



GROUND MATRIX



FOR SALE

568

F O L S O M S T R E E T

San Francisco, CA 94105



Presented By:

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FOLSOM STREET

San Francisco, CA 94105



GROUND MATRIX

FOR SALE | MULTIFAMILY PROPERTY

Property Summary



PROPERTY DESCRIPTION

Ground Matrix is pleased to present this incredible opportunity to own 568 Folsom Street, a 5 unit multi-family property, can be delivered 100% vacant. Fantastic development opportunity combined with adjacent property 566 Folsom, total of 4,000 sf site to be entitled with 250-ft height limit.

PROPERTY HIGHLIGHTS

- Prime TransBay location, walking distance to major employers and retail spaces
- All five units will be delivered vacant
- Excellent multi-family ground up development opportunity combining with the adjacent 2,000 sf lot
- 250-S Height limit

OFFERING SUMMARY

Sale Price:	\$2,600,000
Number of Units:	5
Lot Size:	2,004 SF
Building Size:	4,400 SF
NOI:	\$165,024.00
Cap Rate:	6.35%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	47,277	215,317	325,649
Total Population	75,853	383,080	662,860
Average HH Income	\$129,414	\$151,380	\$156,327

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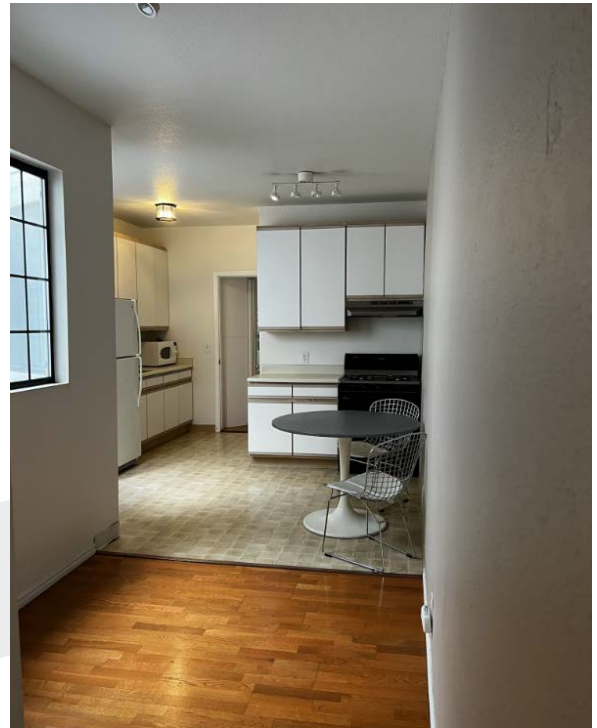
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[Additional Photos](#)



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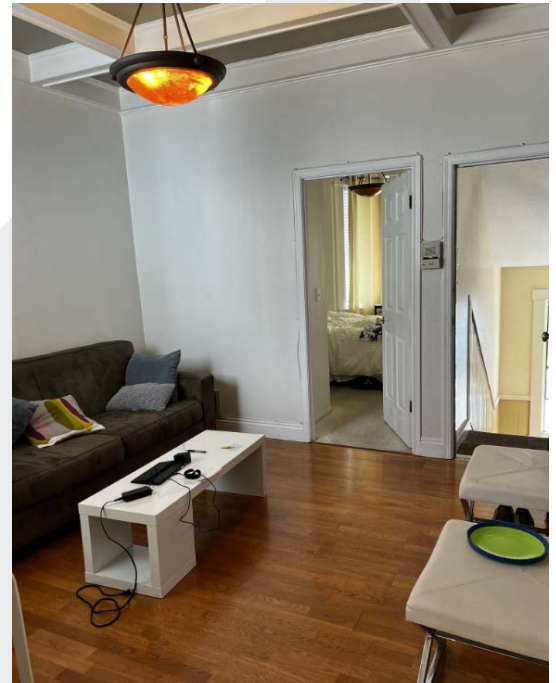
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[Additional Photos](#)



