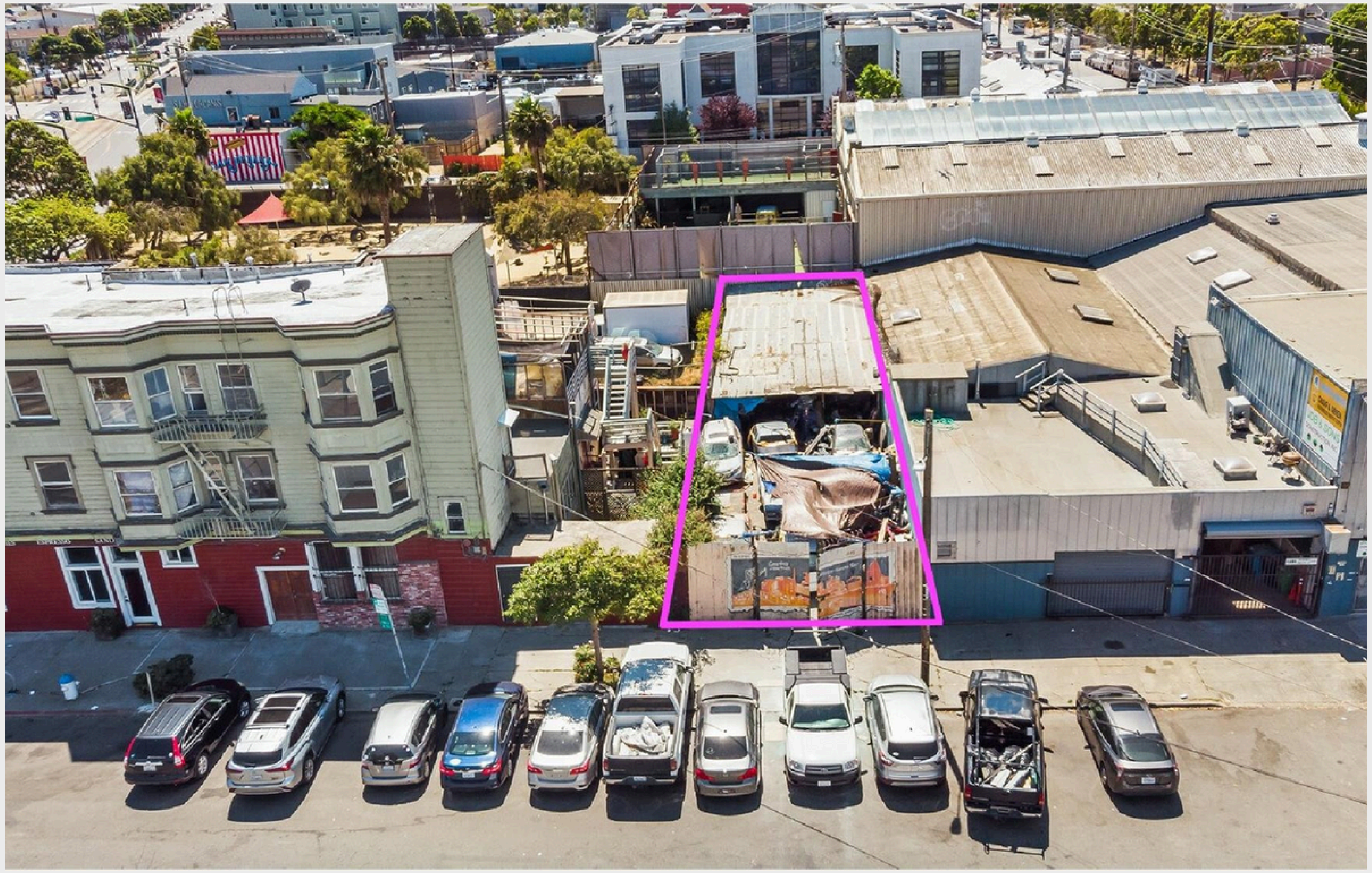
FOR SALE

1575 FAIRFAX AVENUE

SAN FRANCISCO, CA 94124



COMMERCIAL LOT IN THE BAYVIEW

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PROPERTY OVERVIEW

View the full listing here: https://www.loopnet.com/Listing/1575-Fairfax-Ave-San-Francisco-CA/29442924/

This 2,500-square-foot lot provides an exceptional canvas for your business endeavors. With its strategic location and generous dimensions, it offers an ideal setting for various development possibilities. The property's proximity to urban amenities further enhances its appeal, making it a great investment for both developers and realtors.

We would like to draw your attention to the zoning regulations that permit possible expansion up to **6 levels**, providing an excellent opportunity for vertical development and maximizing the potential of this prime commercial lot. For more information click on the City Structure Link below.

Whether you are looking to embark on a new development project or seeking a lucrative real estate opportunity, 1575 Fairfax Ave provides the perfect canvas for success.

Price:	**$525,000**
Property Type:	Land
Property Subtype:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	0.06 AC
No. of lots:	1
Zoning Description:	M1
APN / Parcel ID:	5242-020

Key Highlights:

Strategic Location: Positioned in the Bayview of San Francisco
Generous Dimensions: 2,500 square feet lot
Proximity to Urban Amenities: Access to essential facilities and services
Possible Expansion: Zoning allows potential expansion to 6 levels

