

FOR SALE

245 S VAN NESS AVENUE

SAN FRANCISCO, CA



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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. The Ownership has received offers of \$1.4 million and \$1.2 million to purchase the rights to the Verizon Billboard Lease.

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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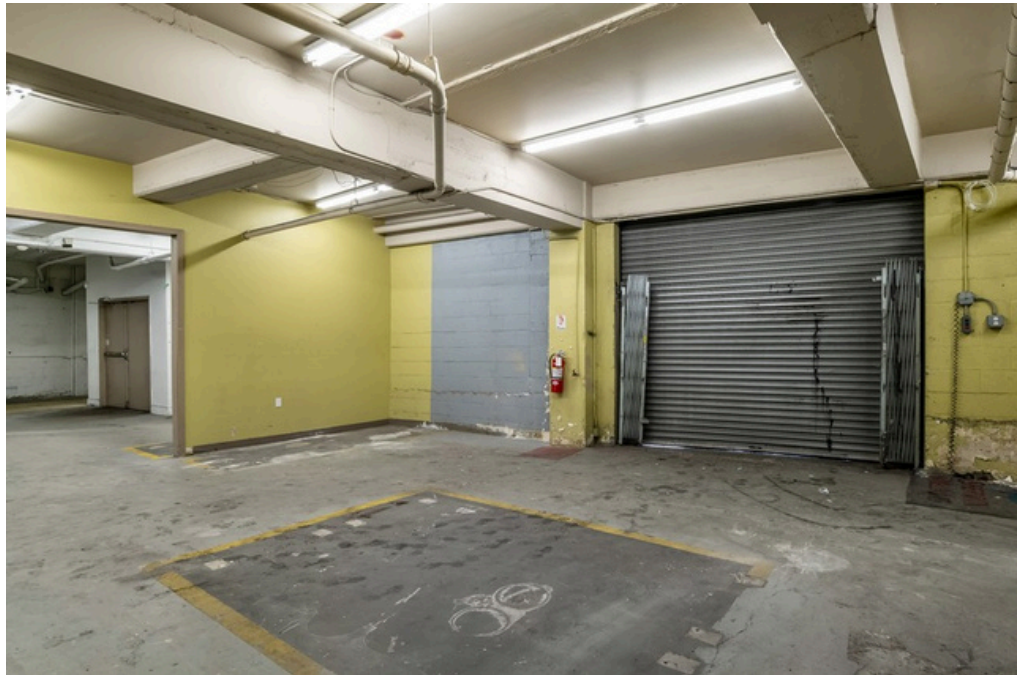
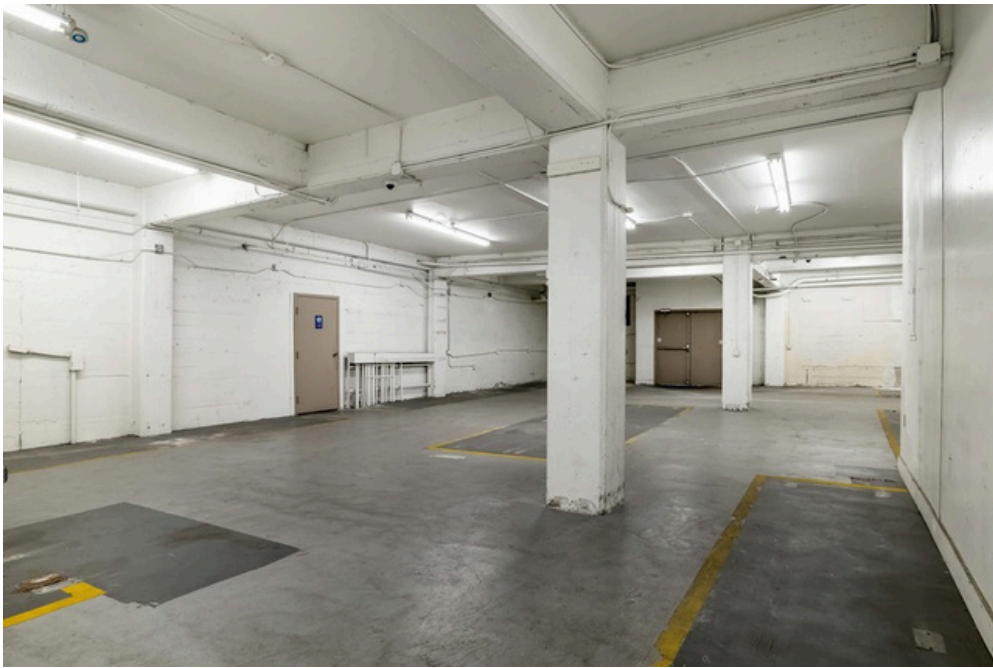
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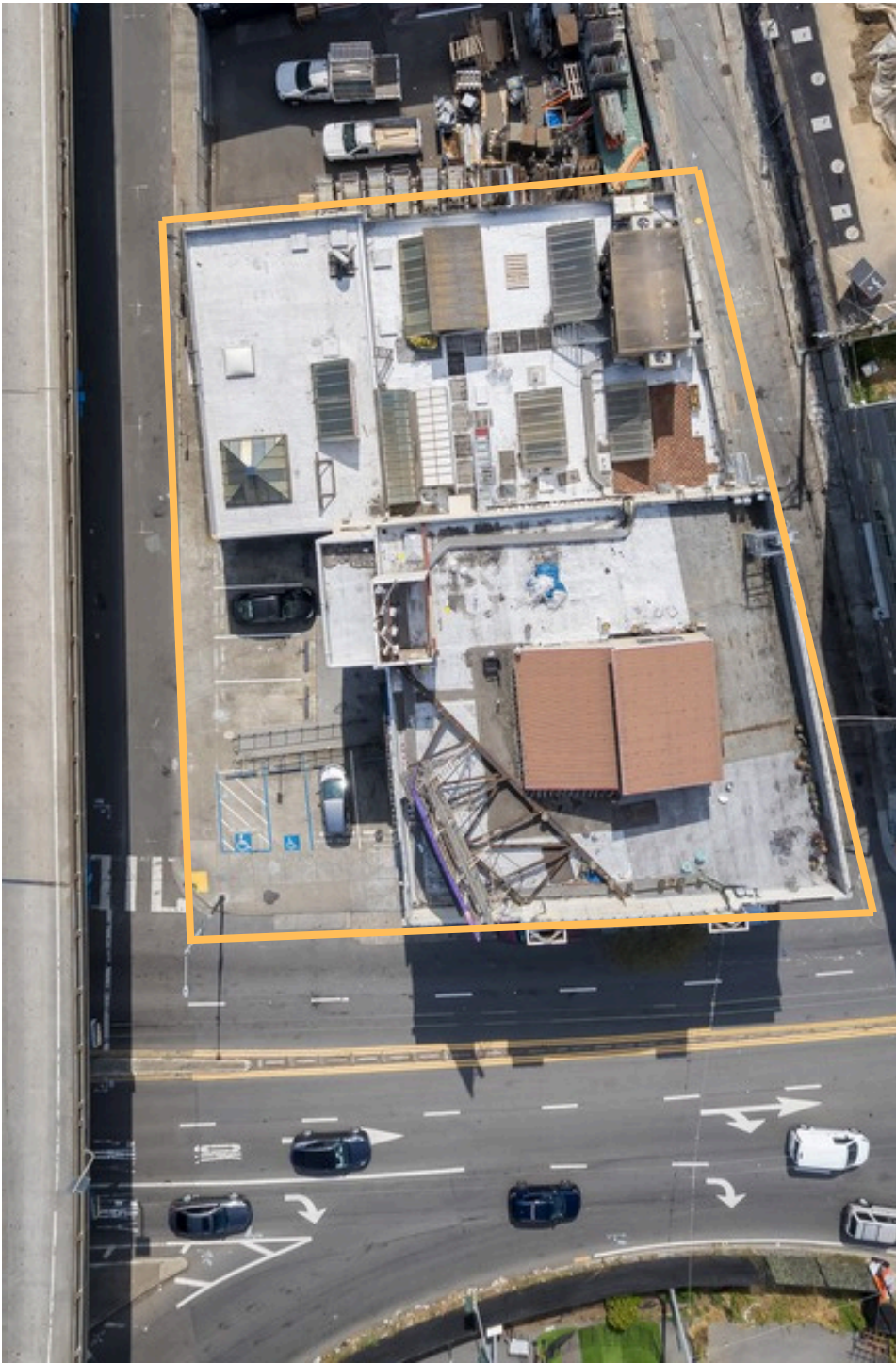
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Property Specifications

