

480-484 6TH STREET

480-484 6TH STREET

SAN FRANCISCO, CALIFORNIA



PROPERTY DESCRIPTION

Sequoia Commercial Group proudly presents a strategically located mixed-use investment property offering 14-units with 12 spacious and sun-filled residential units, some with spectacular downtown skyline views and 2 vibrant retail units. There's an opportunity to bring the six vacant units up to market rent and a possible conversion to two bedroom units (subject to planning approval).

The subject property presents a great investment opportunity with incredible long term upside potential for investors.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$5,800,000
Number of Units:	14
Lot Size:	0.1 Acres
Building Size:	7,140 SF
NOI:	\$162,223.00
Cap Rate:	2.8%

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	27,839	136,016	220,687
Total Population	51,349	265,283	439,545
Average HH Income	\$72,440	\$84,290	\$99,426

480-484 6TH STREET

480-484 6TH STREET

SAN FRANCISCO, CALIFORNIA



Map data ©2023

480-484 6TH STREET

480-484 6TH STREET

SAN FRANCISCO, CALIFORNIA



480-484 6TH STREET

480-484 6TH STREET SAN FRANCISCO, CALIFORNIA

POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	51,349	265,283	439,545
Average Age	41.8	39.4	38.4
Average Age (Male)	41.5	39.3	38.5
Average Age (Female)	41.9	39.1	38.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	27,839	136,016	220,687
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$72,440	\$84,290	\$99,426
Average House Value	\$802,554	\$811,592	\$869,663

* Demographic data derived from 2020 ACS - US Census