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PROPERTY LOCATION

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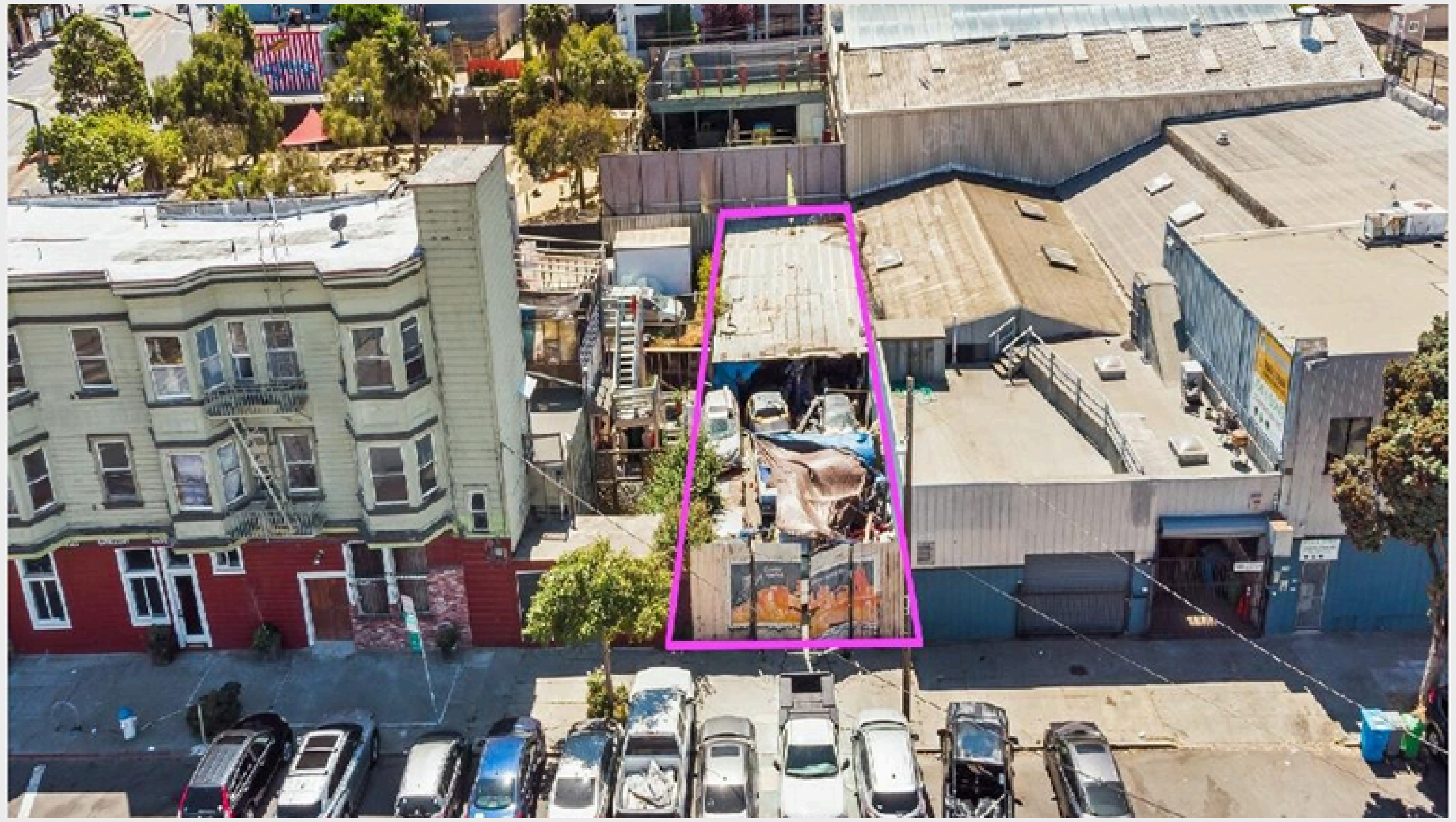
