

\$3,595,000 - 231 West Portal Avenue, San Francisco

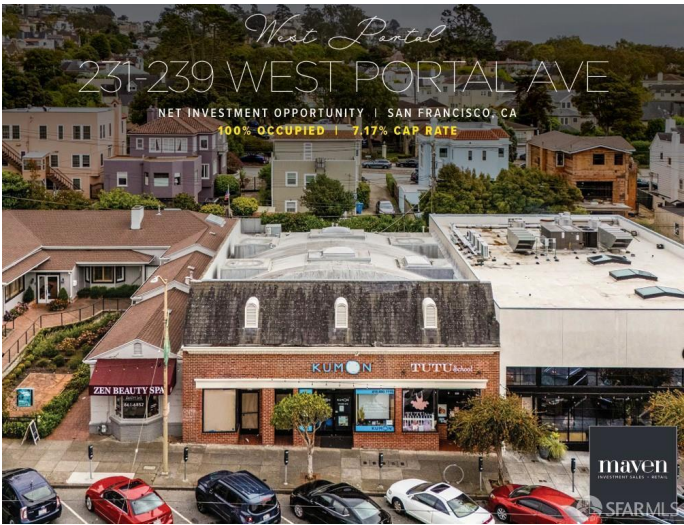
MLS® #425077835

\$3,595,000

0 Bedroom, 0.00 Bathroom, 5,200 sqft
Commercial Sale on 0.11 Acres

West Portal, San Francisco, CA

231-239 West Portal Avenue presents a rare opportunity to acquire a fully leased commercial asset in one of San Francisco's most established neighborhood corridors. The 5,200 SF two-story property features three ground-floor retail suites plus an upper-level retail/office space with abundant natural light and 50 feet of prime street frontage. Currently 100% occupied with leases extending through 2035, the asset provides stable long-term cash flow with minimal rollover risk. In-place income totals \$261,036 annually, reflecting a strong 7.17% cap rate. The tenant mix includes Mighty Pilates, which occupies both the ground floor and second level; Kumon Math & Reading Center, a global educational operator; and TuTu School, a boutique ballet school franchise. Tenants benefit from long-term leases with annual rent escalations and expense reimbursements, further supporting consistent net operating income. Positioned adjacent to the West Portal Muni Metro Station, the property sits in a high-barrier-to-entry market with strong demographics, daily foot traffic, and loyal neighborhood patrons. This combination of credit tenancy, durable income, and irreplaceable location makes 231-239 West Portal Avenue an attractive investment for buyers seeking secure yield on San Francisco's west side.



PROPERTY OVERVIEW

ADDRESS	231-239 WEST PORTAL AVENUE
DISTRICT	West Portal
PROPERTY SUBTYPE	Retail/Commercial
APN	2989B-022
ZONING	NCD - West Portal
TOTAL BUILDING SQ FT	5,200
TOTAL LOT SQ FT (PUBLIC RECORD)	4,966
YEAR BUILT	1941
UTILITIES	Gas & Electric Separately Metered
HEIGHT LIMIT	80-130-F

Built in 1941

Essential Information

MLS® #	425077835
Price	\$3,595,000
Bathrooms	0.00
Square Footage	5,200
Acres	0.11
Year Built	1941
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	231 West Portal Avenue
Area	SF District 4
Subdivision	West Portal
City	San Francisco
County	San Francisco
State	CA
Zip Code	94127

Interior

# of Stories	2
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Exterior

Lot Description	See Remarks
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Additional Information

Date Listed	September 29th, 2025
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Listing Details

Listing Agent	Dominic Morbidelli
Listing Office	Maven Commercial, Inc.

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