



1141

HOWARD

SAN FRANCISCO, CA

RARE OWNER-USER OR
INVESTOR OPPORTUNITY IN
WESTERN SOMA

FOR SALE
\$1,100,000

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THE OFFERING

1141 Howard Street is a vacant, +/- 3,360 square foot R&D/retail building in San Francisco's SOMA neighborhood. Perfect for an owner-user, 1141 Howard was built in 1924 and features a full ground floor of +/- 2,800 SF and second floor office space comprising +/- 550 square feet.

1141 Howard is zoned WMUG (Western SOMA, Mixed Use General) which permits a wide range of light industrial, retail and residential uses.

1141 Howard is located on a 2,796 SF site and contains one roll-up door from Howard Street. 1141 Howard enjoys an excellent central location between Sixth and Seventh Streets, close to public transit and abundant amenities including restaurants, coffee shops and parks.

ASKING PRICE: \$1,100,000

[Virtual Tour Floor 1](#)

[Virtual Tour Floor 2](#)



OFFERING SUMMARY:

| | |
|-----------------------|--|
| Address: | 1141 Howard Street, San Francisco, CA |
| Rentable SF: | Ground: ±2,796 SF Second: ±564 SF Total: ±3,360 SF |
| # of Floors: | Full Ground Floor, Partial Second Floor |
| Lot Area: | ±2,796 SF (±0.06 Acres) |
| Percentage Leased: | 0% |
| Year Built/Renovated: | 1924 / 2012 |
| Zoning: | WMUG - Western SOMA, Mixed-Use General |
| Power: | 200 Amps / 3-Phase |
| Neighborhood: | South of Market |

