



Prime Mixed-Use Investment Opportunity in San Francisco's Marina District
3230-3232 Scott St, San Francisco CA 94123 Offering Memorandum



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Executive Summary



KW Commercial is pleased to present an investment opportunity to acquire the fee simple interest in a two-unit mixed-use commercial property in San Francisco, West of Van Ness Submarket.

Nestled in the heart of **San Francisco's coveted Marina District**, 3230-3232 Scott Street presents a **rare mixed-use investment opportunity** in one of the city's most affluent and high-demand neighborhoods. This **two-unit storefront retail and residential property** offers a strong tenant base, stable cash flow, and annual rent escalations, making it an attractive addition to any portfolio.

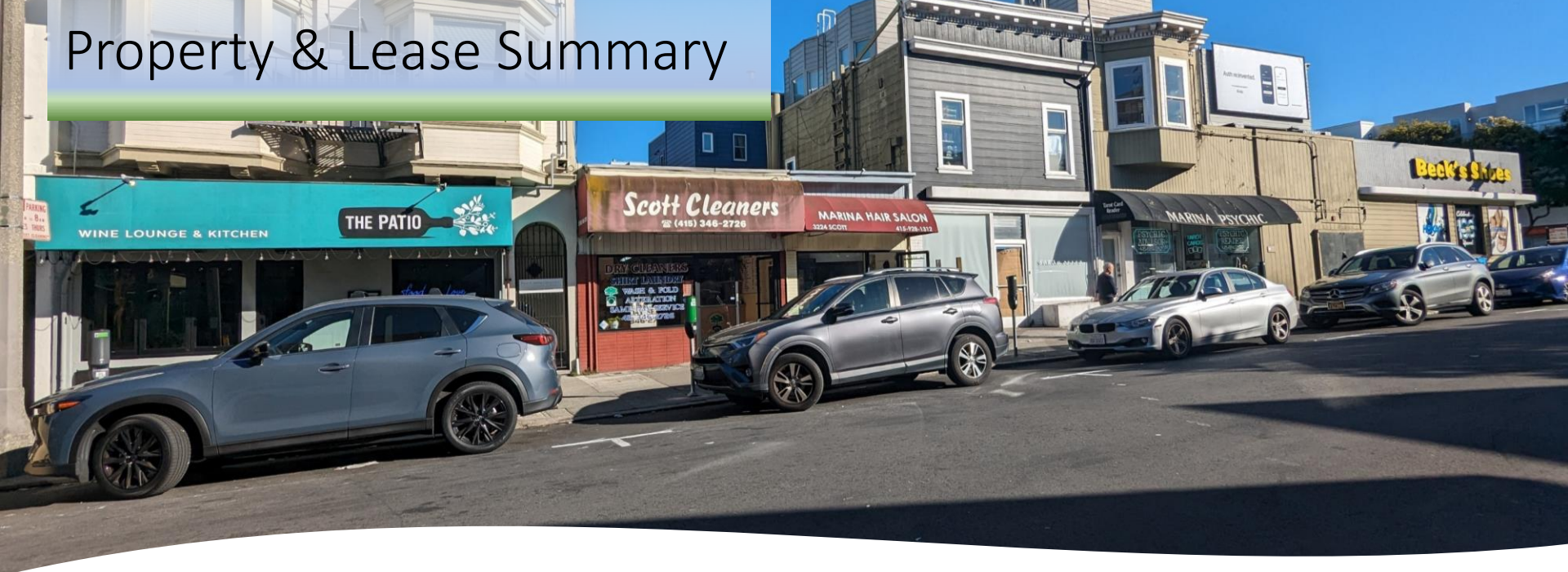




Investment Highlights

- **Highly Desirable Location:** Situated in the **Marina District**, one of San Francisco's most vibrant and walkable neighborhoods, known for its high-end retail, waterfront views, and strong residential demand.
- **Mixed-Use Composition:** Two-unit property with ground-floor retail and residential space above, catering to both commercial and residential tenants.
- **Stable Tenancy & Income:** Fully leased with **annual rental income of \$156,600**, plus built-in rent escalations.
- **Favorable Lease Terms:** Leases extending through **May 31, 2028, and October 31, 2026**, providing long-term income stability.
- **Investment Potential:** With an **estimated NOI of \$108,279**, this asset offers a **4.42% cap rate** with strong appreciation potential in a prime retail and residential corridor.
- Strong demographics and consumer food away from home spending

