

FILLMORE RETAIL DISTRICT COMMERCIAL
NNN LEASED WITH CREDIT TENANT!
6.3% CAP RATE!



Dan McGue

415.229.1245 | dan@danmcgue.com | danmcgue.com | Lic# 00656579



NRT

FILLMORE RETAIL DISTRICT

COMMERCIAL NNN LEASE WITH CREDIT TENANT

PROPERTY OVERVIEW



2226 Bush Street is a fantastic commercial property located in the Fillmore Retail District (Lower Pacific Heights), one of the hottest retail areas in San Francisco. This ground floor, 2,100 sq.ft. commercial condominium has been recently remodeled and shows well with its high ceilings and open spaces. It is located directly adjacent to the renowned restaurant Out The Door ("OTD"—owned and operated by Chef Charles Phan of The Slanted Door), and is just a couple of doors from the extremely hot Fillmore Street. Bush Street has a very high traffic count and is a main thoroughfare.

There is an excellent lease in place with FLOR, a well-known retail outlet for high end sectional carpeting. The lease is guaranteed by FLOR's parent company, Interface Global, Inc., the world's largest manufacturer of commercial sectional carpeting. Tenant pays a base rate of \$233,928.45 per year NNN, paid monthly at \$19,494.04 plus NNN charges. 3% Annual net increases. Current lease expiration date is February 28, 2022.

Offered at \$3,700,000

Lease Term	3% Annual Lease Increase
March 1, 2020 - Feb. 28, 2021	\$240,946.31
March 1, 2021 - Feb. 28, 2022	\$248,174.69

HIGHLIGHTS

- Prime Fillmore District
- Fantastic Lower Pacific Heights Location
- 2,100 Square Feet
- Ceiling Height: Approx. 11'
- NNN Lease
- Annual Net Operating Income: \$233,928
- CAP Rate: 6.3%
- 3% Annual Rent Increases
- Excellent High Credit Tenant
- Wonderfully Remodeled

SHOWN BY APPOINTMENT ONLY. PLEASE CALL HALEIGH AT 415-229-1218



The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective purchasers are advised to independently verify accuracy and to review any disclosure information on file with this office.

FILLMORE RETAIL DISTRICT

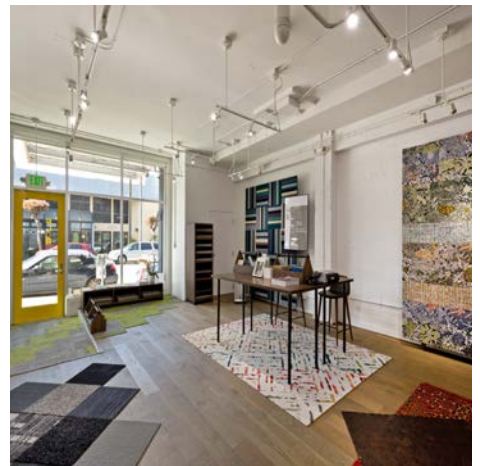
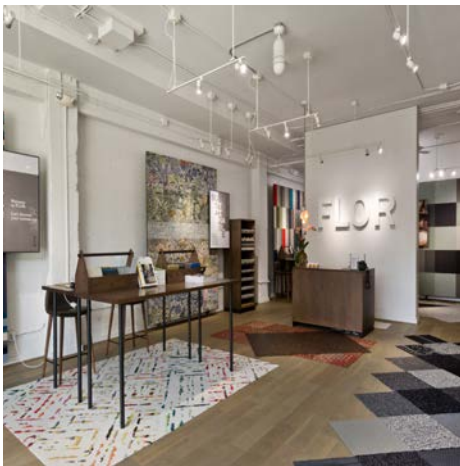
COMMERCIAL NNN LEASE WITH CREDIT TENANT



The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective purchasers are advised to independently verify accuracy and to review any disclosure information on file with this office.

FILLMORE RETAIL DISTRICT

COMMERCIAL NNN LEASE WITH CREDIT TENANT



The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective purchasers are advised to independently verify accuracy and to review any disclosure information on file with this office.