

3470

25th Street

San Francisco CA 94110

TCN
WORLDWIDE
REAL ESTATE SERVICES

For Sale

\$1.95M

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BUILDING SUMMARY

Building: 3470 25th Street

Square Footage: +/-3,928 SF

Type: Multifamily

Number of Units: 6 Units

Location Description

3470 25th St is ideally located in the heart of the Mission District, just steps from the vibrant 24th Street corridor—one of San Francisco’s most active neighborhood retail and cultural hubs. The property benefits from excellent walkability, with easy access to local restaurants, cafes, and amenities, as well as convenient public transportation via 24th Street Mission BART and multiple Muni lines.

The surrounding area is known for its strong community identity, consistent foot traffic, and high rental demand, making it one of the city’s most desirable and supply-constrained submarkets.



Prime Mission Location

Heart of San Francisco’s vibrant Mission District



Cultural Hotspot

Steps from the iconic Balmy Alley murals



Green Space Nearby

Close to Garfield Square Park



Food & Drink

Diverse dining, cafés, and local grocers



Easy Connectivity

Quick access to BART, Muni, and bike routes



Historic Charm

Rich cultural roots and walkable amenities



Rent Roll / Monthly Income

Apt#	Rent	Type	Size	Garage	Lease Start	Security Deposit
Apt1	\$2300	Studio	600 SQFT	Y	3/27/2025	\$2,300
Apt2	\$2500	Studio	600 SQFT	**	4/19/2025	\$2,450
Apt3	\$2600	1 Bed, 1 Bath	700 SQFT		9/9/2023	\$3,900
Apt4	\$2650	Studio	600 SQFT	Y	7/27/2024	\$2,650
Apt5	\$482	Studio	600 SQFT	Y	1970's (No Available lease)	\$0
Apt6	\$3000	1 Bed, 1 Bath	750 SQFT	Y	6/29/2024	\$4,500
Laundry	\$175					
Total	\$13,707					

Annual Gross:	\$164,484
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** Includes small storage room.

*Square footages and other numbers are estimates and/or based on information from sources deemed reliable.

Financial Summary

Annual Operating Data

Annual Gross	\$164,484
Vacancy	(\$4,935) (3%)
Gross Operating Income	\$159,549
Less Expenses est.	(\$53,700) (33%)
NOI	\$105,849

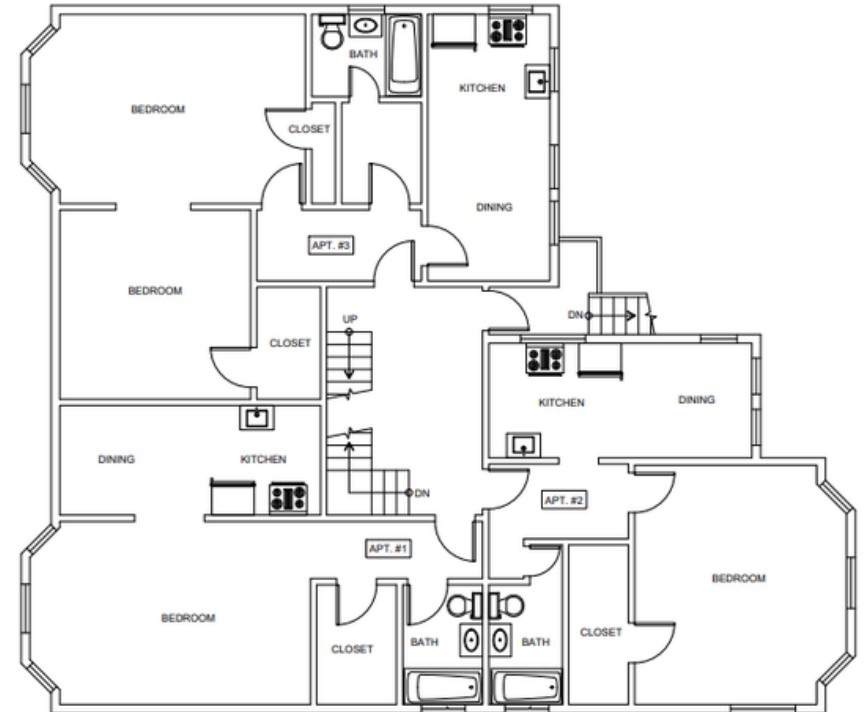
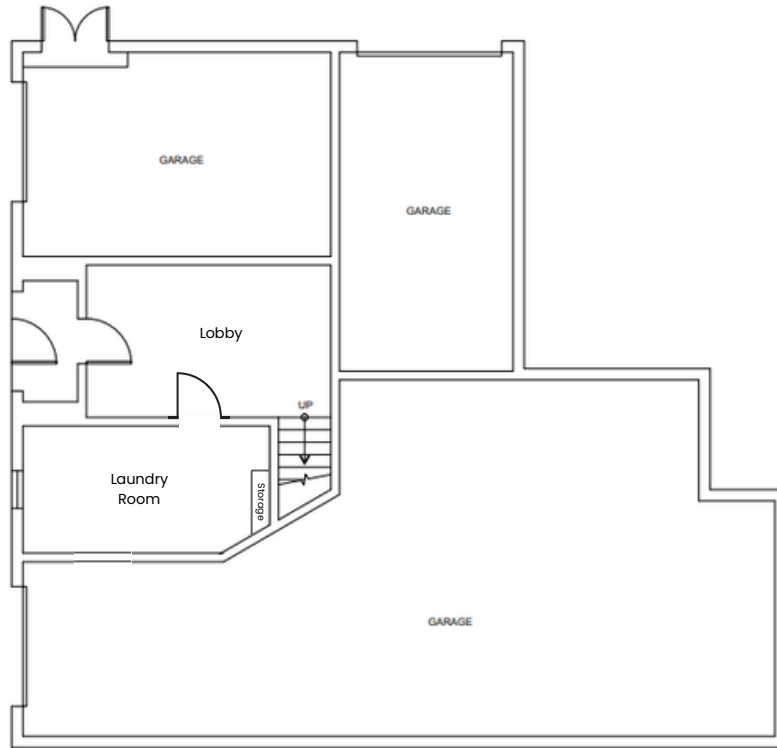
Summary