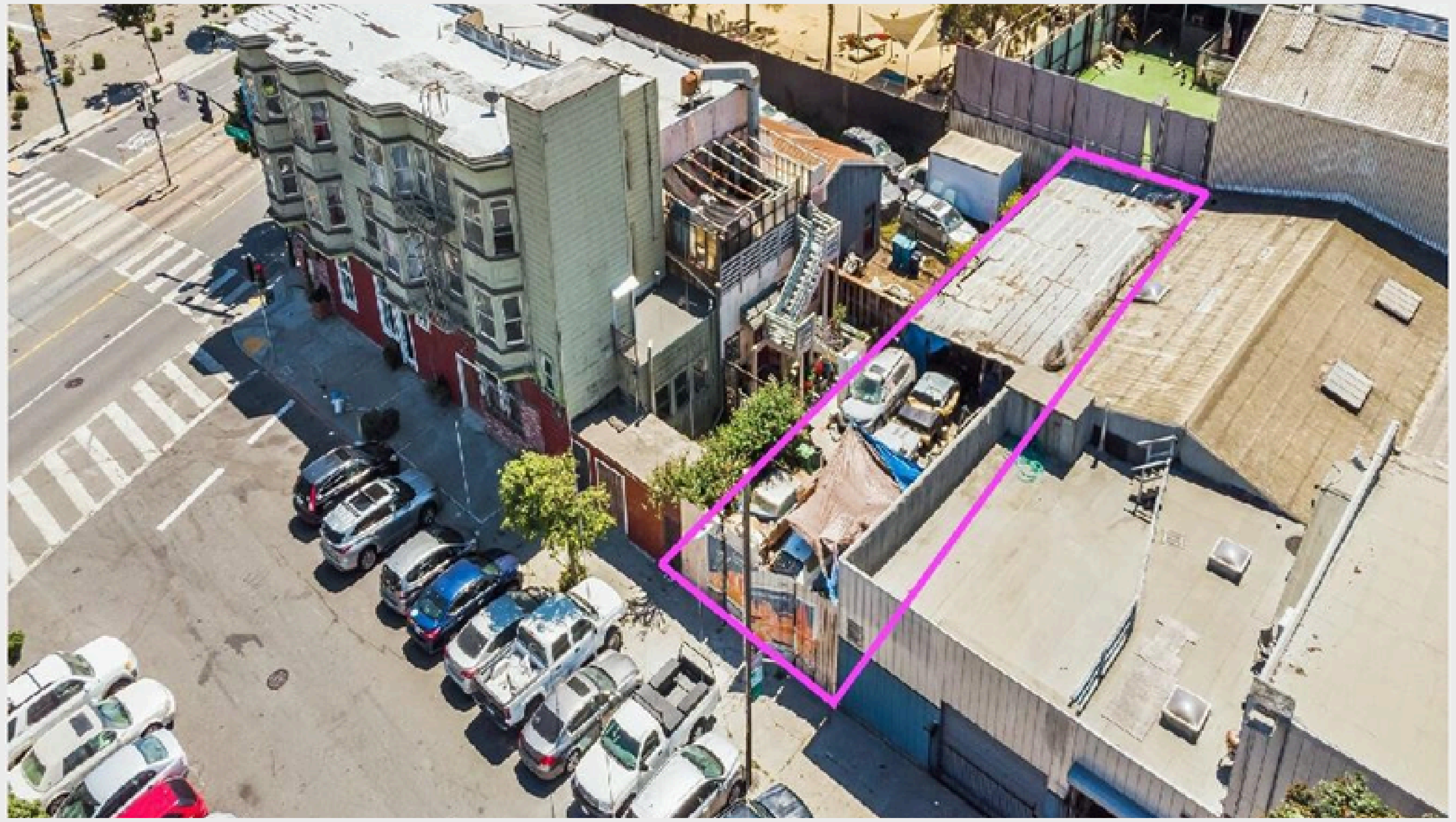
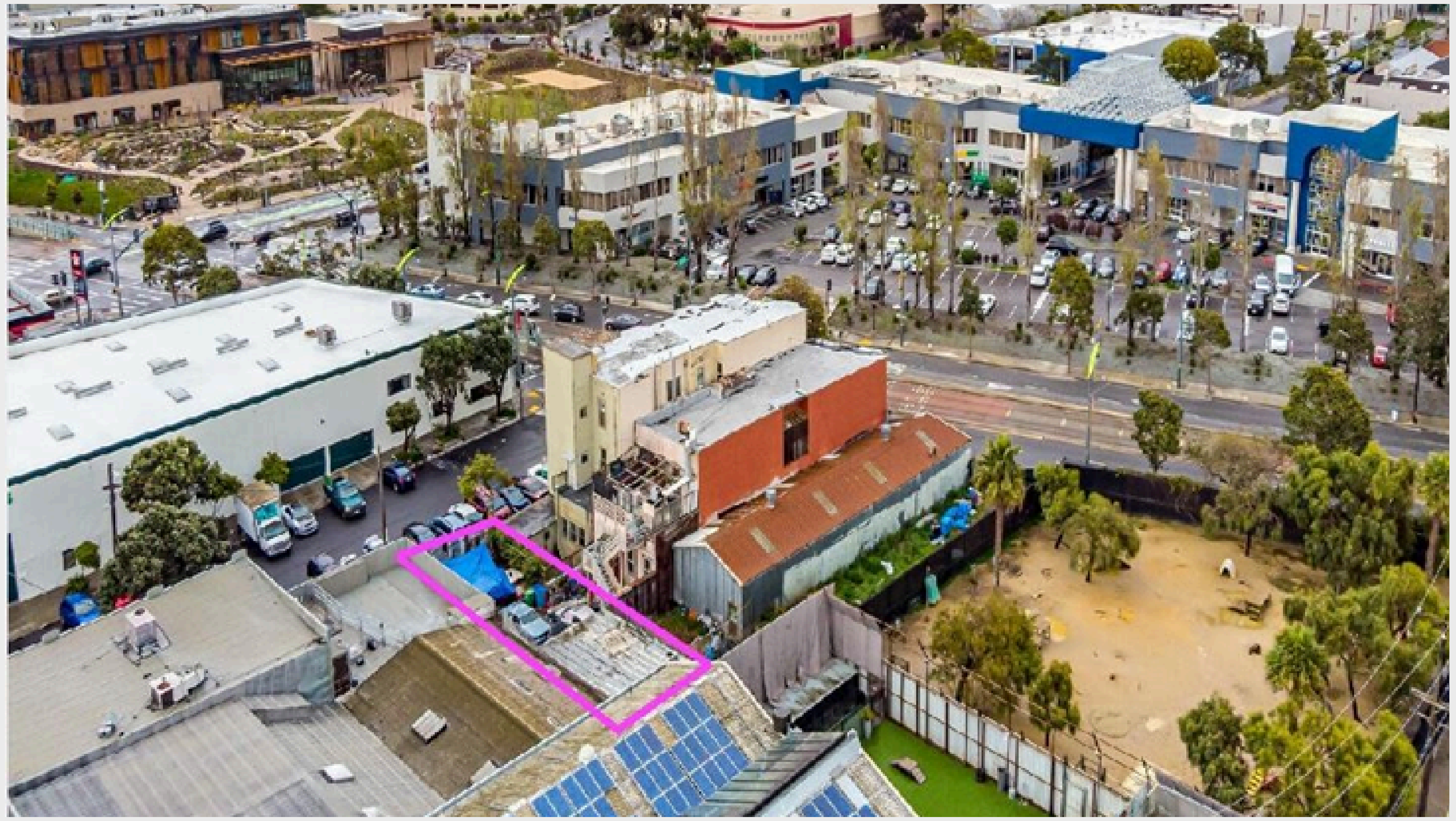
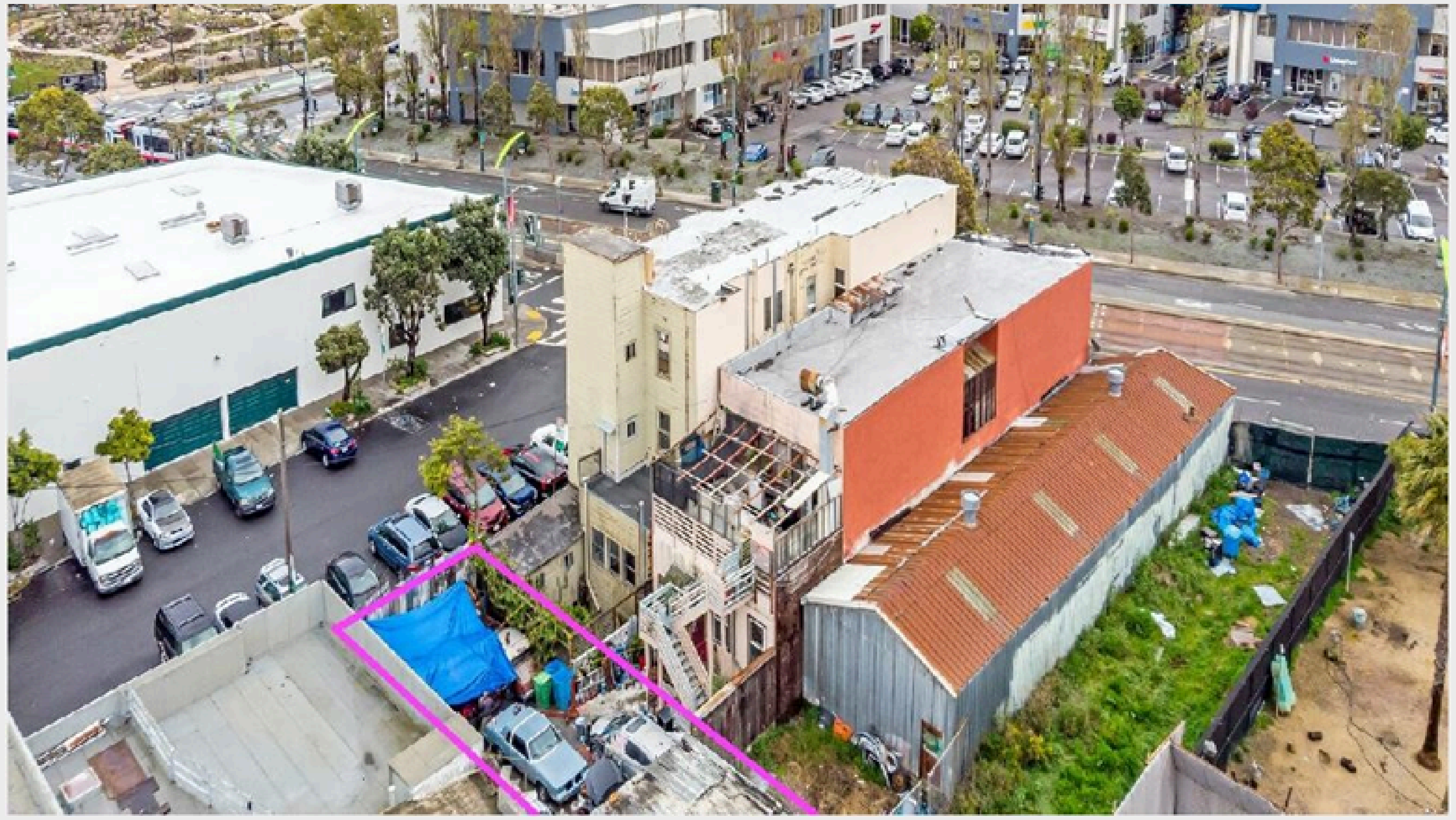
PROPERTY PHOTOS