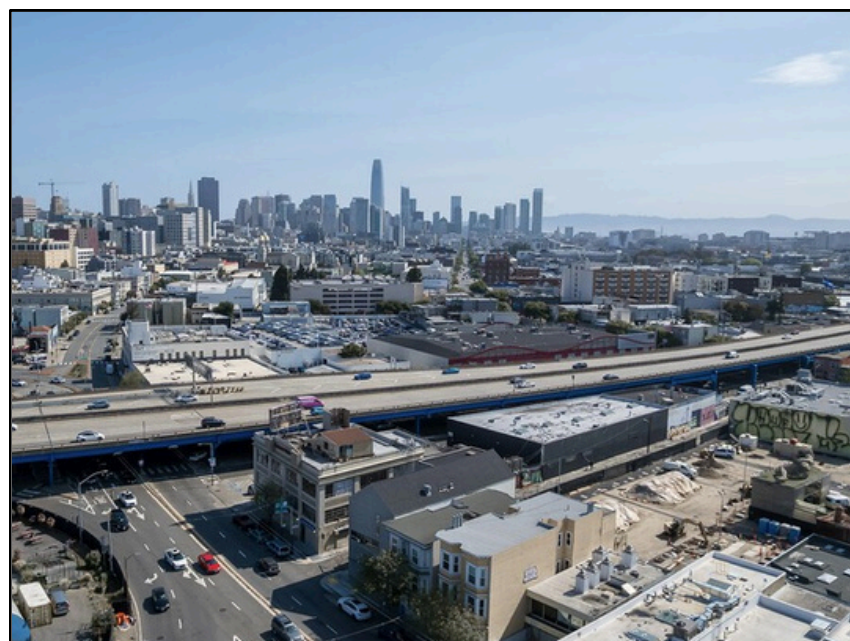
ADDRESS	245 S. Van Ness Avenue San Francisco, CA 94103
APN	Block 3530 Lot 040
BUILDING SIZE	16,565 +/- sqft
PARCEL SIZE	11,631 +/- sqft
YEAR BUILT	1926
STORIES	Three
POWER	800 AMPS
CONSTRUCTION TYPE	Masonry / Concrete
PARKING	Eight (8) Spaces
ROLL UP DOORS	Three (3) Drive-in Doors 10' x 12'
ZONING	PDR-1-G



