

700 BAKER STREET  
6 UNITS | MIXED-USE | OFFERED AT \$3,300,000

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**COMPASS COMMERCIAL**  
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# INVESTMENT OVERVIEW



- ✓ NOPA Corner Mixed-Use Property
- ✓ Five Residential and One Commercial
- ✓ All Units Freshly Remodeled and Fully Occupied
- ✓ New 10 Year Commercial Lease
- ✓ New Exterior Paint Completed in 2026
- ✓ Seismic Retrofit Completed in 2025
- ✓ Very Low Operating Expenses
- ✓ Highly Desirable Rental Location
- ✓ Separately Metered for Gas and Electricity
- ✓ Priced at 6.1% Cap Rate | 12.0 GRM

# INVESTMENT OVERVIEW



700 Baker Street is a well-located, fully occupied six-unit mixed-use property in the heart of NOPA. The building comprises five residential units—two studios and three one-bedroom apartments—and a ground-floor commercial space.

All five apartments have been recently remodeled with high-end finishes, featuring modern appliances and in-unit laundry, offering strong tenant appeal and minimal near-term capital needs. The property also benefits from new exterior paint completed in 2026, enhancing its curb appeal.

The ground-floor commercial space is leased to a law firm on a new 10-year lease with a five-year extension option, providing stable, long-term income. The space enjoys a desirable south-facing exposure, offering excellent natural light and strong street visibility.

Each residential unit is separately metered for gas and electricity, with tenants responsible for their own heat. Additionally, a utility reimbursement program has been implemented to further reduce operating expenses. A soft-story seismic retrofit was completed in 2025, adding significant structural value.

Ideally situated at the corner of Baker and McAllister Streets, the property offers immediate access to the vibrant Divisadero corridor, as well as the Panhandle, Golden Gate Park, and Haight-Ashbury.

This is a rare opportunity to acquire a turnkey asset in a premier San Francisco location, delivering immediate cash flow with long-term upside.

# PROPERTY DETAILS



## PROPERTY OVERVIEW

Year Built	1900
Parcel Number	1157-009A
# of Units	6
Unit Mix	Three 1bd, Two Studios & 1 Commercial
Sq. Feet	4,362
Lot Sq. Feet	2,191
Neighborhood	NOPA
Zoning	RM-1

## BUILDING SYSTEMS

Structure	Wood-Frame
Laundry	In Each Unit
Hot Water	Tankless in Each Unit
Roof	Torchdown
Water Service	Master Metered
Circuit Breakers	In Each Unit
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

# RENT ROLL

Unit	Type	Rent	Move-In Date
700 Baker St #1	One-Bedroom	\$3,295	08/08/2024
700 Baker St #2	Studio	\$3,500	05/01/2026
700 Baker St #3	One-Bedroom	\$3,295	09/01/2024
400 Baker St #4	Studio	\$2,687	08/09/2024
702 Baker St	One-Bedroom	\$3,695	09/29/2025
1798 McAllister St*	Commercial	\$6,000	08/22/2025
	RUBS	\$529.00	

**Monthly Income** \$23,001.00  
**Annual Income** \$276,012.00

\*Commercial Lease Terms: 10yr Lease with one option to extend for 5yrs



# FINANCIAL OVERVIEW



## Financial Overview

**Price** **\$3,300,000**

Price Per Unit \$550,000

Price per Sq Foot \$757

GRM 12.0

Cap Rate 6.1%

Annual Income \$276,012

Net Operating Income \$200,535

## Estimated Expenses

New Property Taxes (est. @ 1.1826%) \$39,026

Insurance \$6,587

PG&E \$550

Water \$2,500

Garbage \$3,300

Management 4% \$10,234

Repairs & Maintenance \$5,000

**Total Expenses** **\$67,197**

## Annualized Operating Data

**Scheduled Gross Income** **\$276,012**

Less Vacancy Rate 3.0% \$8,280

Adjusted Gross Income \$267,732

Less Expenses 24.3% \$67,197

**Net Operating Income** **\$200,535**

# PHOTOS

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