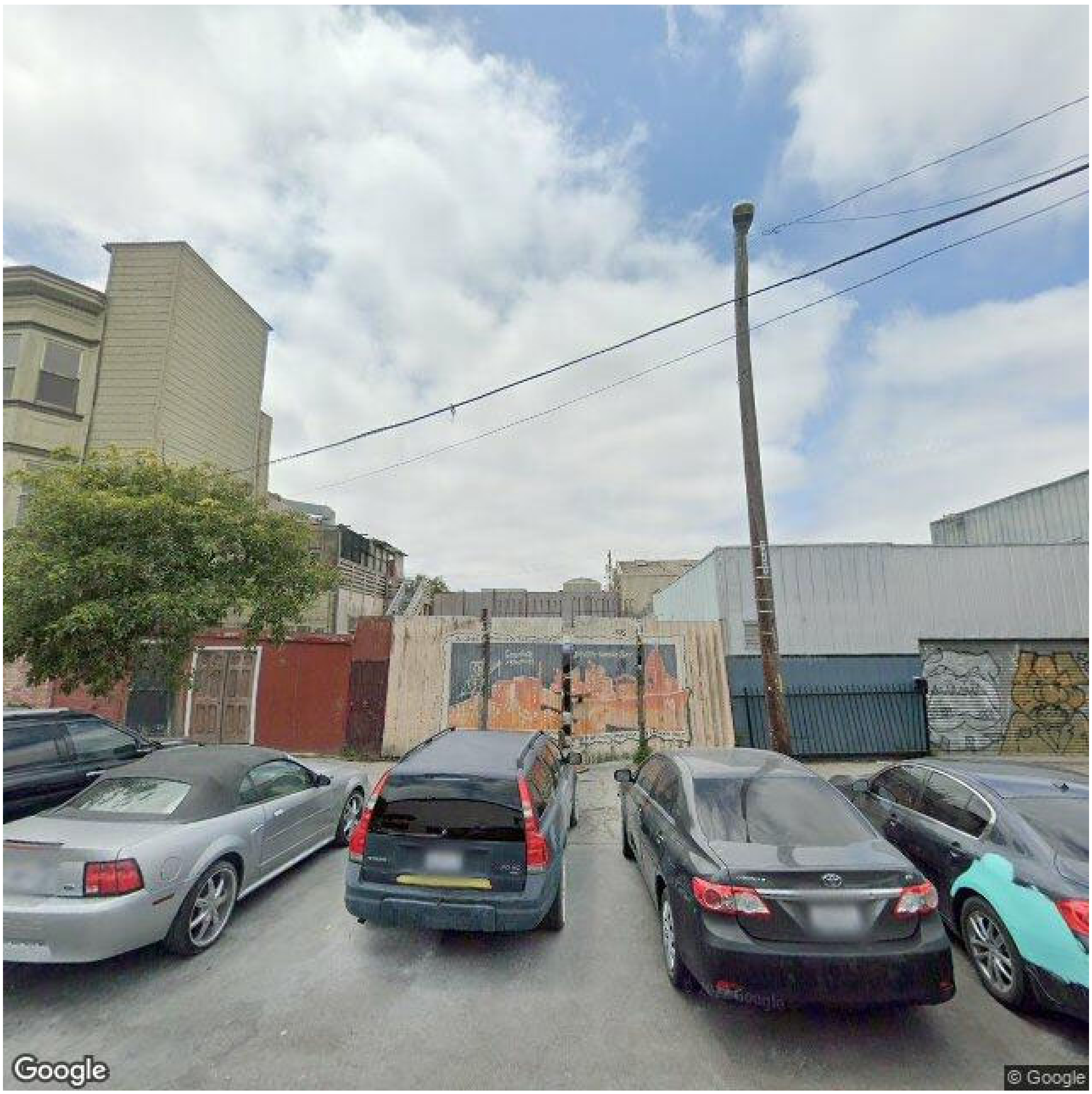
PROPERTY PHOTOS





CITYSTRUCTURE

New Construction Analysis for 1575 Fairfax Ave, San Francisco, CA



This property is a Vacant Lot of 2,500 sqft.

