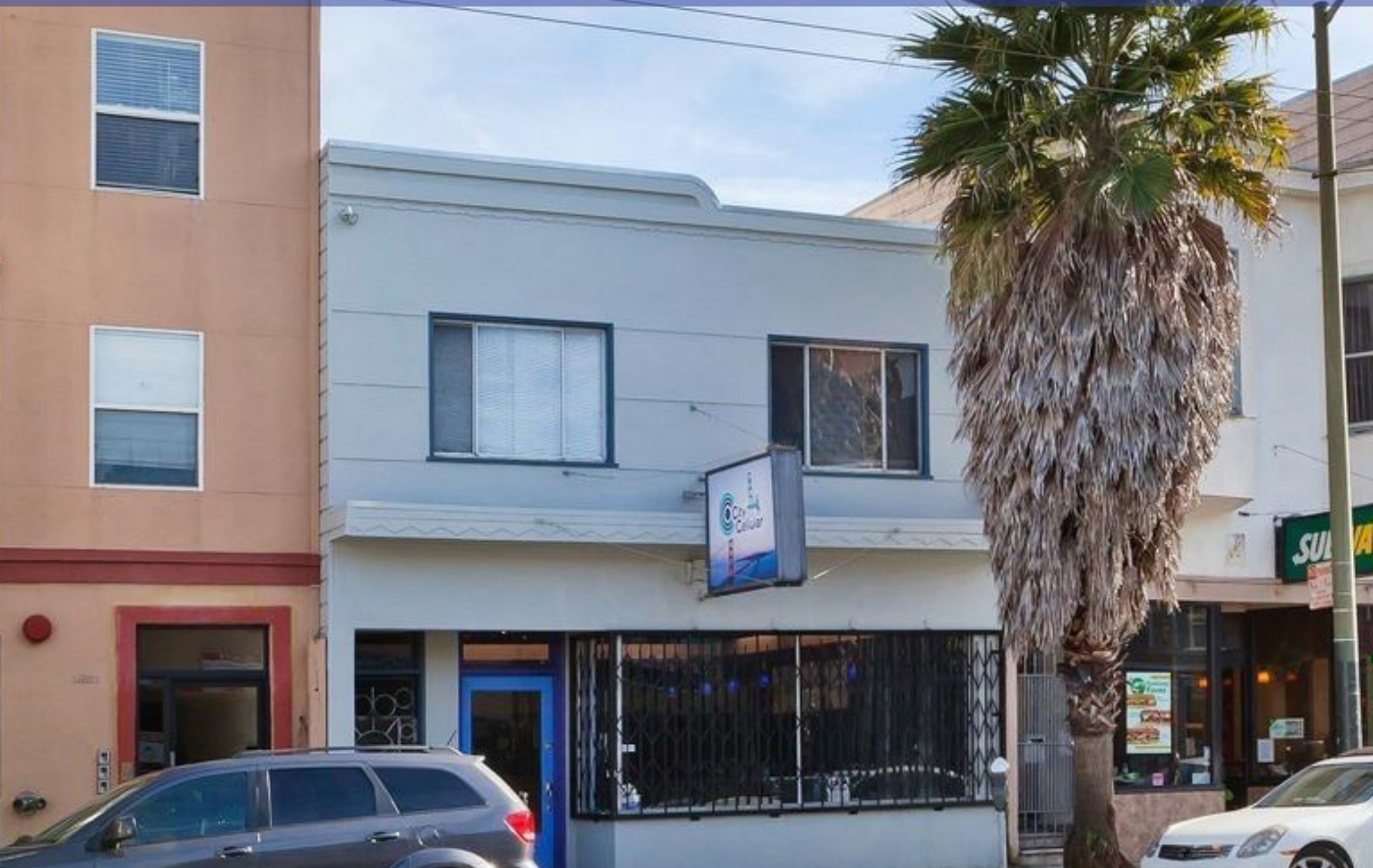


MIXED-USE BUILDING FOR SALE | EXCELSIOR
4835-4837 MISSION STREET, SAN FRANCISCO, CA 94112



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PROPERTY SUMMARY

4835-4837 Mission Street presents an attractive opportunity for investors looking to enter the cannabis industry and capitalize on the evolving Cannabis retail space. Fully entitled for Cannabis use, it comes with an annual license for a cannabis dispensary as well as state-wide delivery, offering seamless entry to San Francisco market and a strong foundation for your business.

Conveniently located on Mission Street, this building is highly visible to both passing automobiles and foot traffic. There are many restaurants, bars, grocery markets, and shops along with easy access to Balboa Park, Crocker-Amazon, and Visitacion Valley. The sale would also include the San Francisco Retail Cannabis entitlements and approved plans. Contact agents for details.

