



**1601-1621 HAIGHT STREET/
601-609 CLAYTON STREET** SAN FRANCISCO CA 94117

HAIGHT ASHBURY TROPHY MIXED-USE | 12 UNITS

EXCLUSIVELY LISTED BY:

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COMPASS COMMERCIAL



EXECUTIVE SUMMARY

**1601-1621 HAIGHT ST/
601-609 CLAYTON ST**
San Francisco CA 94117



Offered at \$9,950,000



± 16,893 Sq Ft

APN 1246-029

Unit Mix Six (6) Commercial
Six (6) Residential

Building Sq Ft ± 16,893

Lot Sq Ft ± 9,809

Cap Rate 7.8%

Zoning NCD - Haight

1601-1621 Haight and 601-609 Clayton is a prominent corner mixed-use asset in the heart of Haight-Ashbury. This iconic location is a destination for locals and tourists alike with amazing foot traffic.

The bulk of the property's income is from the six retail spaces along Haight Street, anchored by Dr. Martens footwear. Other retailers include Cary Lane, Street Taco, Kayo Clothing, and Chameleon Vintage. A new bar tenant has just signed a five-year lease in the space formerly occupied by Hobson's Choice.

The six residential units all have private entrances from the street. Two are along Haight Street and four are accessed on the Clayton Street side of the property. Two of these Three-Bedroom flats will be delivered vacant. All of the units boast hardwood floors, built-in cabinetry, fireplaces (some decorative), and period charm.

The property consists of four different structures. Buyers should look into the feasibility of splitting the lot into separate parcels to maximize value. This trophy asset provides an excellent in-place income while maintaining significant upside potential.

- Haight Ashbury Trophy Mixed-Use
- Six Retail and Six Large Apartments
- All Residential Units at Least Three-Bedrooms
- Strong Commercial Tenant Base
- High Traffic and Visibility Corner
- Building Sq.Ft: 16,893 per Tax Records
- Two Residential Units Delivered Vacant
- Priced at 10 GRM | 7.8 % Cap Rate



RENT ROLL

UNIT	TYPE	CURRENT RENT	MOVE IN DATE	LEASE END DATE
RESIDENTIAL				
603	3 bed/1 bath	\$4,795	7/15/24	6/30/25
605	3 bed/1 bath	\$4,795	Vacant	
607	3 bed/1 bath	\$4,291	11/27/19	MTM
609	3 bed/1 bath	\$4,153	2/1/20	MTM
1609	3 bed/1 bath	\$4,495	1/1/25	12/31/26
1611	3 bed/1 bath	\$4,795	Vacant	
Monthly Income		\$27,324		

UNIT	TYPE	CURRENT RENT	MOVE IN DATE	LEASE END DATE
COMMERCIAL				
1601	Retail	\$8,000		
1603	Retail	\$4,635	6/1/19	1/31/28
1605	Retail	\$4,244	2/1/23	1/31/26
1607	Retail	\$8,815	6/1/24	5/31/34
1615	Retail	\$11,444	6/1/24	5/31/34
1621	Retail	\$18,638	5/1/19	2/28/30
Monthly Income		\$55,776		
Total Annual Income		\$997,198		



