

# 1600

## Geary Boulevard

San Francisco, CA 94115

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

# FOR SALE

# \$3,450,000

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# BUILDING SUMMARY

**Address:** 1600 Geary Boulevard

**Square Footage:** ±5,735 SF

**Price:** \$ 3,450,000

**Type:** Office

**Zoning:** NCD

**Great Owner User opportunity**

**Great for medical related uses**



## Medical or Office Ready

Built-out for medical, office, or education use.



## Flexible Space Options

4,196 SQFT divisible into 2,000 SQFT.



## High Visibility

Prime Geary Street frontage ensures strong exposure.



## Convenient Parking

Adjacent to public parking garage next door.



## Accessible Location

Easy access via nearby public transportation.



## Central Japantown Setting

Located in Japantown's vibrant commercial district.



## Surrounded by Amenities

Close to shops, restaurants, hospitals, and services.



## Ideal for Growth

Perfect for practices seeking long-term expansion.



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# IMAGES








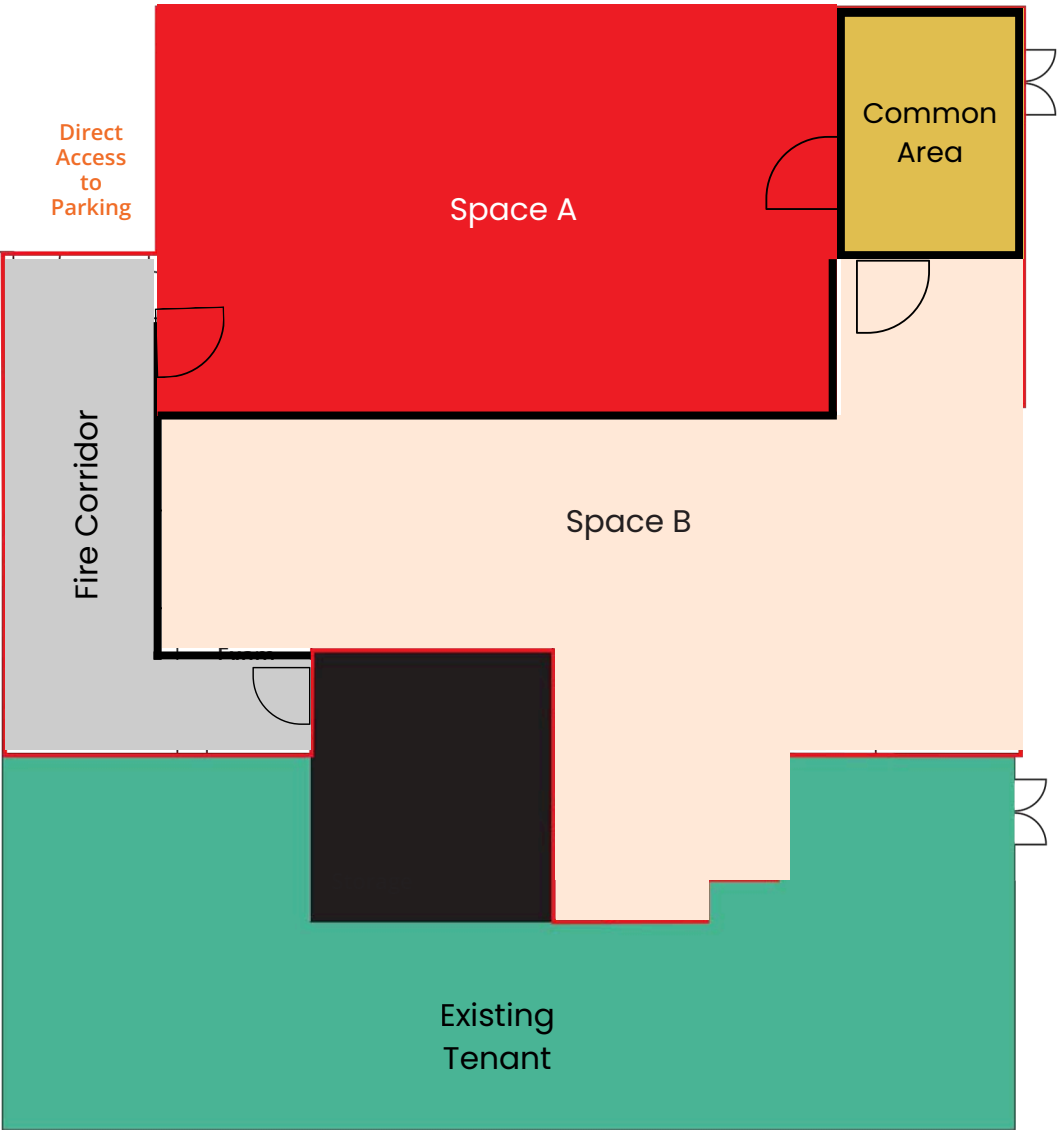
# IMAGE



# FLOOR PLAN

Key

-  Vacant Medical
-  Dr. Byung Woo, DDS
-  Shared Restrooms



# SBA FINANCING



## SBA 504 Loan Sample Structure

Prepared for: Starboard  
Property Address: 1600 Geary Street SF  
Date Prepared: 9/29/2025

### Project Details

Purchase Price	\$3,450,000	Property Address	1600 Geary Street SF
Improvements		Building Size (s.f.)	4,196
		Price Per Sq. Ft.	\$822.21
<b>Total Project Cost</b>	<b>\$3,450,000</b>		

### SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$1,725,000	6.25%	25	10	\$11,379
SBA (2nd)*	40%	\$1,422,000	6.01%	25	25	\$9,171
Down Payment	10%	\$345,000				
* Includes financed SBA fee of \$42,000						
<b>Total Monthly Payment</b>						<b>\$20,550</b>
<b>Total Payment PSF</b>						<b>\$4.89</b>

