

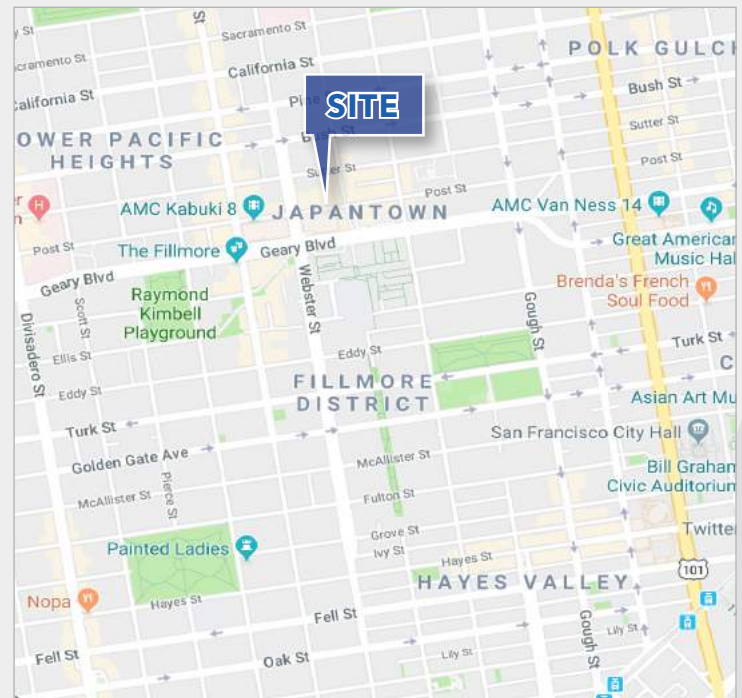
For Sale
7,000 SF Office
JAPAN CENTER
San Francisco

