

FOR SALE

245 S VAN NESS AVENUE

SAN FRANCISCO, CA



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Commercial Properties

Executive Summary

HC&M Commercial Properties is pleased to present 245 South Van Ness Avenue in San Francisco, California. This fully occupied, income-producing industrial property offers 16,900 square feet across three stories in the heart of the city. The building provides stable tenancy, strong cash flow, and unique value-add features such as rooftop billboard and cell tower income

Well-maintained and highly functional, the property features flexible space configurations, abundant parking, and direct access to major transportation corridors, making it an attractive option for investors, owner-users, or redevelopment. 245 S Van Ness presents a rare opportunity to secure a reliable, income-generating asset with long-term upside.

Inquiries and tours available by appointment only.





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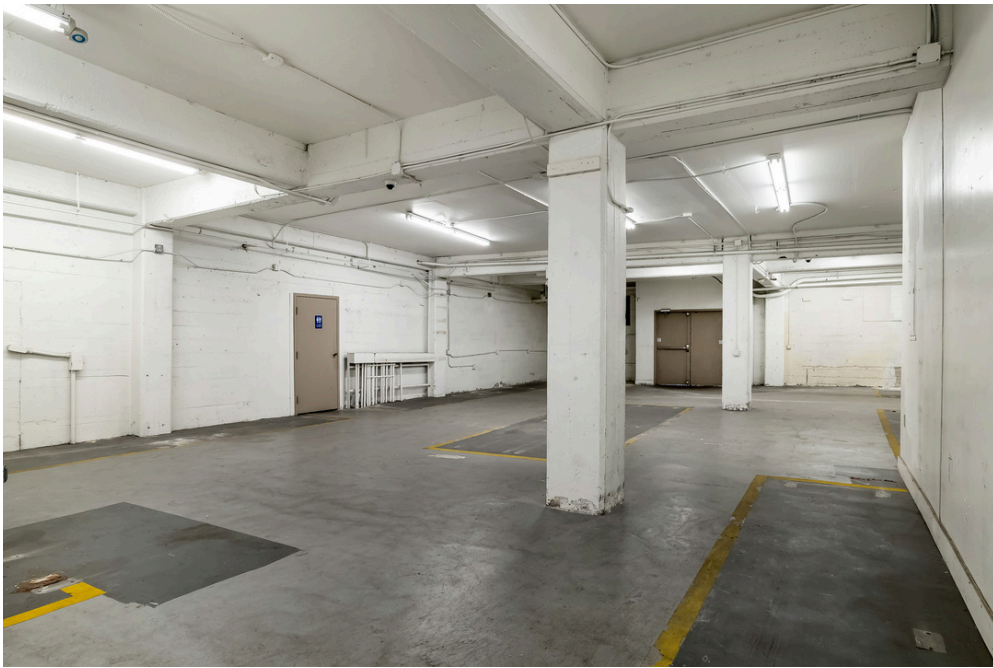
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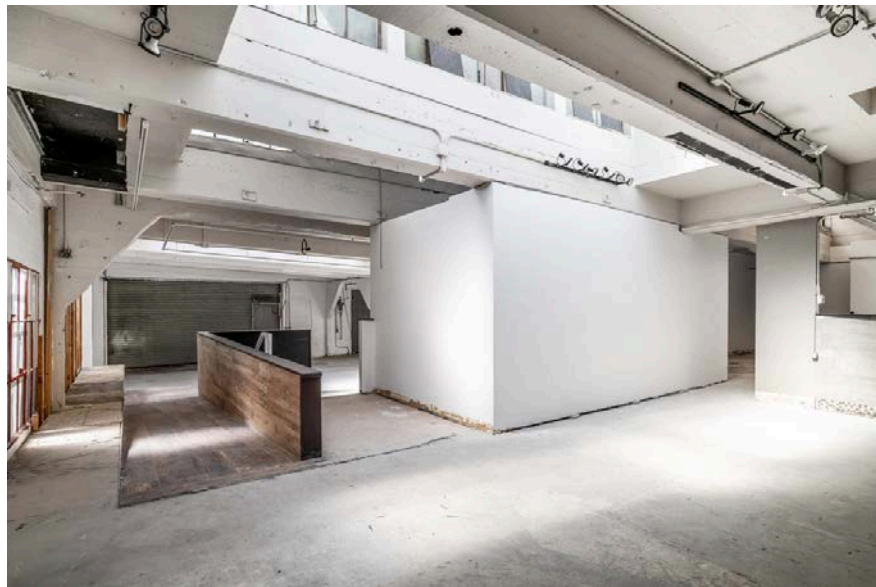
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Property Specifications

| | |
|-------------------|---------------------------------------------------|
| ADDRESS | 245 S. Van Ness Avenue San Francisco, CA 94103 |
| APN | Block 3530 Lot 040 |
| BUILDING SIZE | 16,565 +/- sqft |
| PARCEL SIZE | 11,631 +/- sqft |
| YEAR BUILT | 1926 |
| STORIES | Three |
| POWER | 800 AMPS |
| CONSTRUCTION TYPE | Masonry / Concrete |
| PARKING | Eight (8) Spaces |
| ROLL UP DOORS | Three (3) Drive-in Doors 10' x 12' |
| ZONING | PDR-1-G |