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GROUND MATRIX

FOR SALE | RETAIL PROPERTY

Retailer Map



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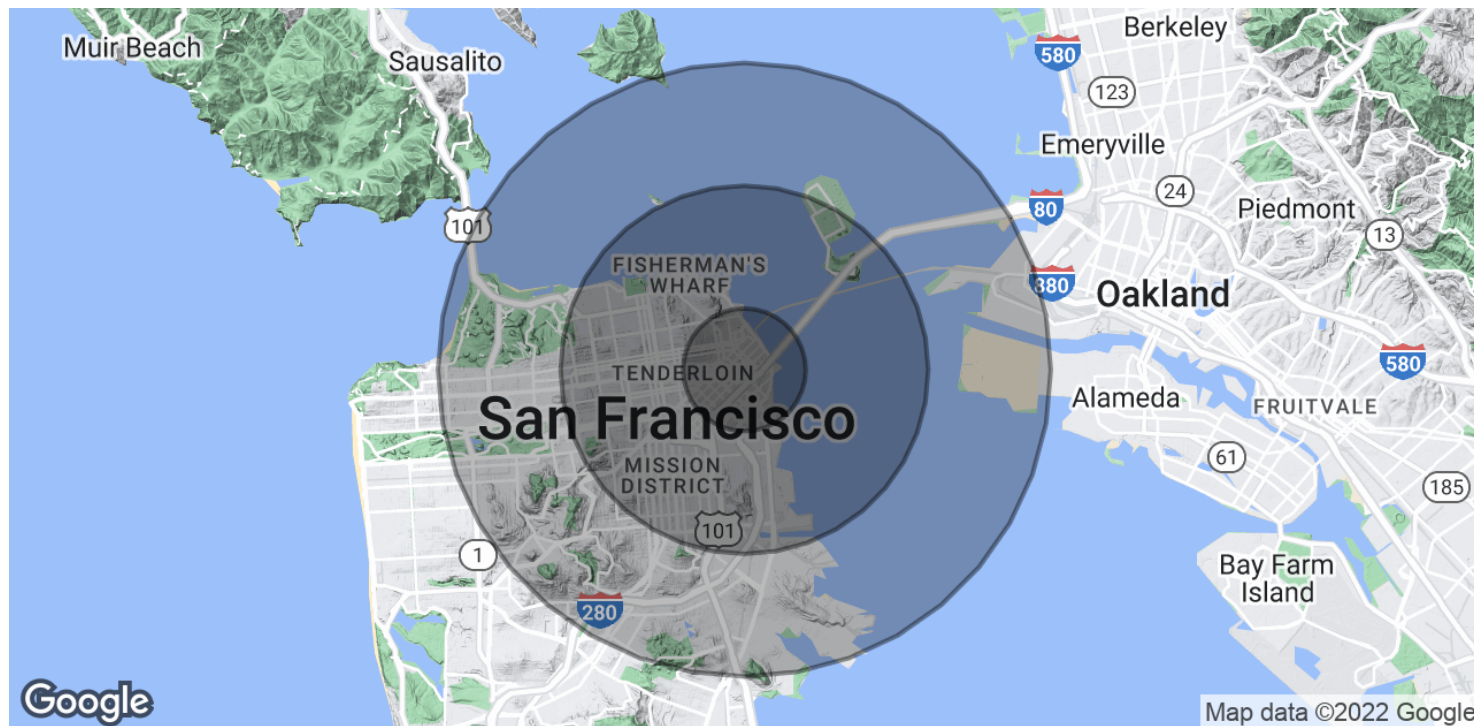
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	75,853	383,080	662,860
Average Age	40.6	38.5	39.3
Average Age (Male)	40.6	38.7	39.0
Average Age (Female)	41.2	38.7	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	47,277	215,317	325,649
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$129,414	\$151,380	\$156,327
Average House Value	\$678,256	\$976,299	\$1,084,828

* Demographic data derived from 2020 ACS - US Census

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