

SAN FRANCISCO



**\*\*READY FOR BUILD-OUT\*\*** This location was chosen based on its strong demographics and visibility. Sitting on the border between the *Excelsior* and Cayuga Terrace neighborhoods, this +/- 3,500 SF property is surrounded by high average household incomes, large public parks (*Balboa Park*, *McClaren Park*, and *San Bruno Mountain*), and a large population. Being in the southern, central part of San Francisco, this dispensary won't suffer from undue concentration issues – there are only 3 operational dispensaries near the location, with the nearest being over 2,500 feet away. Real estate leased or purchased separately (see pg 2).

**NDA  
REQUIRED**

### License Acquisition Options:

- Purchase: Asking \$499k
  - Negotiable
  - 50% down payment
  - Seller Carry 50% for 6 months
- Lease via MSA: \$12,000/mo
  - Negotiable
  - Purchase Option Possible
- Real Estate Cost Separate

### Retail Storefront Highlights:

- Social Equity Permit at 40%
- Easy access to Interstate 280
- 10 min walk to Balboa Park BART Station
- Visibility:
  - Cars Per Day ≈ 20,000
  - WalkScore.com Ratings:
    - Walker's Paradise: 95
    - Excellent Transit: 84
    - Very Bikeable: 74
- 2 Mile Demographics:
  - Pop ≈ 185,000
  - Avg Household Income: ≈ \$160,000/yr

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**PROPERTY INFORMATION:** Buyer can lease the downstairs, 1,450 SF retail space, or purchase this 3,385 SF, two-story, mixed-use property. The property is located at a lighted intersection and has two existing residential tenants on M2M leases. Great for an owner/user or investor. Strong demographics. Excellent visibility. Strong resale value for future exit.

**NDA  
REQUIRED**

### Property Highlights:

- Sale: Asking \$1,500,000 (\$436/SF)
  - 3,385 SF Two-Story Mixed-Use Property
  - 2 Residential Units Leased M2M
  - \$2,200/mo combined rental rate
- Lease: \$7.00/SF NNN | \$10,150/mo NNN
  - 1,450 SF
  - Ground Floor Retail



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