

AVISON  
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*Café Business  
Opportunity*

**1415**  
Larkin Street  
San Francisco, CA



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## Overview

<b>Size:</b>	±1,000 SF plus patio seating
<b>Term:</b>	Thru August 31, 2025 with one (1) 5-year option to renew
<b>Rent:</b>	\$3,400/month MG until 9/1/2020 (rent to increase to \$3,505.52/month)
<b>Key Money:</b>	Negotiable
<b>Net Income</b> (Past 2 Years):	\$112,111 (2018) \$86,805 (2019)
<b>Available:</b>	Immediately

## Space Highlights

- Excellent location next to MyMy, Olea, Core40 and Trader Joe's
- Beautifully built-out cafe with high-end furniture, fixtures and equipment in-place
- ADA restroom
- Excellent signage opportunity and strong foot traffic
- Historical financials of prior business available upon request





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For more information, please contact:

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