| RENT ROLL | | | | | | | | | | | | |
|-----------------------------|---------------|--------|-----------|----------------|----------|-------------|--------------|-------------|------------------|-------------------|-------------------|--------------------|
| | | | | In-Place | | | | | | | Pro Forma | |
| Tenant Name | Suite | Type | Area (SF) | Start Date | End Date | Mos. Remain | Rent/SF/Year | Annual Rent | Annual Increases | Expense Structure | Market Rent/SF/Yr | Annual Market Rent |
| Sherwin Williams | Grnd 101 | Retail | 4,500 | Jan-11 | Jul-26 | 11 | \$28.91 | \$130,116 | n/a | Industrial Gross | \$30.00 | \$135,000 |
| Tefani & So. Dogcare | Grnd 102 | Retail | 4,750 | Sep-25 | Aug-30 | 60 | \$26.53 | \$126,000 | 3% | Industrial Gross | \$26.53 | \$126,000 |
| Local Artist | Suite 201 | Office | 950 | Month-to-Month | | | \$25.26 | \$24,000 | n/a | Full Service | \$30.00 | \$28,500 |
| Local Artist | Suite 202 | Office | 750 | Month-to-Month | | | \$22.40 | \$16,800 | n/a | Full Service | \$30.00 | \$22,500 |
| Stortson Casting Co. | Suite 203 | Office | 1,000 | Month-to-Month | | | \$26.57 | \$26,568 | n/a | Full Service | \$30.00 | \$30,000 |
| Lost Art Salon | Suite 204 | Office | 775 | Sep-25 | Aug-27 | 24 | \$24.77 | \$19,200 | 3% | Full Service | \$24.77 | \$19,200 |
| Lost Art Salon | Suite 301/303 | Office | 3,267 | Sep-25 | Aug-30 | 60 | \$24.72 | \$80,760 | 3% | Industrial Gross | \$24.72 | \$80,760 |
| A F Sewing Co. | Suite 302 | Office | 908 | Month-to-Month | | | \$31.73 | \$28,809 | 3% | Full Service | \$31.73 | \$28,809 |
| Total Tenant Revenue | | | 16,900 | | | | | \$452,253 | | | \$470,769 | |
| Clear Channel | Roof | Other | n/a | | | | n/a | \$12,000 | | | n/a | \$12,000 |
| Verizon | Roof | Other | n/a | Sep-23 | Sep-43 | 240 | n/a | \$64,364 | 3% | | n/a | \$64,364 |
| Total Other Revenue | | | | | | | | | | | \$76,364 | |
| Gross Income | | | | | | | | | | | \$528,616.20 | |

| PRO FORMA | | | |
|-----------------------------------|-------|---------------------|----------------|
| Income | | Total (\$) | Per SF |
| Gross Potential Rent | | \$470,769 | \$27.86 |
| Cellular tower | | \$64,364 | \$3.81 |
| Billboard | | \$12,000 | \$0.71 |
| Total Potential Gross Income | | \$547,132 | \$32.37 |
| Less Vacancy & Collection Loss | 6% | (\$28,246) | (\$1.67) |
| Effective Gross Income | | \$518,886 | \$30.70 |
| Income | | Total (\$) | Per SF |
| Real Estate Taxes | 1.17% | \$70,286.14 | \$4.16 |
| Janitorial | | \$7,188.00 | \$0.43 |
| Maintenance & Repairs | | \$40,000.00 | \$2.37 |
| Management Fees | 5% | \$25,944.30 | \$1.54 |
| General Op Ex | | \$7,500.00 | \$0.44 |
| Insurance | | \$31,500.00 | \$1.86 |
| Security | | \$2,500.00 | \$0.15 |
| Garbage | | \$20,000.00 | \$1.18 |
| Gas & Electric | | \$12,000.00 | \$0.71 |
| Total Expenses | | \$216,918.44 | \$12.84 |
| NET OPERATING INCOME (NOI) | | \$301,967.65 | \$17.87 |



**251 S VAN NESS AVENUE
SAN FRANCISCO, CA**

Building Features

- Masonry construction w/ concrete block floor structure
- Built in 1926 and renovated in 2010
- HVAC in upstairs offices
- Corner location w/ 6 parking spaces
- New \$50,000 TI build-out for Dog Daycare – Suite 102 (Tefani & So. Dogcare)

Pricing Information

Sale Price: \$6,000,000

Cap Rate: 5.00%

Price/SF: \$355



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Neighborhood

The northern edge of the Mission District sits at the crossroads of several influential neighborhoods: **SOMA** (South of Market), **Potrero Hill**, the **Inner Mission**, and the **Showplace Square Design District**. This area has transformed over the past two decades from a predominantly industrial and manufacturing hub into a vibrant mixed-use zone, attracting tech startups, design firms, and innovative light industrial uses. Northern Mission is an ideal location for companies and property investors looking for an authentic, central, and highly adaptable urban environment with deep roots and a forward-looking trajectory.

- **Creative Industrial Hub:** Home to converted warehouses, maker spaces, and creative studios, the area retains a strong industrial fabric while supporting modern, flexible commercial uses.
- **Proximity to Transit:** Excellent access to public transportation, including BART (16th Street Station), MUNI lines, and Caltrain just to the east. Major freeways (101 and 280) are also easily accessible, making it a logistical sweet spot.
- **Tech & Startup Growth:** Close to the heart of Silicon Valley's San Francisco outposts, the area is attractive to startups and mid-size firms seeking creative office space at relatively lower costs than in downtown core locations.
- **Residential & Cultural Blend:** Just blocks away from the Mission's vibrant Latino culture, renowned food scene, and active arts community, the northern edge enjoys walkable access to Valencia Street, Mission Street, and Dolores Park.
- **Development Momentum:** Ongoing redevelopment of commercial properties into modern office, R&D, and live-work spaces continues to elevate the area's value and appeal.