Presented By

KINETIC
REAL ESTATE

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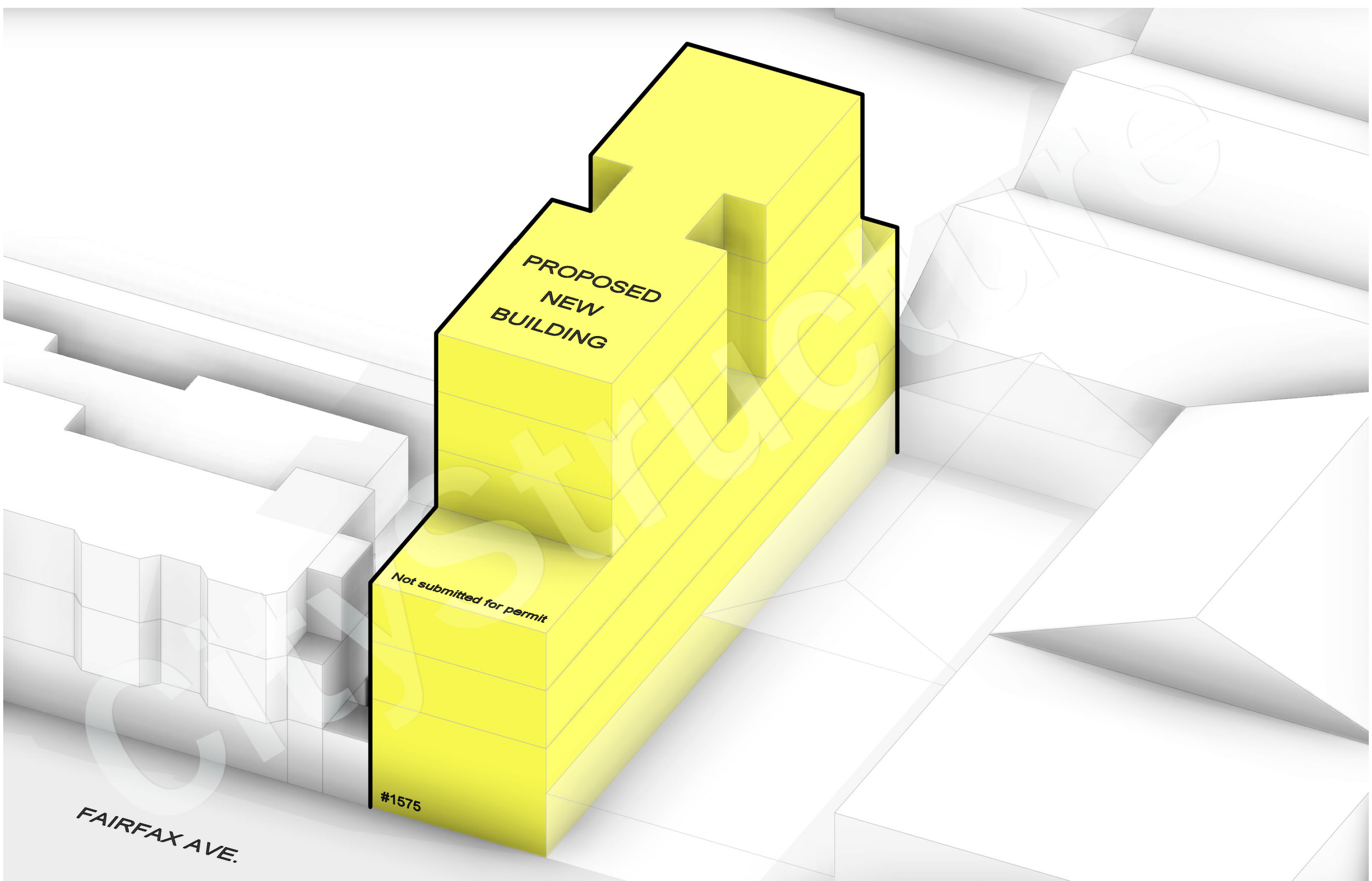
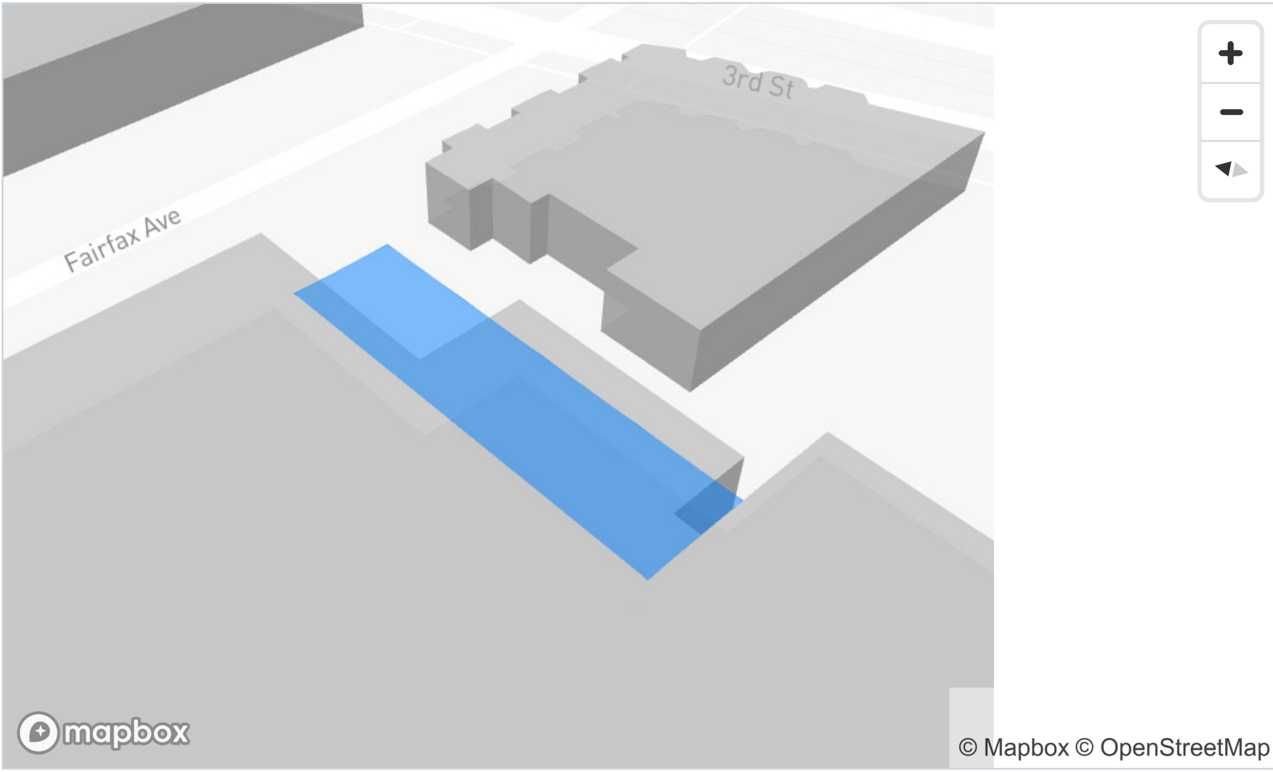
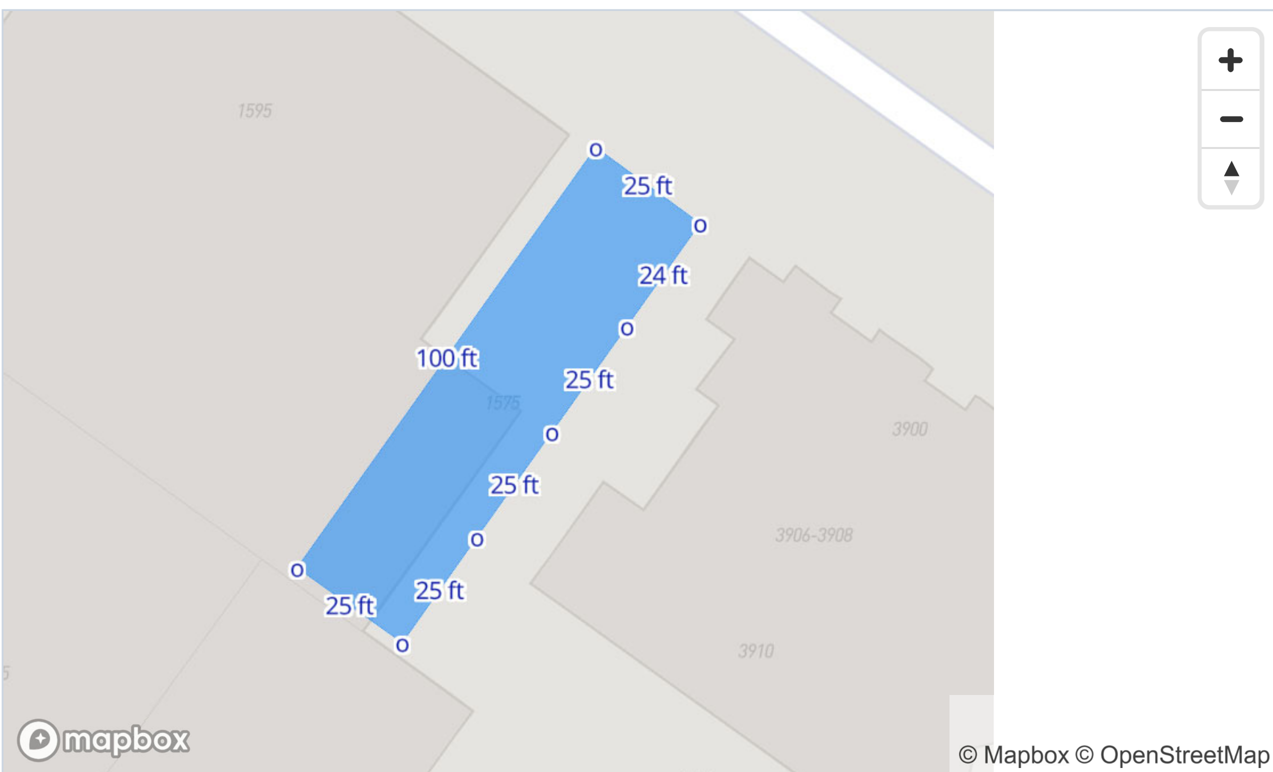