Investment Highlights



Vacant Standalone
Building Offering
Ideal for Owner-Users



Rare Jewelbox Opportunity
Along Major Transit Corridor



Functional Improvements -
Roll-Up Door, High Ceilings,
Efficient Office Space



Residential
Development Potential



Flexible WMUG Zoning



Excellent Public
Transportation Access
4-minute walk to BART/MUNI



Coveted South of
Market Location



Outstanding Nearby Amenities



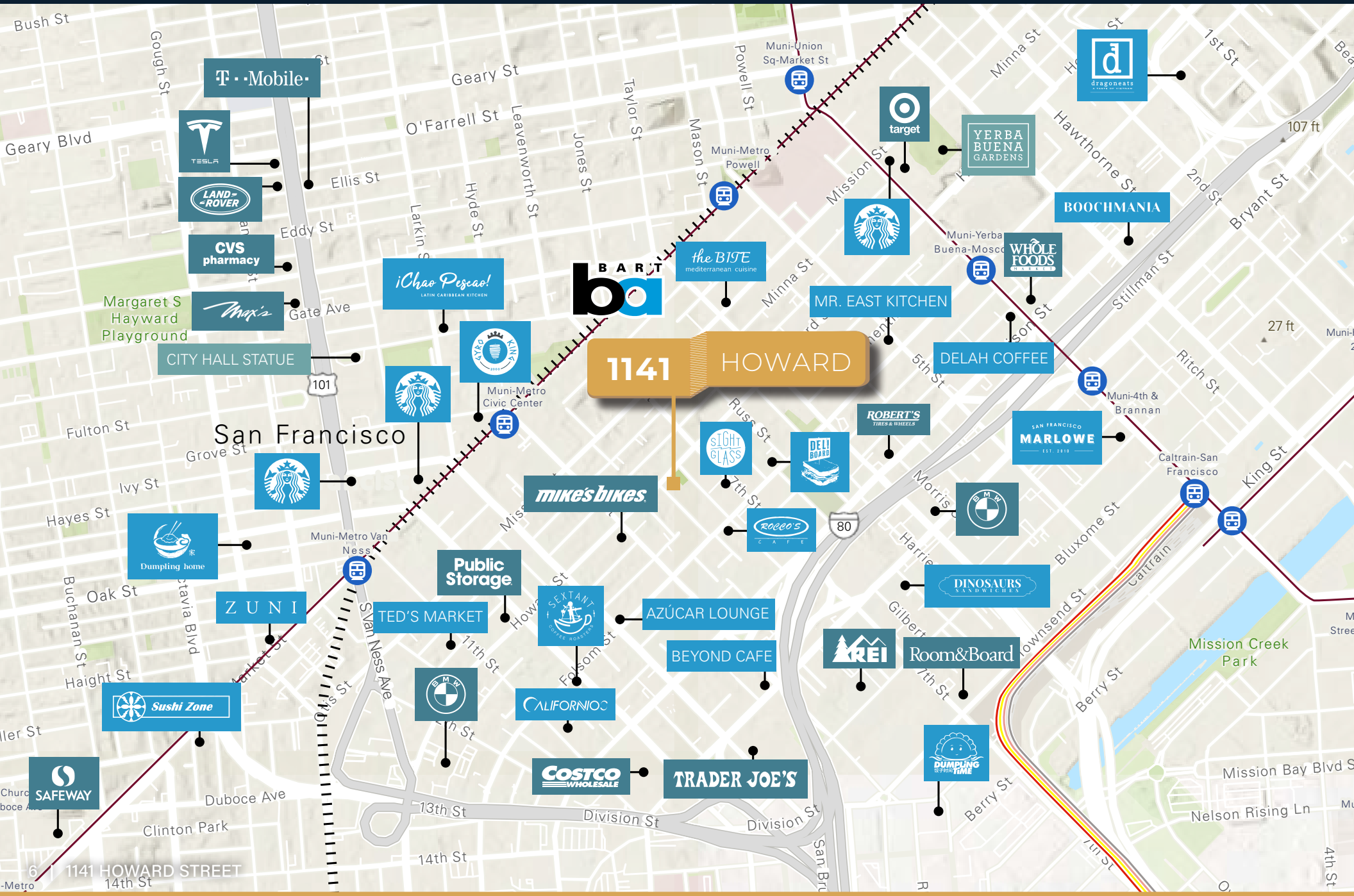
Interior Photos First Floor



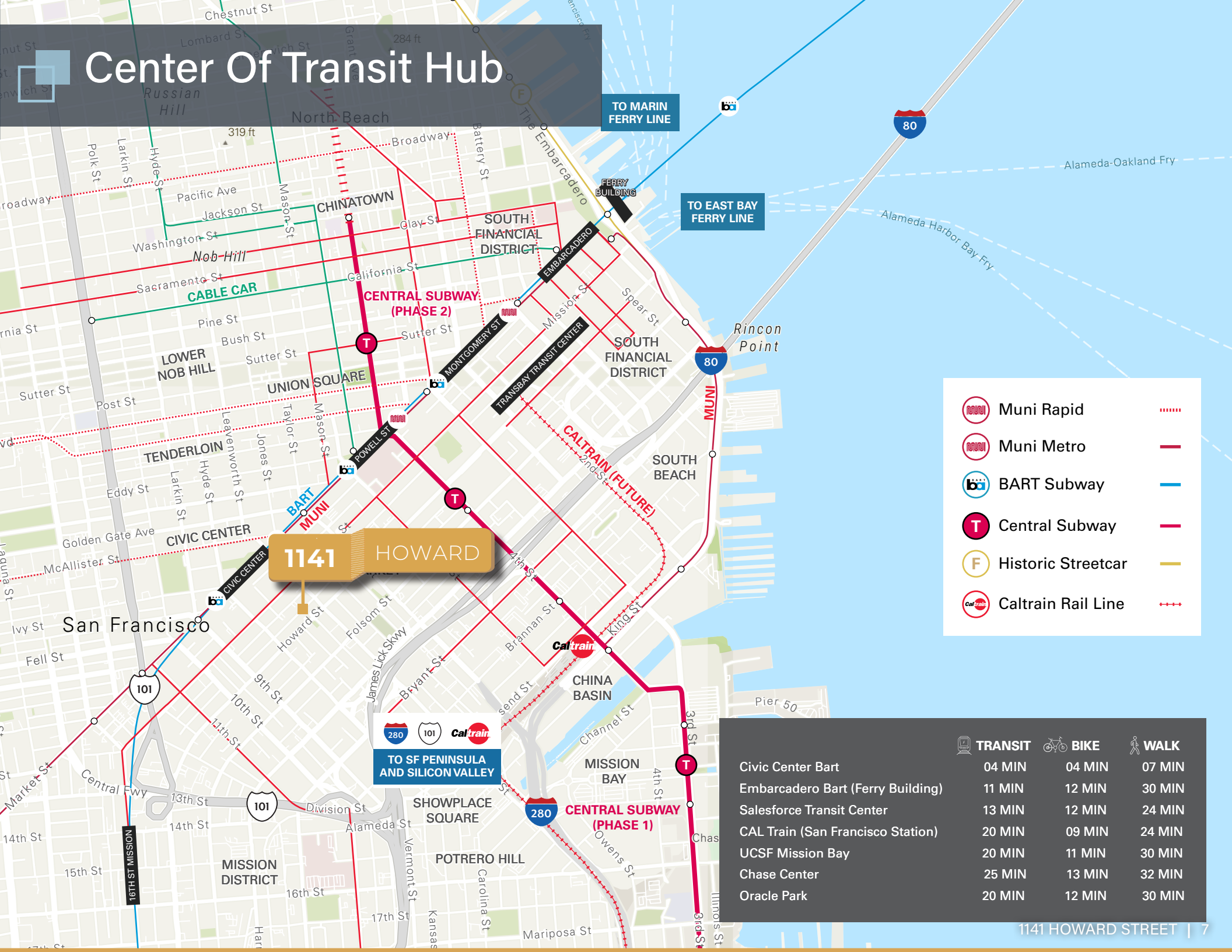
Interior Photos Second Floor



Nearby Amenities






Center Of Transit Hub



- Muni Rapid
- Muni Metro
- BART Subway
- Central Subway
- Historic Streetcar
- Caltrain Rail Line

| | TRANSIT | BIKE | WALK |
|-----------------------------------|---------|--------|--------|