FINANCIAL SUMMARY

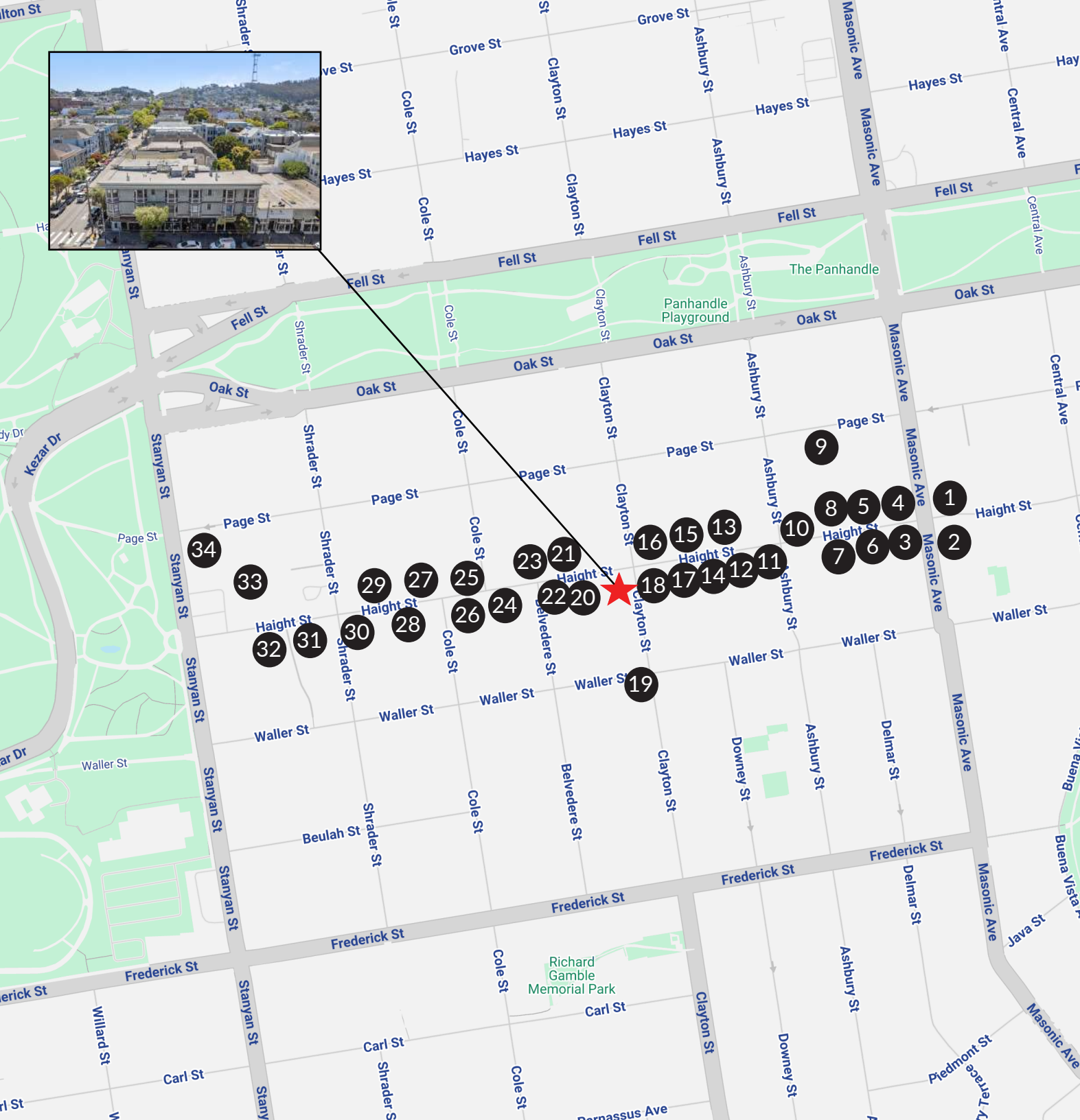
ANNUALIZED OPERATING DATA

Asking Price	\$9,950,000
Scheduled Gross Income	\$997,198
Residential Vacancy Rate (5%)	(\$16,394)
Adjusted Gross Income	\$980,803
Less Expenses (24.8%)	(\$247,100)
CAM Reimbursements	\$45,235
Net Operating Income	\$778,938
Cap Rate	7.8%
GRM	10.0

ESTIMATED EXPENSES

New Property Taxes (est. @ 1.1801%)	\$117,384
Insurance (New Estimate)	\$30,000
PG&E	\$611
Water	\$5,769
Garbage	\$19,745
Janitorial	\$3,732
Management (5%)	\$49,860
Repairs & Maintenance	\$20,000
Total Est. Expenses	\$247,100





LOCATION MAP

- 1 Magnolia Brewing
- 2 Coffee To The People
- 3 The Mellow
- 4 Love on Haight
- 5 Nice Kicks
- 6 Cookies Clothing
- 7 Pork Store Cafe
- 8 Piedmont Boutique
- 9 Urban School of San Francisco
- 10 Ben & Jerry's
- 11 Aviator Nation
- 12 Body Rok
- 13 Gus's
- 14 Slice House by Tony Gemigani
- 15 Mad Dog in The Fog
- 16 USPS
- 17 Buffalo Exchange
- 18 Abu Salim
- 19 Shade Nail Spa
- 20 Roberts Hardware
- 21 Brioche Bakery & Cafe
- 22 Indigo Vintage
- 23 Wasteland
- 24 Stanza Coffee Bar
- 25 Goodwill
- 26 John Fluevog
- 27 Borderlands Books
- 28 The Alembic
- 29 What The Cluck
- 30 Angiday
- 31 Murio's Trophy Room
- 32 Ameoba Music
- 33 Whole Foods
- 34 Flywheel Coffee Roasters