Existing Property





Development Potential

NEW Total Floor Area
(conditioned + unconditioned spaces)
12,498 sqft

Permitted Use

Based on current zoning regulations

Permitted Uses:
- Industrial
- Other

Non-Permitted Uses:
- Single-Family Residential
- Multi-Family Residential
- Mixed (Residential + Commercial)
- Commercial

* See Zoning Code Reference for details

Equity

The market value of the improvement adds more equity to this property which could be used towards refinancing.

$7,534,130*

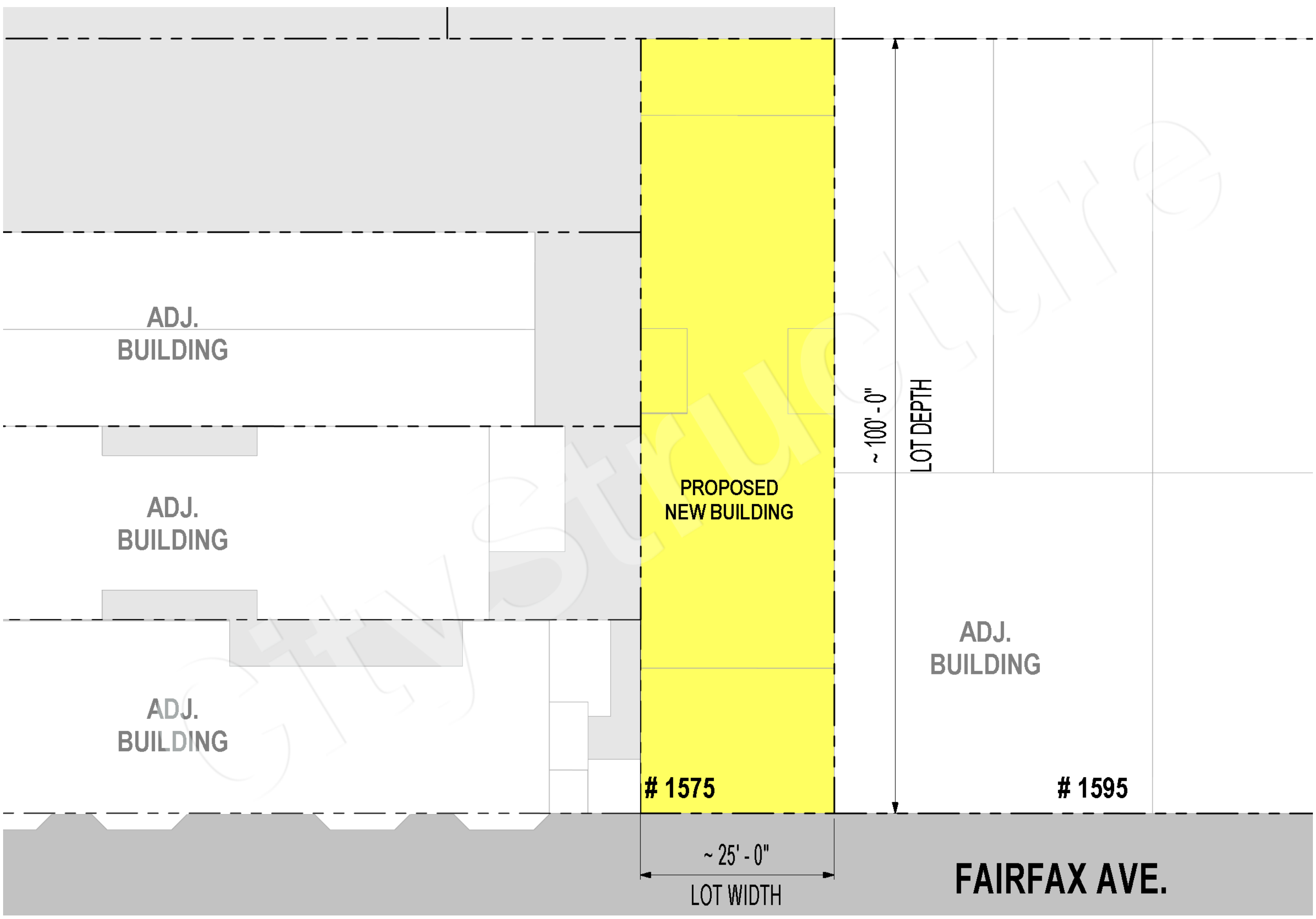
* Consult your Realtor for a more accurate estimate