| Civic Center Bart | 04 MIN | 04 MIN | 07 MIN |
| Embarcadero Bart (Ferry Building) | 11 MIN | 12 MIN | 30 MIN |
| Salesforce Transit Center | 13 MIN | 12 MIN | 24 MIN |
| CAL Train (San Francisco Station) | 20 MIN | 09 MIN | 24 MIN |
| UCSF Mission Bay | 20 MIN | 11 MIN | 30 MIN |
| Chase Center | 25 MIN | 13 MIN | 32 MIN |
| Oracle Park | 20 MIN | 12 MIN | 30 MIN |

| |  TRANSIT |  BIKE |  WALK |
|-----------------------------------|--|---|---|
| Civic Center Bart | 4 MIN | 4 MIN | 7 MIN |
| Embarcadero Bart (Ferry Building) | 11 MIN | 12 MIN | 30 MIN |
| Salesforce Transit Center | 13 MIN | 12 MIN | 24 MIN |
| CAL Train (San Francisco Station) | 20 MIN | 9 MIN | 24 MIN |
| UCSF Mission Bay | 20 MIN | 11 MN | 30 MIN |
| Chase Center | 25 MIN | 13 MIN | 32 MIN |
| Oracle Park | 20 MIN | 12 MIN | 30 MIN |