Commute Times

Golden Gate Bridge **15m** by car

Bay Bridge **15m** by car

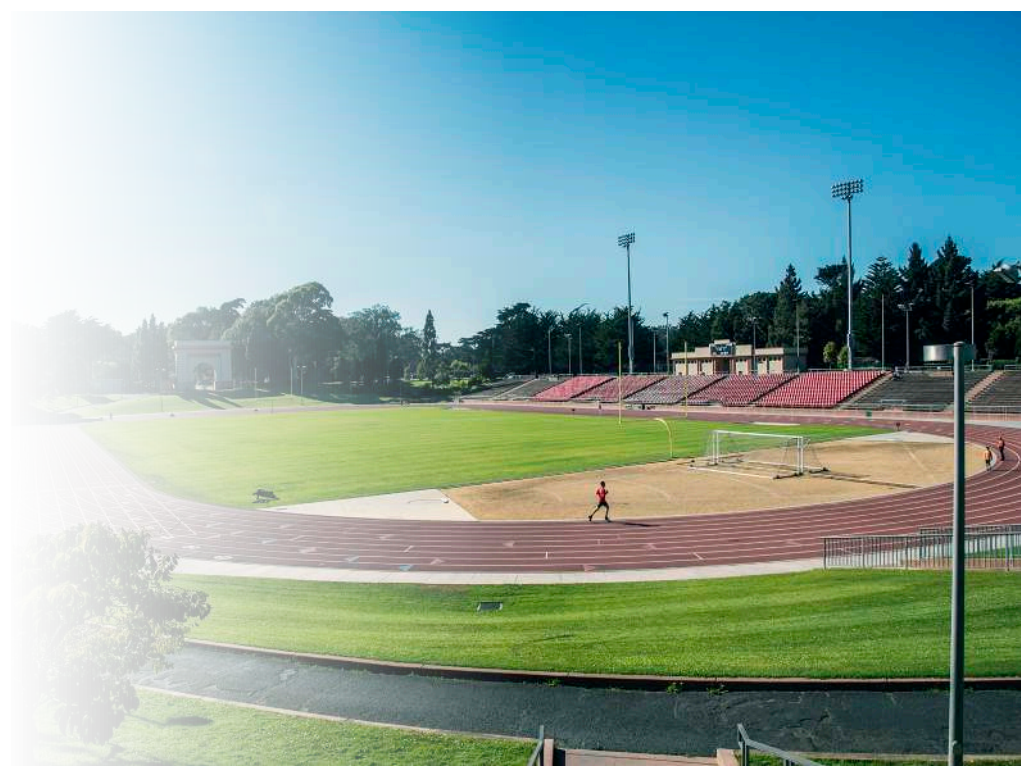
Ocean Beach **15m** by car

ABOUT THE NEIGHBORHOOD

Located in the heart of San Francisco, Haight-Ashbury is one of the city's most iconic and culturally rich neighborhoods. Famed as the birthplace of the 1960s counterculture movement, it remains a vibrant hub of creativity, diversity, and independent spirit.

Anchored by Haight Street, the neighborhood's bustling commercial corridor, the area offers a dynamic mix of locally owned shops, vintage boutiques, eclectic restaurants, and popular cafés. Its proximity to Golden Gate Park, as well as neighboring districts like Duboce Triangle, the Lower Haight, and the Inner Sunset, makes it a strategic location for both foot traffic and business visibility.

Haight-Ashbury also attracts a steady flow of tourists and locals drawn to its colorful Victorian architecture, historic landmarks, and one-of-a-kind retail experiences. This enduring appeal makes it a prime setting for businesses looking to thrive in a neighborhood with authentic character and strong community roots.



COMMERCIAL UNITS



COMMERCIAL UNITS



RESIDENTIAL UNITS



EXTERIORS



AERIALS



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