1630 & San Francisco, CA
1660 GEARY BLVD



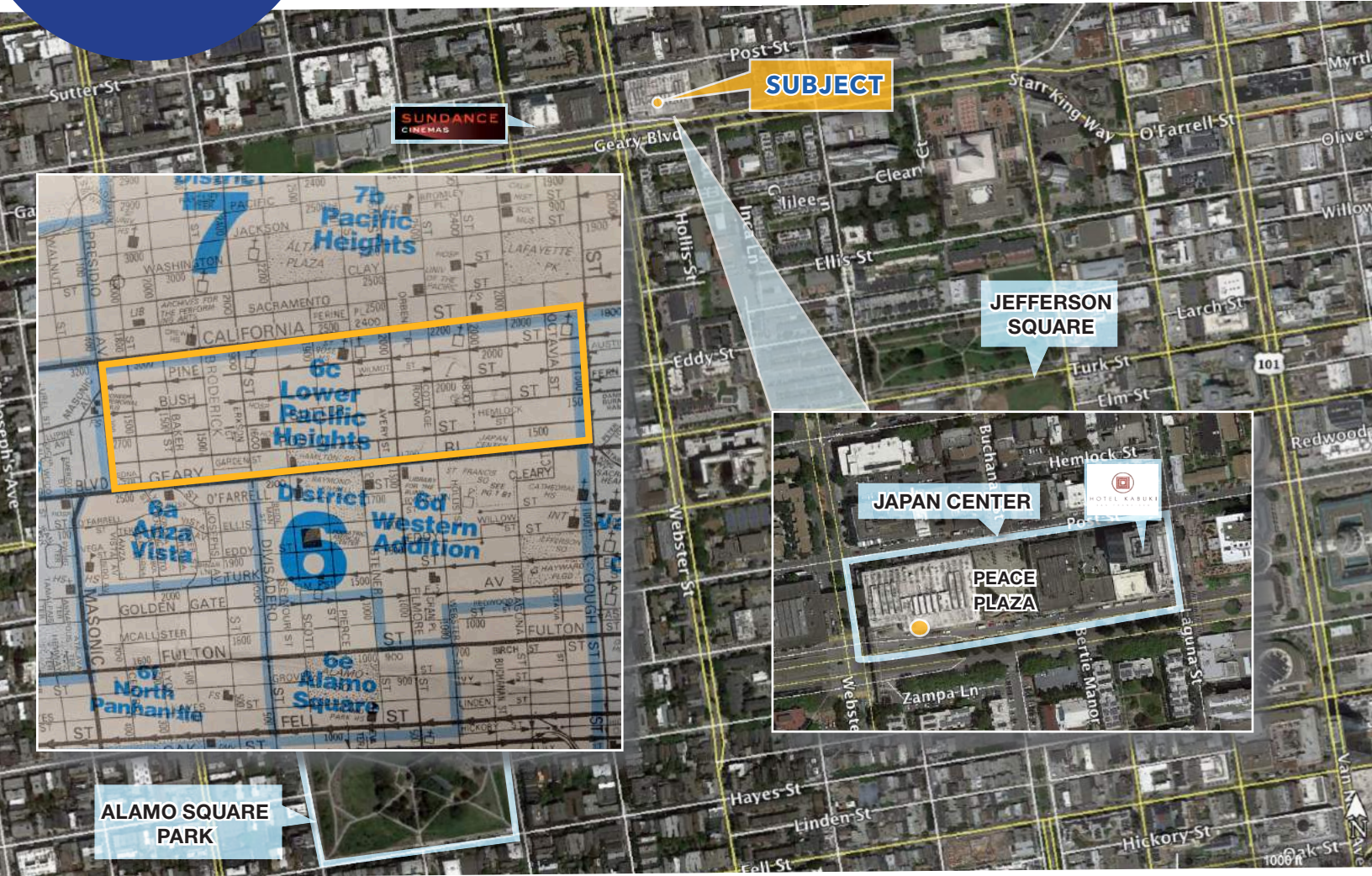
PROPERTY FEATURES

- Single story multi-tenant building for sale
- 3,768 SF & 3,105 SF office, medical, & retail use
- Can be combined or separate
- Can be converted to restaurant space
- Located in the historic district of "Japan Center," comprised of 2 indoor malls, and outdoor Peace Plaza
- Unique retailers, restaurants & medical tenants
- Ample underground and street parking
- Asking ~~\$6,250,000~~
REDUCED PRICE \$5,999,000



OVERVIEW
AERIAL &
SITEPLAN

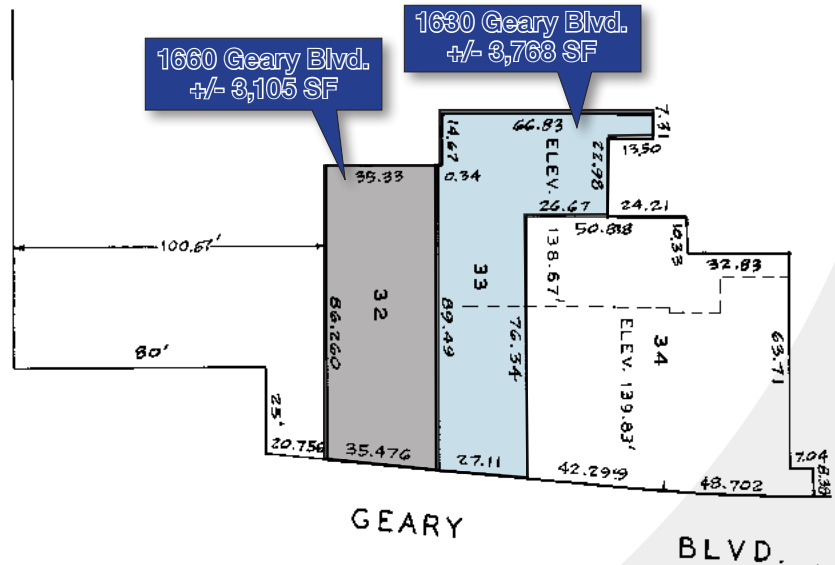
San Francisco, CA
1630 & 1660 GEARY BLVD



SITE PLAN & DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	125,167	463,601	735,854
Households	68,355	232,498	324,951
Avg Household Income	\$99,091	\$114,223	\$113,319
Total Employees	66,024	399,852	465,775
Total Businesses	9,533	48,043	61,207

WEBSTER ST.



INVESTMENT SUMMARY

This is a rare opportunity for an owner/operator or investor to purchase a property in one of the strongest commercial real estate markets in the world San Francisco. Japanese People's Town which spans five acres or about 220,000sf of Japanese culture and history dating back more than 100 years. The subject property at Japan Town located in Lower Pacific Heights bordering western addition, with its rich history and bustling commercial corridors, is one of the most sought-after sub-markets within the City of San Francisco, strategically located in a dense commercial and residential hub with excellent access and visibility at Geary Blvd crossing at Webster Street.

This is truly a unique single-story, multi-tenant commercial building. 1660, 1630 Geary Blvd. Fully leased, both units are occupied by Medical clinic practice (Owner user) and a retail lounge, potential for restaurant use (month to month). If combined total square footage to be just under 7,000sf. Ideal for owner-user or investor with great value add potential, this property is full of opportunities. The upside potential is substantial, both in the increasing rents in the area and improving real property values.

OFFERING TERMS

1660, 1630 is being offered for sale with an asking price of \$6,250,000. Seller will consider all offers. All prospective buyers should assume the subject property will be delivered on an "As-Is, Where-Is" basis at the Close of Escrow. Prospective buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Vista Investment & Realty.



JAPAN CENTER

The Japan Center Malls, occupying the blocks between Fillmore, Laguna, Geary and Post, are the cultural and economic heart of Japantown, past, present and future. From the beginnings of Japanese-American settlement in this part of San Francisco, to the reconstruction of these blocks by the Redevelopment Agency in the middle part of the 20th Century, through the present, this has been the center of the community.



Japantown has been the cultural heart of the Japanese American community in San Francisco for over a century, serving a role that is unique to the city, region and country. As one of three Japantowns remaining in the country, the area's cultural and historical resources are widely appreciated and play a significant role in the history of San Francisco and the region at large of the community.

Much of what makes Japantown a culturally-rich and recognizable place are the businesses and community based organizations. A unique mix of businesses offers Japanese, Japanese American, Korean and other culturally specific services, wares and food products that can be found in few other places in the United States, while cultural and community institutions continue to draw people from around the Bay Area on a daily basis.



INTERIOR
PHOTOS

San Francisco, CA
1630 & 1660 GEARY BLVD