Price:	\$1,950,000
Cap Rate:	5.4%
Price/ Unit:	\$325,000
Price / SF:	\$496/ SF

Annual Expenses

Property Tax	\$23,010	1.18% List Price
Insurance	9,000	estimated \$1,500/ unit
Repair & Maintenance	\$3,000	estimated \$500/unit
Reserves	\$600	Estimated \$100/unit
Trash	\$2,316	per seller
Water	\$5,280	per seller
Fire Alarm Service	\$78	per seller
SF Rent Board	\$177	Per seller
PG&E	\$3,792	per seller
Property Management	\$6,507	Estimated 4% of Gross Income
Total	\$53,700	

FLOORPLAN

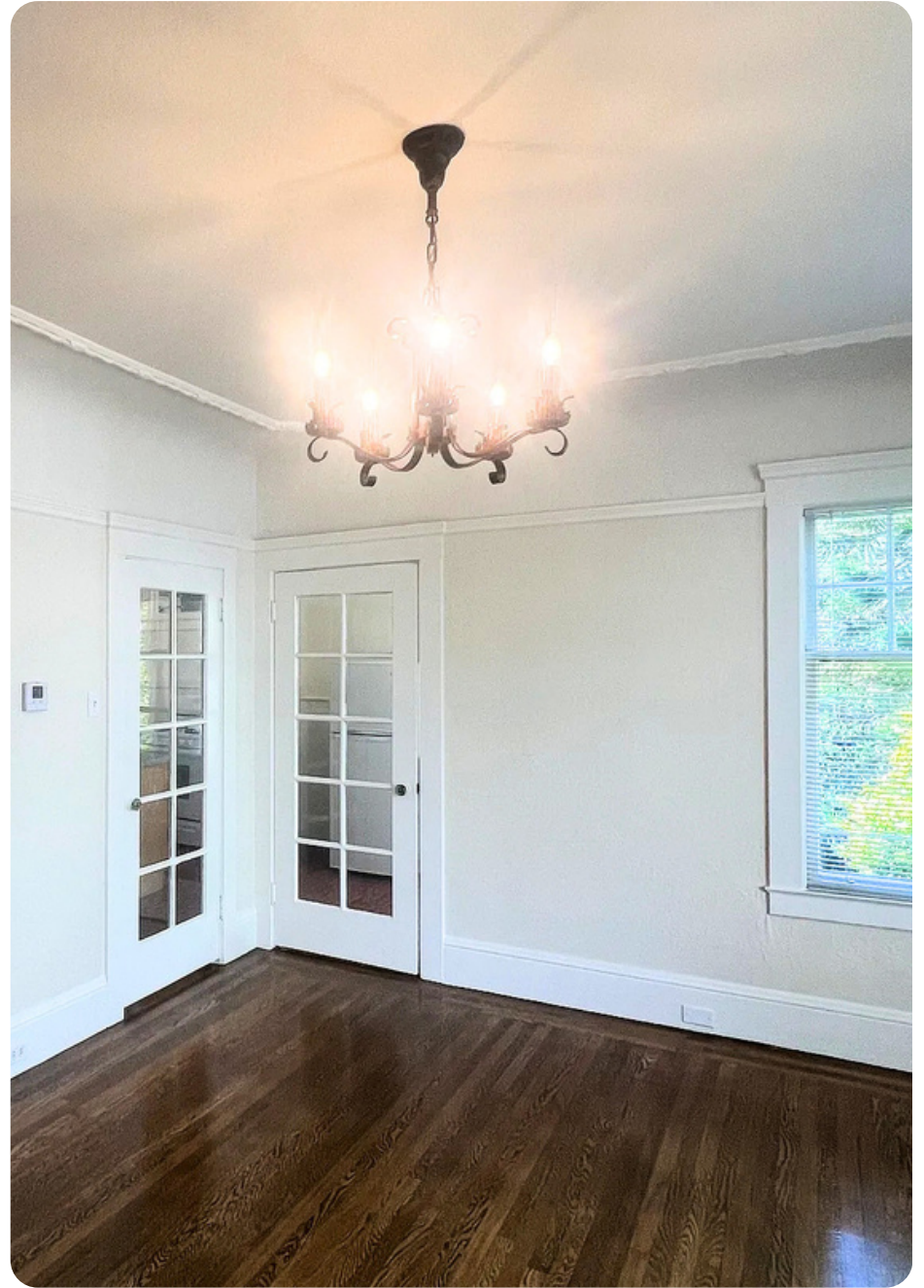


- Hardwood Flooring Throughout
- Walk-In Closets
- Private Outdoor Space
- Landscaped Garden
- High Ceilings
- 3 Garages with 4 spots
- Laundry Room