OFFERING SUMMARY:

Asking Price:	\$1,375,000.00
Property Type:	Mixed Use
Building Size:	±2,808 Square Feet (Per Realquest)
Lot Size:	±2,090 Square Feet (Per Realquest)
Cross Streets:	Between Russia and France Avenue
Year Built:	1949
APN:	6272-021



CELEBRATING
100 Years

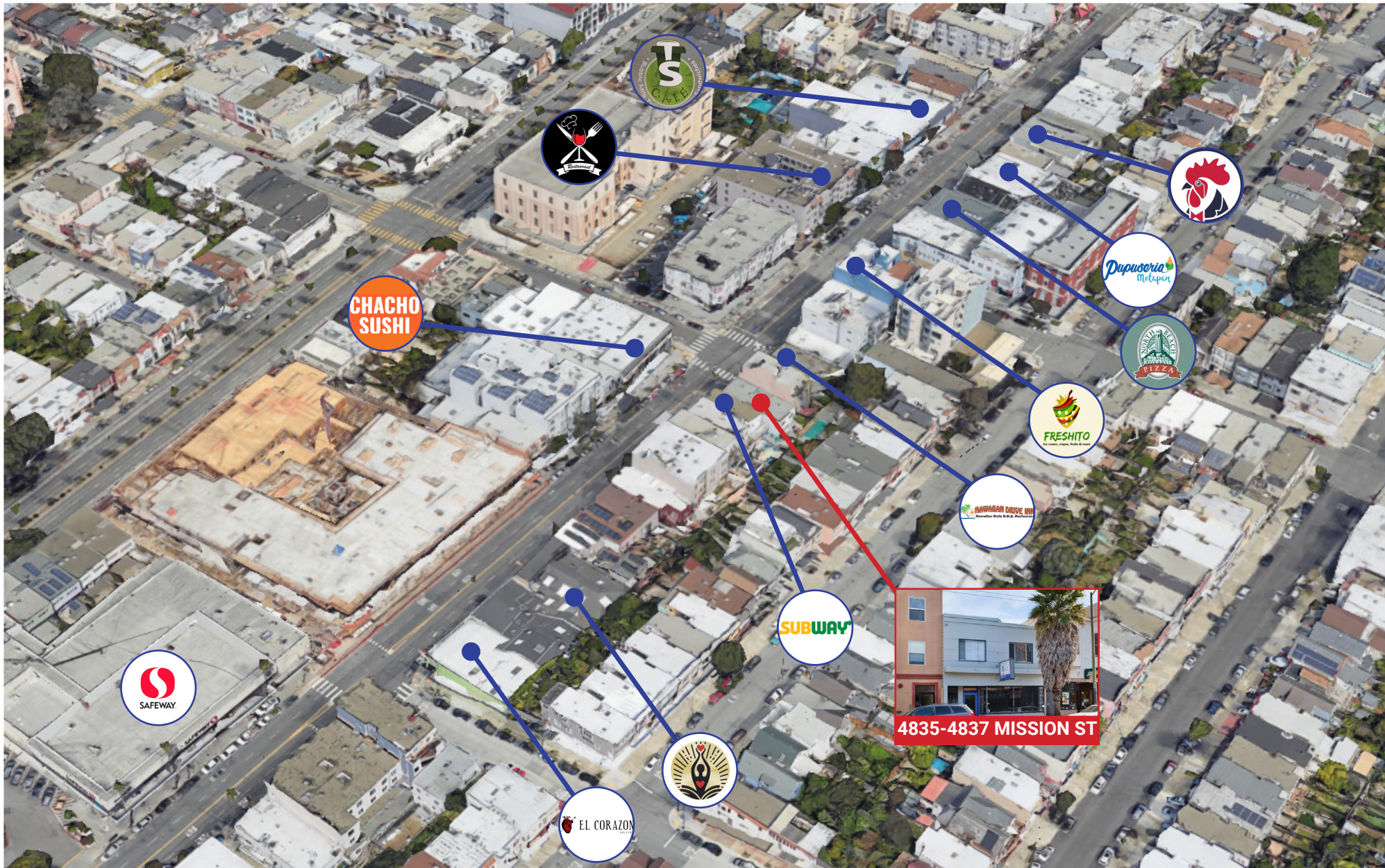
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MISSION STREET



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MISSION STREET

50.0	83.5	30	50.0	50	50	100
25.0	31	25.0				
25.0	32	25.0	27	1		
25	83.5	25				
25	83.50	25	2	100	25	
25	33	25	34	100	25	
25	83.50	25	100			
25	23	25	3	100	25	
25	83.50	22	100			
25	83.50	21	4		25	
25	20	20	4B		25	
25	19	19	4A		25	
25	18	5	5		25	
25	83.50	6	100		25	
50	29	8	28		25	
25	16	9	100		25	
25	15B	10			25	
25	15A	11			25	
25	15	12			25	
50	14	13			25	
		13A			25	
	14	13B			25	
		13C			25	
		13D			25	
100		13E			25	
	83.50		100			

