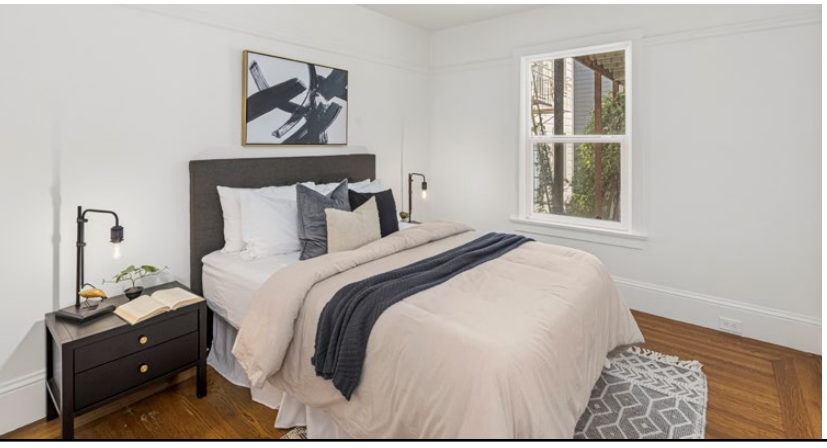
The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

PHOTOGRAPHY - 3146










The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

PROPERTY SQ FT INFORMATION

MEASUREMENTS CALCULATED TO THE INTERIOR WALLS

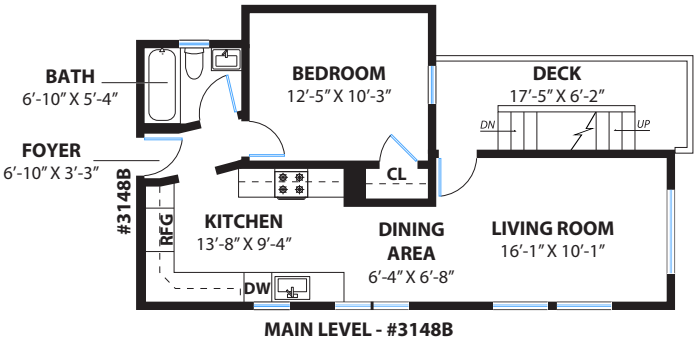
LIVING SPACE: 2790 SQ FT

* #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

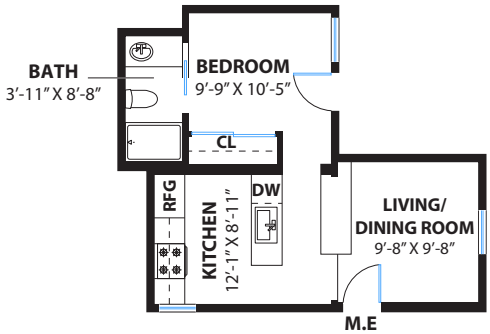
NON-LIVING SPACE: 845 SQ FT

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

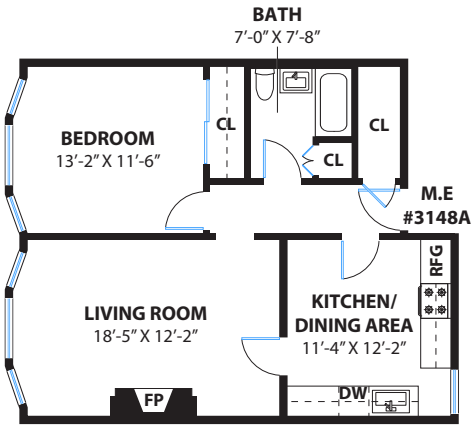
COMBINED: 3635 Sq Ft



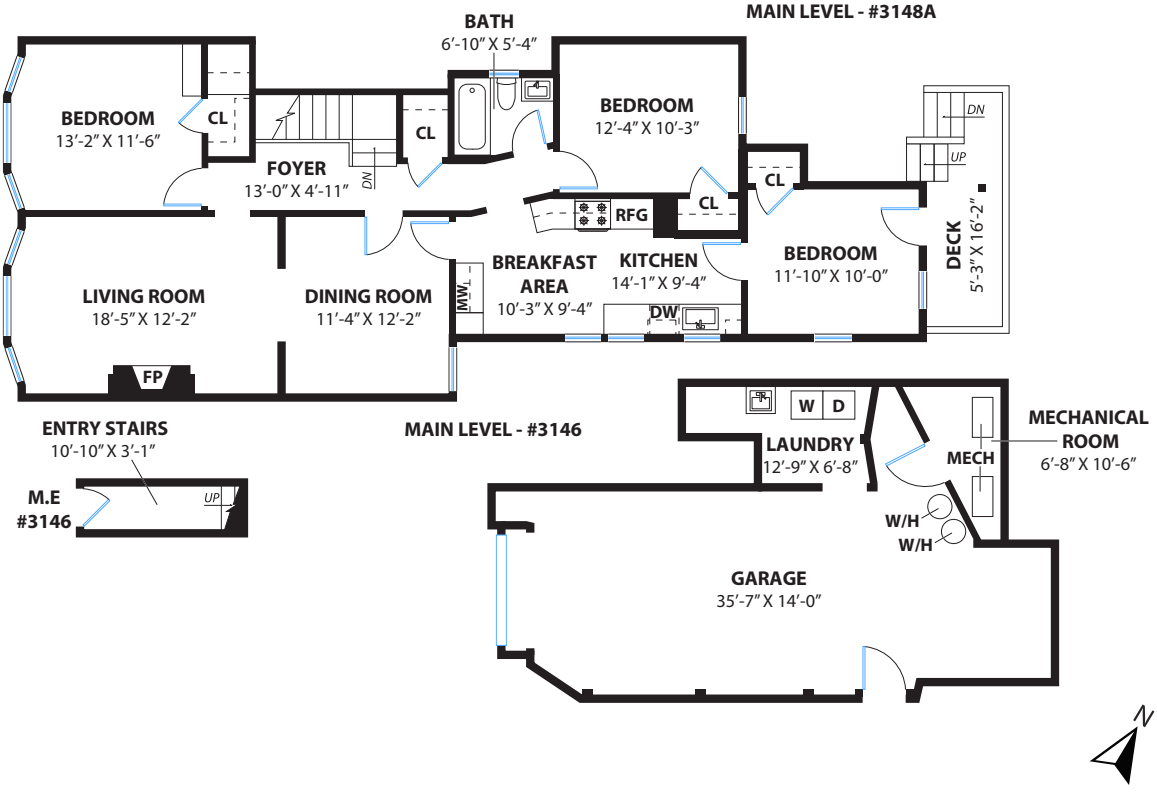
MAIN LEVEL - #3148B



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.

The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

CONFIDENTIALITY & DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial ,or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.