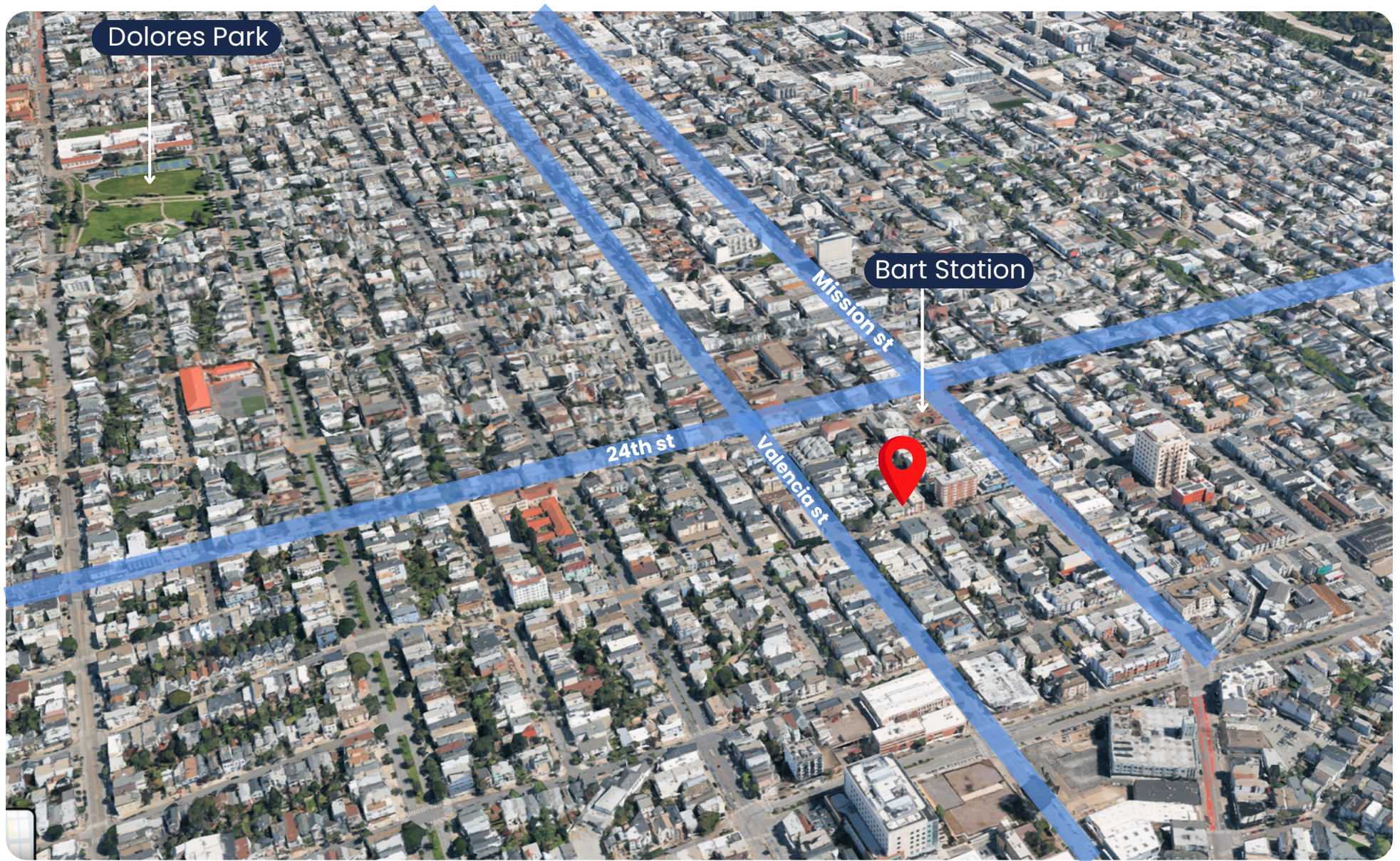




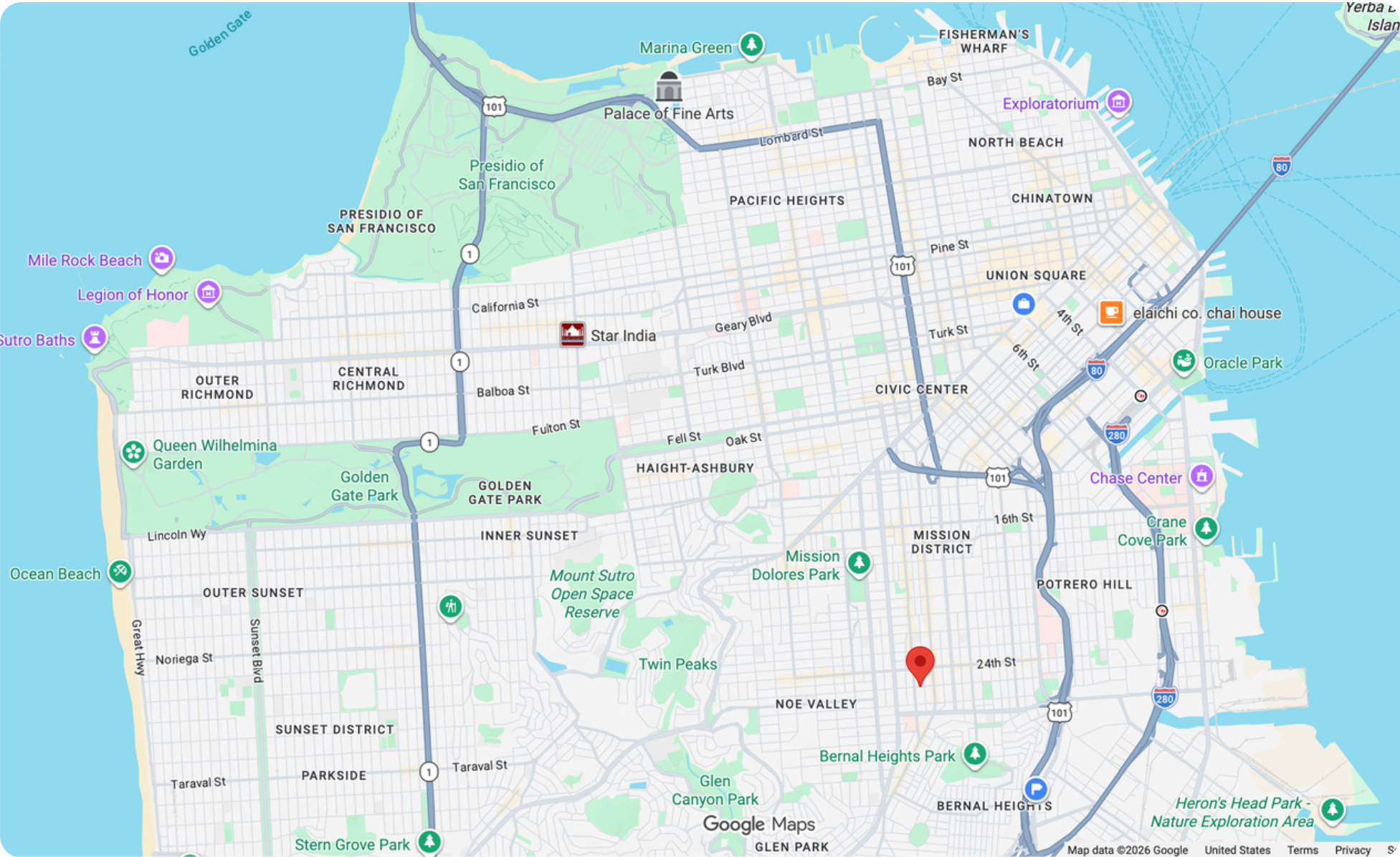


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MAP



MAP





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AGENTS



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We see what others miss

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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.

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