Rental Income

Renting your property is a great way to pay back the initial investment and to generate passive income. See Costs and Income section for average rents in the area.

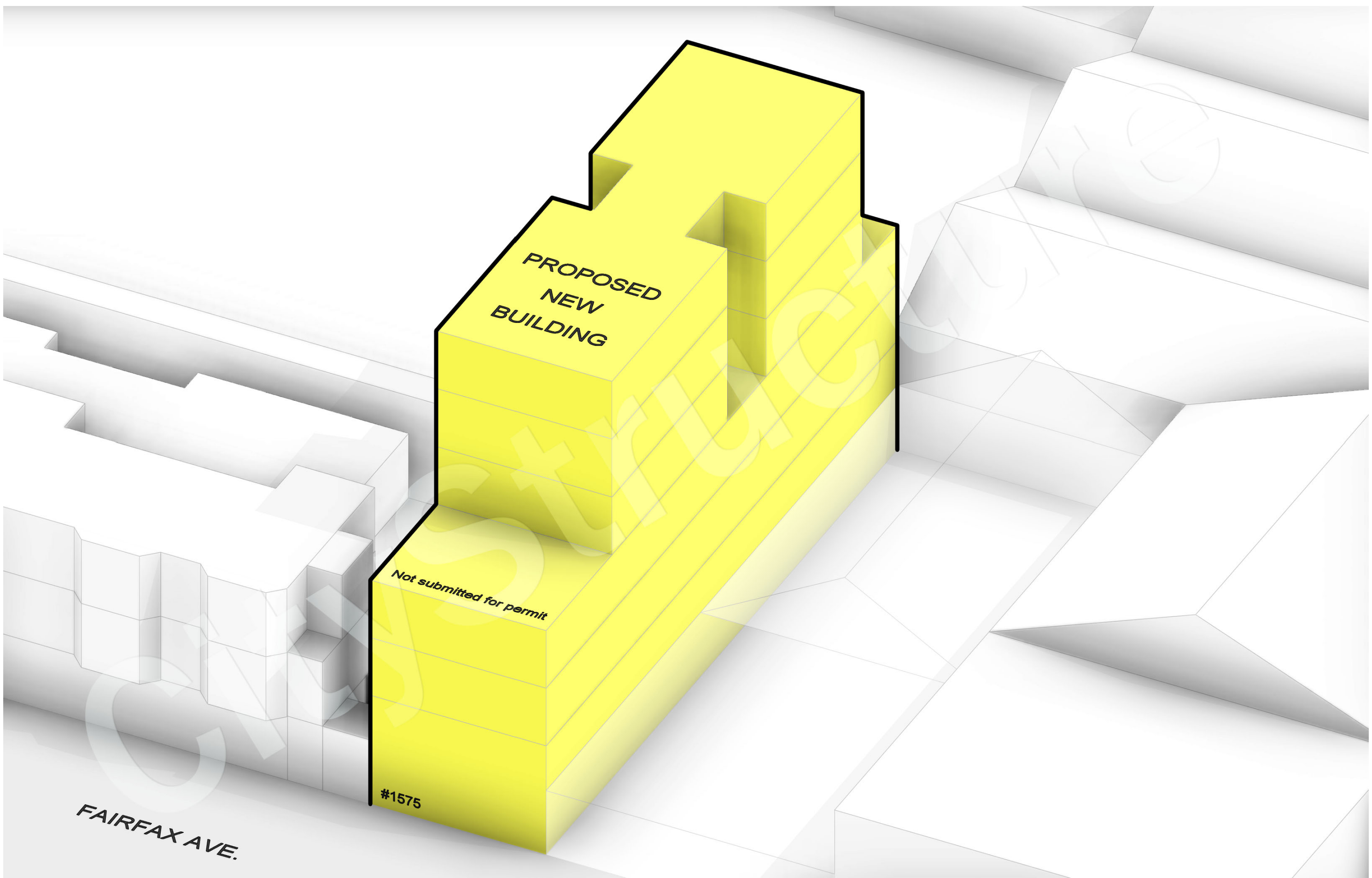
$36,000 - 60,000 / year*

* Consult your Realtor for a more accurate estimate



	New Construction
Lot Area	2,500 sqft

	New Construction
Floor Area	12,498 sqft (unit size ideas)
Conditioned Area	9,998 sqft (how we calculate)
Levels	6



	New Construction
Level	Floor Area
6	1,670 sqft
5	1,670 sqft
4	1,670 sqft
3	2,496 sqft
2	2,496 sqft
1	2,496 sqft

* The building areas in this Report are just estimates based on CityStructure's interpretation of the data received from 3rd party vendors, current Planning Code, policies and State Law. Verify it with the local planner, architect and/or a surveyor. CityStructure Group, Inc disclaims any representation or warranties as to the accuracy of the presented information.