Walk Score

94

Walker's
Paradise



Transit Score

100

Rider's
Paradise



Bike Score

98

Biker's
Paradise

Property Overview

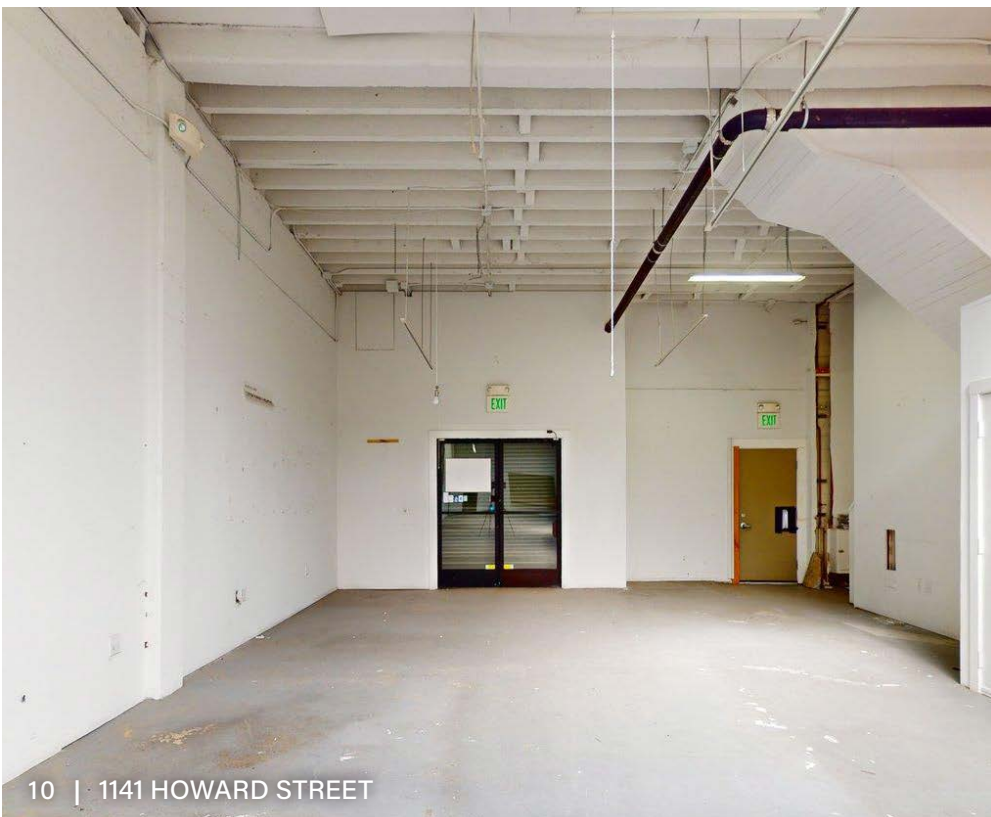
PROPERTY DESCRIPTION

| | |
|------------------------|--------------------------|
| APN | 3730-089 |
| Site Area | 2,796 SQ FT (0.06 Acres) |
| Rentable Area (SF) | ±3,360 |
| Year Built / Renovated | 1924 / 2012 |
| Frontage | 28' - Howard Street |
| # of Floors | Ground & Second |

BUILDING OVERVIEW

| | |
|-----------------|--|
| Ceiling Heights | Ground Floor: Up to 13' Second Floor: Up to 10' |
| Elevator | None |
| Power | 200 AMPS / 3-phase |
| Roll-Up Doors | One |





BUILDING RENTABLE AREAS

| FLOOR | RENTABLE AREA |
|---------------------|---------------|
| First Floor | ±2,796 SF |
| Second Floor | ±564 SF |
| Total Rentable Area | ±3,360 SF |