Tenant Information

RENT ROLL												
				In-Place							Pro Forma	
Tenant Name	Suite	Type	Area (SF)	Start Date	End Date	Mos. Remain	Rent/SF /	Annual Rent	Annual Increases	Expense Structure	Market Rent/SF/Yr	Annual Market Rent
Sherwin Williams	Grnd 101	Retail	4,000	1/1/2011	7/1/2026	7	\$2.71	\$130,116	n/a	Industrial Gross	\$27.00	\$108,000
Tefani & So. Dogcare	Grnd 102	Retail	4,500	9/1/2025	8/1/2030	56	\$2.33	\$126,000	3%	Industrial Gross	\$28.00	\$126,000
Local Artist	Suite 201	Office	950	Month-to-Month			\$2.11	\$24,000	n/a	Full Service	\$30.00	\$28,500
Local Artist	Suite 202	Office	750	Month-to-Month			\$1.87	\$16,800	n/a	Full Service	\$30.00	\$22,500
Stortson Casting Co.	Suite 203	Office	1,000	Month-to-Month			\$2.21	\$26,568	n/a	Full Service	\$30.00	\$30,000
Lost Art Salon	Suite 204	Office	775	9/1/2025	8/1/2027	20	\$2.06	\$19,200	3%	Full Service	\$24.77	\$19,200
Lost Art Salon	Suite 301/303	Office	3,267	9/1/2025	8/1/2030	56	\$2.06	\$80,760	3%	Industrial Gross	\$24.72	\$80,760
A F Sewing Co.	Suite 302	Office	908	Month-to-Month			\$2.64	\$28,809	3%	Full Service	\$31.73	\$28,809
Total / Average			16,150				\$2.33	\$452,253				\$443,769
Clear Channel	Roof	Other	n/a	Month-to-Month			n/a	\$12,000			n/a	\$36,000
Verizon	Roof	Other	n/a	9/1/2023	9/1/2043	212	n/a	\$65,564	3%		n/a	\$64,364
Total Other Revenue								\$77,564				\$100,364
Gross Income								\$529,816.20				\$544,132.20

PRO FORMA			
Income		Total (\$)	Per SF
Gross Potential Rent		\$443,769	\$27.48
Cellular tower		\$65,564	\$4.06
Billboard		\$36,000	\$2.23
Total Potential Gross Income		\$545,332	\$33.77
Less Vacancy & Collection Loss	5%	(\$22,188)	(\$1.37)
Effective Gross Income		\$523,144	\$32.39
Expenses (*Per 2024 Actuals)		Total (\$)	Per SF
Real Estate Taxes	1.17%	\$61,500.37	\$3.81
Janitorial		\$7,188.00	\$0.45
Maintenance & Repairs		\$40,000.00	\$2.48
Management Fees	5%	\$26,157.19	\$1.62
General Op Ex		\$8,500.00	\$0.53
Insurance		\$20,000.00	\$1.24
Security		\$2,500.00	\$0.15
Garbage		\$20,000.00	\$1.24
Gas & Electric		\$12,000.00	\$0.74
Total Expenses		\$197,845.56	\$12.25
NET OPERATING INCOME (NOI)		\$325,298.22	\$20.14



**245 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: \$5,250,000

Cap Rate: 6.2%

Price/SF: \$317



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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.