Property & Lease Summary



Property Address	3230-3232 Scott St, San Francisco, CA 94123 (APN: 0489 -024)
Tenancy	Two Tenants
Lease Expiration	May 31, 2028 / Oct 31, 2026
Gross Income	\$156,600
Rent Escalation	Annual increase total: \$600 / month
Year Built	1917
Gross Leasable Area / Lot Size	+/- 3,599 SF / 2,748 SF (FAR 1.31)
Ownership	Fee Simple (land + building ownership)
Zoning / Uses	NC2 / Storefront Retail & Residential (mixed use)

* Buyer & Buyer agent to verify information during Due Diligence Period



Offering Summary

List Price	\$2,450,000
Gross Income	\$156,600
Est. Expenses	\$19,467
Est. Property Taxes (1.18%)	\$28,854
Est. NOI	\$108,279
Cap Rate	4.42%



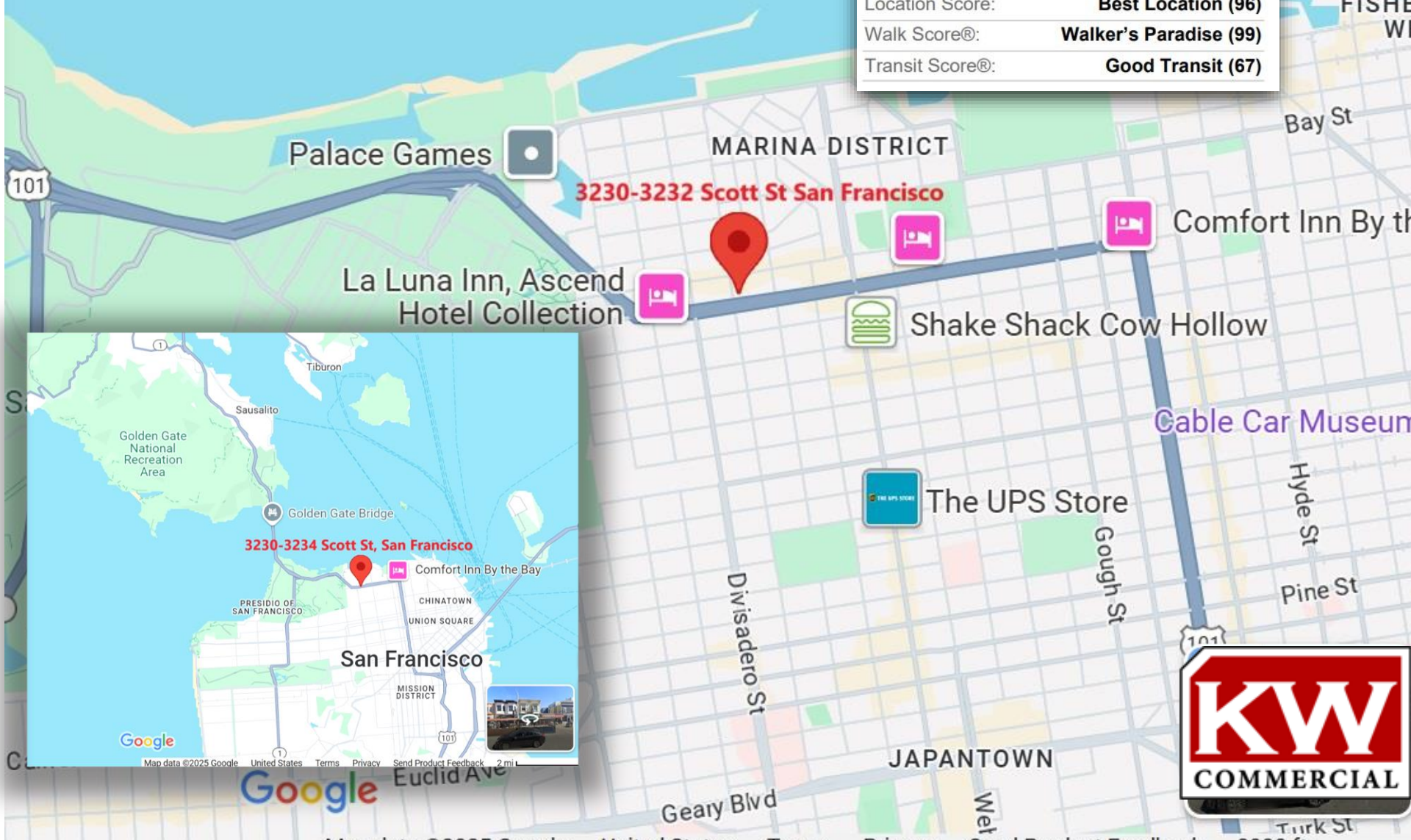
Location

TRAFFIC COUNTS

Lombard St/Scott St	42.6K
Lombard St/Steiner St	47.9K
Scott St/Filbert St	16.5K
Lombard St/Divisadero St	44.3K

LOCATION

Location Score:	Best Location (96)
Walk Score®:	Walker's Paradise (99)
Transit Score®:	Good Transit (67)



About the Marina District

The **Marina District** is one of San Francisco's most sought-after neighborhoods, known for its **charming streets, luxury boutiques, trendy cafes, and breathtaking views of the Golden Gate Bridge**. It attracts a mix of young professionals, affluent families, and tourists, driving consistent foot traffic and strong retail demand. Key attractions include:

- **Chestnut Street Shopping & Dining:** A premier retail corridor lined with popular restaurants, high-end boutiques, and national brands.
- **Crissy Field & Marina Green:** Scenic waterfront parks offering stunning bay views, outdoor recreation, and walking trails.
- **Palace of Fine Arts:** A world-renowned architectural landmark and cultural attraction.



Additional Photos



Demographics

3230-3232 Scott St



Income & Spending Demographics