Zoning Code Reference

Calculations of possible new additions to the existing building on this property are based on the state and local planning regulations applicable to this lot.

ELIGIBLE FOR BONUSES BUT NOT APPLIED TO THIS PROPOSAL:
Bonus Overlay applicable to this property is HOME-SF. This is an optional bonus under which 20 to 30 percent of the units in a new housing project must be affordable to low, middle and moderate-income families. To provide more family friendly housing, 40 percent of the total units in the building must be two bedrooms or larger (with an additional option of providing 50% of all bedrooms in the project in units with 2 or more bedrooms). In return, density bonuses and zoning modifications are provided, allowing project sponsors to accommodate additional affordable units. A density bonus is an increase in the overall number of housing units that a developer may build on a site in exchange for including more affordable housing units in the project. Under HOME-SF, the maximum bonus for a project is an additional two stories and relief from density controls.

[Read the planning regulations] that CityStructure followed in this analysis.

What are the local zoning regulations for 1575 Fairfax Ave ?

PDR-1-G (PRODUCTION, DISTRIBUTION & REPAIR - 1 - GENERAL)

The intention of this District is to retain and encourage existing production, distribution, and repair activities and promote new business formation. Thus, this District prohibits Residential and Office uses, and limits Retail and Institutional uses. Additionally, this District allows for more intensive production, distribution, and repair activities than PDR-1-B and PDR-1-D but less intensive than PDR-2. Generally, all other uses are permitted. In considering any new land use not contemplated in this District, the Zoning Administrator shall take into account the intent of this District as expressed in this Section and in the General Plan.

The intention of this District is to retain and encourage existing production, distribution, and repair activities and promote new business formation. Thus, this District prohibits Residential and Office uses, and limits Retail and Institutional uses.

Permitted Residential Uses: None

Permitted Non-Residential Uses: Drive-up facility, formula retail, open air sales, outdoor activity area, walk-up facility, agricultural uses, automotive repair, automotive sale/rental, automotive service station, automotive wash and electric vehicle charging location.

What is the maximum height for 1575 Fairfax Ave ?

65-J

Height of a dwelling cannot exceed 65 feet.

How to measure building height in San Francisco?

A point shall be taken at the centerline of the building or, where the building steps laterally in relation to a street that is the basis for height measurement, separate points shall be taken at the centerline of each building step. The upper point to which such measurement shall be taken shall be the highest point on the finished roof in the case of a flat roof, and the average height of the rise in the case of a pitched or stepped roof.

What are the ADU regulations for 1575 Fairfax Ave ?

ADU eligible

Accessory Dwelling Units (ADUs), also called secondary units, in-law units, or cottages, are units added to existing and new residential buildings. Adding an ADU to your property can provide several benefits, such as providing housing for family members, simplifying your lifestyle, and increased financial flexibility.Learn more about building ADU in this article

What neighborhood is 1575 Fairfax Ave located in?

Bayview, San Francisco

Redevelopment projects for the neighborhood became the dominant issue of the 1990s, 2000s and 2010s. Efforts include the Bayview Redevelopment Plan for Area B, which includes approximately 1300 acres of existing residential, commercial and industrial lands. This plan identifies seven economic activity nodes within the area. The former Navy Shipyard waterfront property is also the target of redevelopment to include residential, commercial, and recreational areas.

Costs

The cost for a construction project depends on the existing site conditions and the type of spaces you want to build.

COST of improvements

(property purchase price is not included)

$5,549,112*

ADDED Market Value

(New contruction area only)

$7,534,130*

HARD COSTS (construction)		
Build new structure	$400/sqft	$4,999,200

* The above cost estimates are meant to be used just as a guideline. These are not construction estimates

HARD COSTS (construction)		
Remodel existing structure	-	-
Demolition and site work	-	-
TOTAL	-	$4,999,200

* The above cost estimates are meant to be used just as a guideline. These are not construction estimates

SOFT COSTS (services)		
Professional Fees	10%	$499,920
Permit Fees	1%	$49,992
TOTAL	-	$549,912

* The above cost estimates are meant to be used just as a guideline. These are not construction estimates

Income

Financing

Your financing options depend widely on your financial context and ownership status for this property. Considering the scope of the work, below are the most common loan options.

Permanent Financing

Permanent financing is a type of loan that remains in place for an extended period of time. It's commonly used to finance the acquisition of commercial properties or to refinance existing debt. Types of permanent financing include bank loans, loans from government-sponsored entities like Fannie Mae and Freddie Mac, HUD loans, credit union loans, loans from life insurance companies, Commercial Mortgage Backed Securities (CMBS) loans, and other types of loans depending on the specifics of the commercial property.

* CityStructure does not endorse any lender. This information is presented only for your convenience. We encourage you to do your own research.

Construction Financing

Construction financing, also known as interim financing, is used to finance the cost of construction for commercial or residential properties. It is usually a short-term loan that covers the cost of land development and building construction. The contractor you choose to perform the work receives disbursements as work progresses. Once construction is completed, the borrower can typically convert this into a permanent loan or pay it off with a new loan.

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Bridge Loans

Bridge loans are a type of short-term loan that can be used to cover costs in the interim period between the end of one loan and the beginning of another. They are typically used in commercial real estate to finance the transition between construction financing and permanent financing. Bridge loans generally have higher costs than most other financing options and are often interest-only and non-recourse.

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Project Plan and Team

Construction projects follow few Phases: Schematic or Design, Permit and Construction Phase. Below is a list of professionals you may need to help you complete each Phase for this type of project.

Need referrals? Book a complimentary 30 min phone consultation so we can refer you to the right professional for your project.

Schedule Consultation

I. Design Phase

Architect / Designer

Drafts Schematic Drawings and Specs.

Owner's Rep

Experienced professional that could represent/act/oversee the project to make sure that the owner's interest are met. This role is recommended but not mandatory for a project.

Civil Engineer

Land survey to locate the property lines, the existing building on site and utilities

Structural Engineer

Schematic Drawings and Specs

II. Permit Phase

Architect / Designer

Permit Drawings

Structural Engineer

Permit Drawings and Specs

III. Construction Phase

Architect / Designer

Construction Drawings and project management

General Contractor

Oversee the construction, purchase materials and hire subcontractors

Interested to find out more ways to improve this property?

Request analysis for different type of improvements

CONTACT US

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