

3619 CALIFORNIA STREET  
\$3,750,000 | COMMERCIAL | LAUREL HEIGHTS

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ADAM FILLY



## CONTACT INFORMATION

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## INVESTMENT OVERVIEW



- Single Tenant Net Leased Investment
- Highly Affluent Location
- Strong Regional Veterinary Tenant
- New 10 Year Lease with Annual Increases
- Two 5 Year Extension Options
- Strong Tenant Financials
- Premium Location ½ block to Laurel Village Shopping Center
- Priced at 6.9% Cap Rate

This is rare opportunity to purchase a single-tenant net leased investment in one of San Francisco's most prestigious locations. The tenant is Presidio Way Veterinary Hospital a subsidiary of VetnCare, a strong regional operator with 13 Bay Area pet hospitals. This location has been a veterinary hospital since 1997, demonstrating a solid history of successful operations. The tenant has executed a 10-year lease through 2034 with annual increases and two extension options. The tenant is responsible for all operating costs, except for exterior maintenance and structural repairs. Located in Laurel Heights, the property is one half block to the Laurel Village shopping center, adjacent to San Francisco's wealthiest neighborhoods. This is the closest veterinary hospital to Pacific Heights, Presidio Heights, Jordan Park and the Richmond District. Offered at a 6.9% cap rate, this is an amazing opportunity to acquire an income producing asset with a strong tenant on a long-term lease.



# PRICING

Price	\$3,750,000
Cap Rate	6.9%
Net Operating Income	\$259,560
Sq. Feet	3,170
Lot Sq. Feet	2,500

# PROPERTY PROFILE

Year	1953
Parcel Number	1036-042
# of Commercial Units	1
Zoning	NC-S
Neighborhood	Jordan Park/ Laurel Hights





# NEIGHBORHOOD HIGHLIGHTS





## NEIGHBORHOOD HIGHLIGHTS

### Jordan Park / Laurel Heights:

A quiet neighborhood that mimics Pacific Heights with its style and gorgeous historical homes, Jordan Park / Laurel Heights has a distinctly suburban feel that's convenient to the rest of beloved San Francisco.





# PHOTOS





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## CONFIDENTIALITY & DISCLAIMER

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