### Monthly Ownership Costs

Mortgage Payments	\$	20,550
Insurance & Property Tax	\$	3,738
<b>Total Monthly Cash Outlay:</b>	<b>\$</b>	<b>24,287</b>
Average Principal Paydown Benefit:	\$	(4,571)
<b>Total Effective Monthly Costs:</b>	<b>\$</b>	<b>19,717</b>

### Out of Pocket Costs

Down Payment	\$345,000
Estimated Bank Fees	\$12,938
Appraisal & Environmental Reports	\$5,400
<b>Total Out of Pocket Costs</b>	<b>\$363,338</b>

### Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.65% of the SBA loan amount plus a \$3,500 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at .75% of bank loan amount
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

For more information contact:

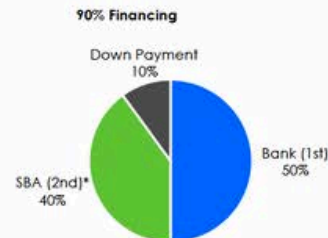
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# COST SEGREGATION

## Cost Segregation Projection:

FOR: 1600 Geary Street, SF

## Cost Segregation Projection:

Cost 3,450,000 Less Land

Year of Purchase 2025

Tax Year 2025

### Regular Depreciation

39 year \$ 88,462 Per Year

### vs Cost Segregation

Bonus Depreciation \$ 1,380,000

Plus, 39 year Depreciation \$ 53,077

**Total Depreciation 2025 \$ 1,433,077**

Estimated Tax Rate 49%

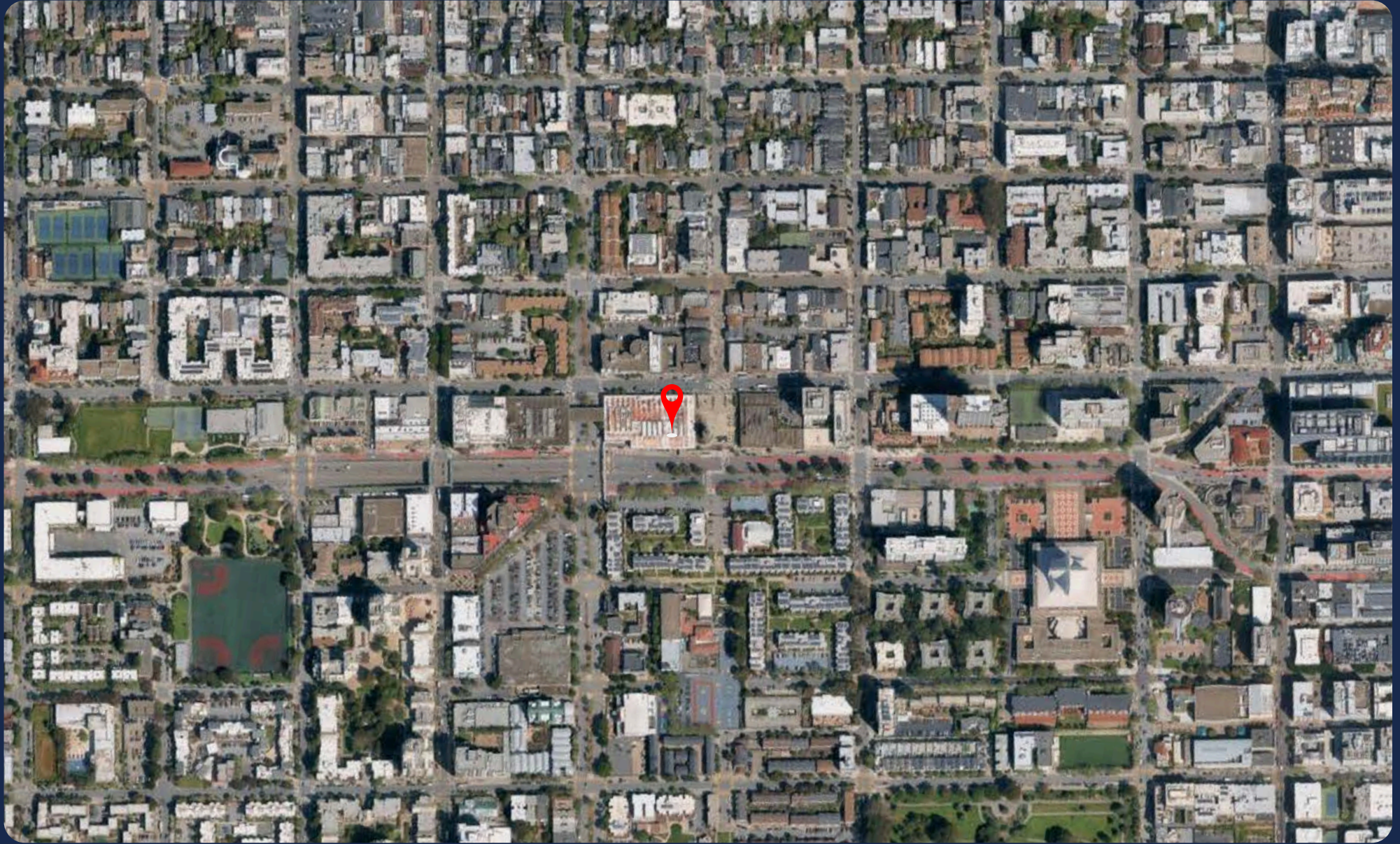
**Projected Net Tax Savings \$ 702,208**

Our Fee: \$ 5,250

**Return on Investment 13375%**



# AIRIAL VIEW





# Agents

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### Local Market Leader

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California like we do

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We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

**CA DRE# 01103056**

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