

\$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 units—three 1BD/1BA and one 2BD/1BA—all 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

© Copyright 2025 of the SFAR MLS. Listings on this page identified as belonging to another listing firm are based upon data obtained from the SFAR MLS, which data is copyrighted by the San Francisco Association of REALTORS®, but is not warranted. Information being provided is for consumers' personal, noncommercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.