

Commercial Flex Space Building

+/- 7,905 Sq Ft

\$316 PSF



FOR SALE
\$2,500,000

1501 Howard Street
SOUTH OF MARKET, SAN FRANCISCO

URBANGROUP
REAL ESTATE



CONTENTS

1. Investment Summary
2. Property Overview
3. Financial Information
4. Property Photos
5. Area Overview



The information contained in this document has been obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. It is your responsibility to independently confirm its accuracy and completeness. You and your tax and legal advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SALES AND INVESTMENT TEAM

Louis Cornejo

Investment Sales

Office: 415.863.1775

Direct: 415.786.3662

Email: louis@urbangroupsf.com

DRE: 01518102 / 01885834

URBANGROUP
REAL ESTATE

INVESTMENT SUMMARY

Urban Group Real Estate, as exclusive agents, is pleased to present 1501 Howard Street in San Francisco for purchase. This commercial flex space building totals approximately 7,905 square feet and is ideally situated in San Francisco's South of Market neighborhood.

1501 Howard offers a dynamic and efficient layout, with approximately 5,883 sq ft on the ground level (mix of warehouse and flex) and 2,022 sq ft of 2nd floor office. The ground level features a 10' roll up door on Howard Street, with a range of 11' to 20' clear height inside—providing flexibility for a wide range of uses. The 2nd level includes two conference rooms, two private offices, a kitchenette, and two restrooms—creating functional space for meetings, collaboration, and administrative work. This balanced mix of warehouse volume and finished office areas allows users to efficiently support both production and on-site team operations.

Additional building amenities include 400 amps / 3-phase power, ideal for a wide range of commercial and industrial requirements, from creative production to light manufacturing.

Centrally located with excellent access to Hwy 101, I-80, and public transportation, 1501 Howard benefits from its proximity to Downtown San Francisco, Mission Bay, and the larger Bay Area business ecosystem. Its whole-building identity, adaptable floor plan, and robust infrastructure create a compelling opportunity for owner-users, investors, and San Francisco commercial real estate buyers seeking a versatile property with long-term functionality in a prime urban location.

The Perks:

- + Ideal corner location
- + Flexible WMUG zoning with lots of options
- + 10' Roll-Up Door
- + 400 Amps 3 Phase
- + Up to 20' clear height
- + Proximity to major transit and freeways



PROPERTY OVERVIEW

Address	1501 Howard Street, San Francisco, CA
APN	3516-001
Zoning	WMUG
Building Size	+/- 7,905 SF
Parcel Size	5,883 SF
Height Limit	55'
Year Built	1962
Foundation	Concrete Slab
Construction	Concrete Tilt-Up
Roof	Tar and Gravel



FINANCIAL OVERVIEW

Projected Proforma

Price	\$2,500,000
Building Size (SF)	7,905
Parcel Size (SF)	5,883
\$/PSF	\$316
Cap Rate	5.76%
GRM	13.18
Year Built	1962

Annual Gross Income

Annual Gross Income	\$189,720
Vacancy (3%)	\$5,692
Adjusted Gross Income	\$184,028

Annual Expenses

Property Taxes (1.1826% of Purchase Price)	\$29,567	
Insurance	\$13,770	
Repairs and Maintenance	\$2,400	Estimate
Total Expenses	\$45,737	

Net Operating Income	\$143,983
-----------------------------	------------------

Projected Rent Roll

	\$PSF	Monthly Rent	
Commercial	\$2.00	\$15,810	IG
		\$15,810	

The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. These numbers are not guaranteed by broker or Seller. All Buyers should use their own estimates.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



[illegible]

Neighborhood Overview: South of Market

The SoMa District is one of San Francisco's most dynamic commercial neighborhoods, defined by its mix of tech offices, creative studios, and long-established light industrial businesses. Along corridors such as Howard, Folsom, and 9th Street, the area offers an evolving blend of cafés, production spaces, design shops, and local retailers, while surrounding blocks feature converted warehouses and modern commercial developments. With its central location near Downtown and Mission Bay, SoMa supports steady daytime activity and provides businesses with the space and infrastructure needed for both creative and industrial operations. The neighborhood's accessibility to BART, Muni, Caltrain, and major freeways enhances its appeal as a hub for innovation, production, and urban workplace activity.



San Francisco Overview

San Francisco is often recognized as the financial and cultural center of the West. The city's Financial District contains one of the highest concentrations of financial activity, investment business, and venture capital in the world, and is often referred to as the "Wall Street of the West". Nearby Silicon Valley makes San Francisco a dominant hub for technology development.

The city boasts a gross regional product excess of \$426.9 billion and is considered the 8th most important financial hub in the world, according to the 2016 Global Financial Centers Index. San Francisco real estate is the most valuable and fastest appreciating of all large U.S. cities, and the advantage will go to owners of well-located office, multi-family and retail properties.

At a glance

DYNAMIC & DIVERSIFIED INCOME BASE

San Francisco is a hotbed of innovation and productivity. The city is the leader in the growth of high-tech, bio-tech, clean energy, domestic security, and defense technology.

Workers in SF have increased output by 45% per employee, in the last few years — as output per hour increases, revenue generated per employee increases, and the ability for tenants to pay higher rent, in turn, increases

WEALTHY POPULATION

San Francisco is one of the wealthiest regional markets in the world. Average per capita income is \$13K higher than national figures. It is third in U.S. for number of ultra-high-net-worth individuals worth \$30MM+; 10% of the wealthiest Americans live in San Francisco.

URBAN RENAISSANCE

12+ major, new development projects, including the Salesforce Tower, Goodwill Project and Honda Project, to name a few, are well underway and will aid in the further growth of San Francisco as a global leader.



Confidentiality Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains brief, selected information pertaining to the Property. However, neither the Owner nor Urban Group Real Estate Inc. purport this Package to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Any information contained herein is obtained from sources considered reliable. However, neither the Owner, nor Urban Group Real Estate Inc., make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential Memorandum or its contents, nor no legal liability is assumed or implied with respect thereto. In addition, neither the Owner nor Urban Group Real Estate Inc. is responsible for any misstatement of facts, errors, omissions, withdrawal from market, or change in terms, conditions or price without notice.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to the below:

URBAN GROUP REAL ESTATE INC.

1328 Valencia Street
San Francisco, CA 94110
Phone: 415.863.1775
Fax: 415.863.4713
DRE 01885834

URBANGROUP
REAL ESTATE