LONDON STREET



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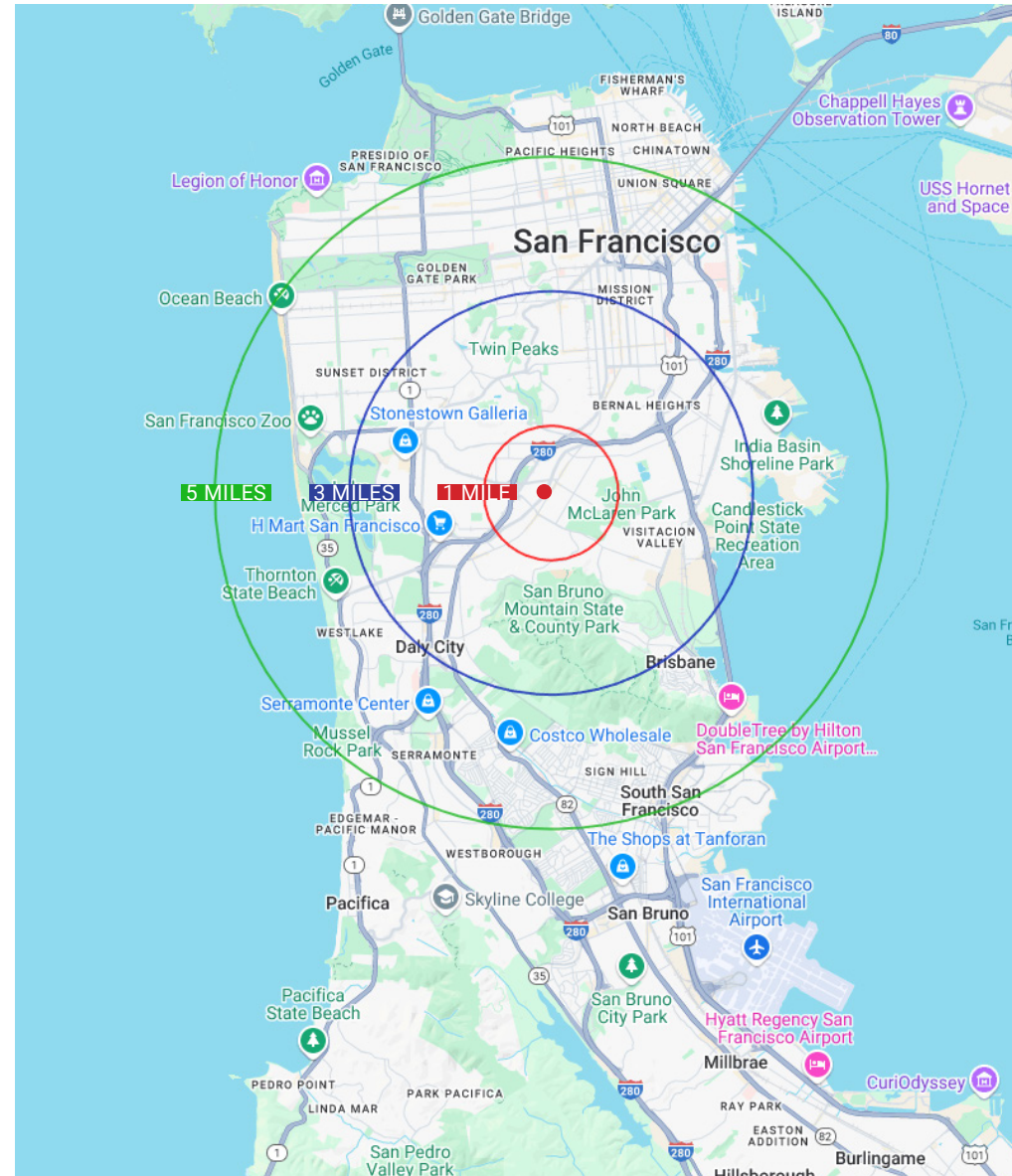
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	52,301	345,403	816,572
2029 Population	46,846	317,309	757,283
Pop Growth 2024-2029	-10.43%	-8.13%	-7.26%
Average Age	44	43	42
2024 Total Households	15,429	119,416	319,285
HH Growth 2024-2029	-10.94%	-8.48%	-7.66%
Median Household Inc	\$114,663	\$125,704	\$119,648
Avg Household Size	3.20	2.70	2.40
2024 Avg HH Vehicles	2.00	2.00	1.00
Median Home Value	\$1,070,538	\$1,083,229	\$1,083,959
Median Year Built	1948	1949	1952

Source: Loopnet



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