3230-3232 Scott St

	1 Mile		3 Miles		5 Miles	
2024 Households by HH Income	25,503		192,063		291,992	
\$125,000 - \$150,000	1,974	7.74%	13,088	6.81%	19,650	6.73%
\$150,000 - \$200,000	3,220	12.63%	20,399	10.62%	32,646	11.18%
\$200,000+	12,057	47.28%	62,200	32.39%	100,217	34.32%
2024 Avg Household Income	\$199,707		\$153,793		\$160,945	
2024 Med Household Income	\$189,215		\$124,415		\$133,291	

	1 Mile		3 Miles		5 Miles	
Total Specified Consumer Spending	\$1.1B		\$6.6B		\$10.8B	
Total Apparel	\$51.9M	4.91%	\$340.3M	5.13%	\$548.7M	5.09%
Total Entertainment & Hobbies	\$156.5M	14.79%	\$950.8M	14.35%	\$1.5B	14.29%
Total Food and Alcohol	\$289.1M	27.32%	\$1.9B	28.56%	\$3B	27.98%
Food At Home	\$127.2M	12.02%	\$881.2M	13.29%	\$1.4B	13.18%
Food Away From Home	\$136M	12.86%	\$856.7M	12.93%	\$1.4B	12.56%
Alcoholic Beverages	\$25.8M	2.44%	\$155M	2.34%	\$242.2M	2.25%
Total Household	\$186.5M	17.63%	\$1.1B	17.15%	\$1.9B	17.55%
Total Transportation/Maint.	\$222.7M	21.05%	\$1.4B	21.07%	\$2.3B	21.36%
Total Health Care	\$47M	4.44%	\$302.4M	4.56%	\$493.3M	4.58%
Total Education/Day Care	\$104.2M	9.85%	\$608.1M	9.17%	\$986.2M	9.15%

Population	1 Mile	3 Miles	5 Miles
Population	48,415	388,967	642,357
Median Age	39	40	41
White / Black / Hispanic	70% / 1% / 8%	47% / 5% / 13%	45% / 4% / 14%
Employment	36,706	480,757	580,853
Buying Power	\$4.8B	\$23.9B	\$38.9B
College Graduates	81.2%	63.9%	62.5%
Household			
Households	25,504	192,063	291,990
Median Household Income	\$189,215	\$124,415	\$133,291
Average Household Income	\$199,707	\$153,793	\$160,945
% High Income (>\$75K)	81%	64%	67%
Housing			
Median Home Value	\$1,132,498	\$1,102,178	\$1,110,762
Median Year Built	1947	1949	1948
Owner / Renter Occupied	26% / 74%	22% / 78%	31% / 69%





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