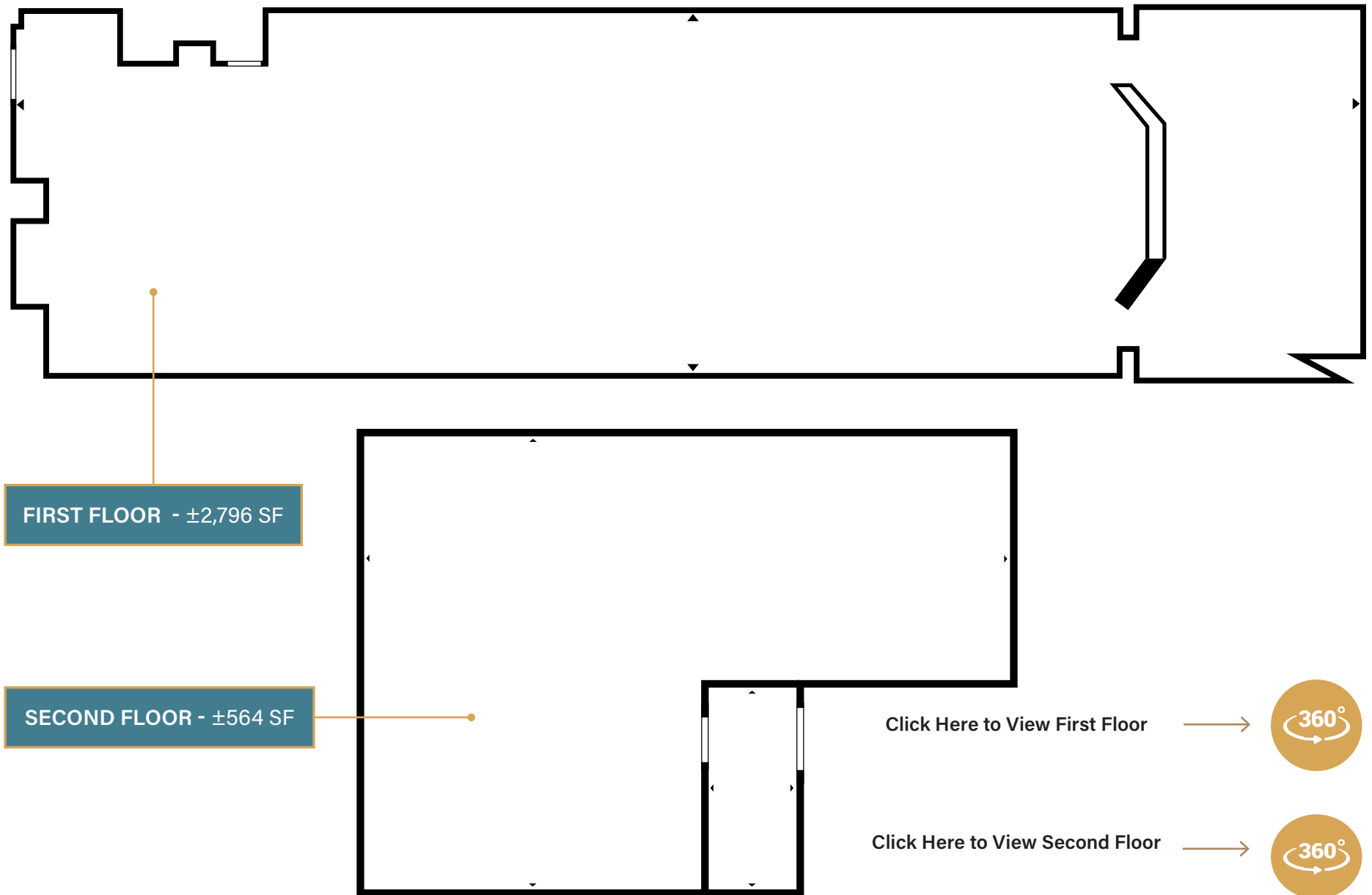
ZONING OVERVIEW

| | |
|-------------------------------|--|
| Zoning District | WMUG - WSOMA Mixed Use General |
| Zoning Use | This District is largely comprised of low-scale light industrial uses mixed with housing and small-scale retail. |
| Permitted Uses | Small-scale light manufacturing, general commercial, neighborhood-serving retail and personal service activities, housing encouraged over ground floor commercial. |
| Planning Area | Western SOMA |
| Height & Bulk | 55-X |
| Floor Area Ratio | 4.0 : 1 |
| Front, Rear and Side Setbacks | Varied |
| Off-Street Parking | None required |
| Use Size Limits | Certain uses limited to 10,000 GSF per lot |
| Historic Designation | Planning Dept Status: A - Historic Resource Present |

Site Map



Floor Plans



Disclaimer

Newmark has been engaged as the exclusive sales representative for the sale of 1141 Howard Street located in San Francisco, CA by the Building owners (the "Seller"). The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

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PHOTOGRAPHIC

DICKERMAN *prints*

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