\$3,750,000 - 3265 22nd Street, San Francisco

MLS® #425079897

\$3,750,000

0 Bedroom, 0.00 Bathroom, 4,302 sqft Commercial Sale on 0.05 Acres

Inner Mission, San Francisco, CA

Pacific West Advisory Group is pleased to present an exceptional opportunity to acquire an attractive, well-maintained 3-story mixed-use property in the heart of San Francisco's Mission District. The ground floor features two established retail tenants: Breakfast Little, a popular caf celebrated for its agua frescas and top-rated breakfast burritos, and Indian Spices & Groceries, a neighborhood staple market. The second and third floors comprise four residential unitsthree 1BD/1BA and one 2BD/1BAall with a strong history of full occupancy and consistent rental income. Located between Bartlett and Valencia Streets, just steps from City College Mission Campus, local restaurants, shops, and public transit, this property offers both prime location and stable income. A rare opportunity to own an income-producing building in one of the city's most vibrant and sought-after neighborhoods.

Built in 1870

Essential Information

MLS® # 425079897

Price \$3,750,000

Bathrooms 0.00

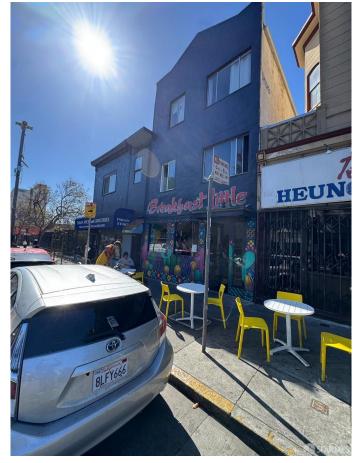
Square Footage 4,302

Acres 0.05

Year Built 1870

Type Commercial Sale





Sub-Type Mixed Use

Status Active

Community Information

Address 3265 22nd Street

Area SF District 9

Subdivision Inner Mission

City San Francisco

County San Francisco

State CA

Zip Code 94110

Interior

of Stories 3

Additional Information

Date Listed August 20th, 2025

Zoning VALEN

Listing Details

Listing Agent Oleg Cre Verbitski

Listing Office Engel & Voelkers San Francisco

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