



GROUND MATRIX



FOR SALE

AND

FOR LEASE

90

CEDAR ST

San Francisco, CA 94109



Presented By:

**Fanny Zha**

415.813.7488

fzha@groundmatrix.com

CalDRE #02043707



FOR SALE AND FOR LEASE | INDUSTRIAL PROPERTY

Property Summary



### PROPERTY DESCRIPTION

Ground Matrix is delighted to present this turnkey office space. Convenient Polk Gulch location, adjacent to the brand new CPMC Medical Office Building has spurred the transformation of this area into a new residential and commercial corridor.

Great natural light, tall ceilings, beautiful kitchen, cabinetry and new private bathroom. Open floor plan, flex space. Ideal owner user or investment opportunity.

### PROPERTY HIGHLIGHTS

- Stand alone building
- Turnkey condition
- Walker's paradise (99)
- Rider's Paradise (100)
- RC-4 zoning
- Nearby CPMC and 24 fitness garage for monthly parking
- Recent remodel and renovation

### Fanny Zha

415.813.7488  
fzha@groundmatrix.com  
CalDRE #02043707

### OFFERING SUMMARY

Sales Price	Call Broker for Details	
Lease Price	\$36/sf/yr	
Building Size	1,080	
Land size	1,307	
Zoning	RC-4	

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	10,140	35,568	93,710
Total Population	14,758	51,457	146,608
Average HH Income	\$78,921	\$87,318	\$110,528

90

CEDAR ST

San Francisco, CA 94109



GROUND MATRIX

FOR SALE | INDUSTRIAL PROPERTY

Additional Photos



**Fanny Zha**

415.813.7488

fzha@groundmatrix.com

CalDRE #02043707



# 90

# CEDAR ST

San Francisco, CA 94109



## GROUND MATRIX

FOR SALE | INDUSTRIAL PROPERTY

Retailer Map

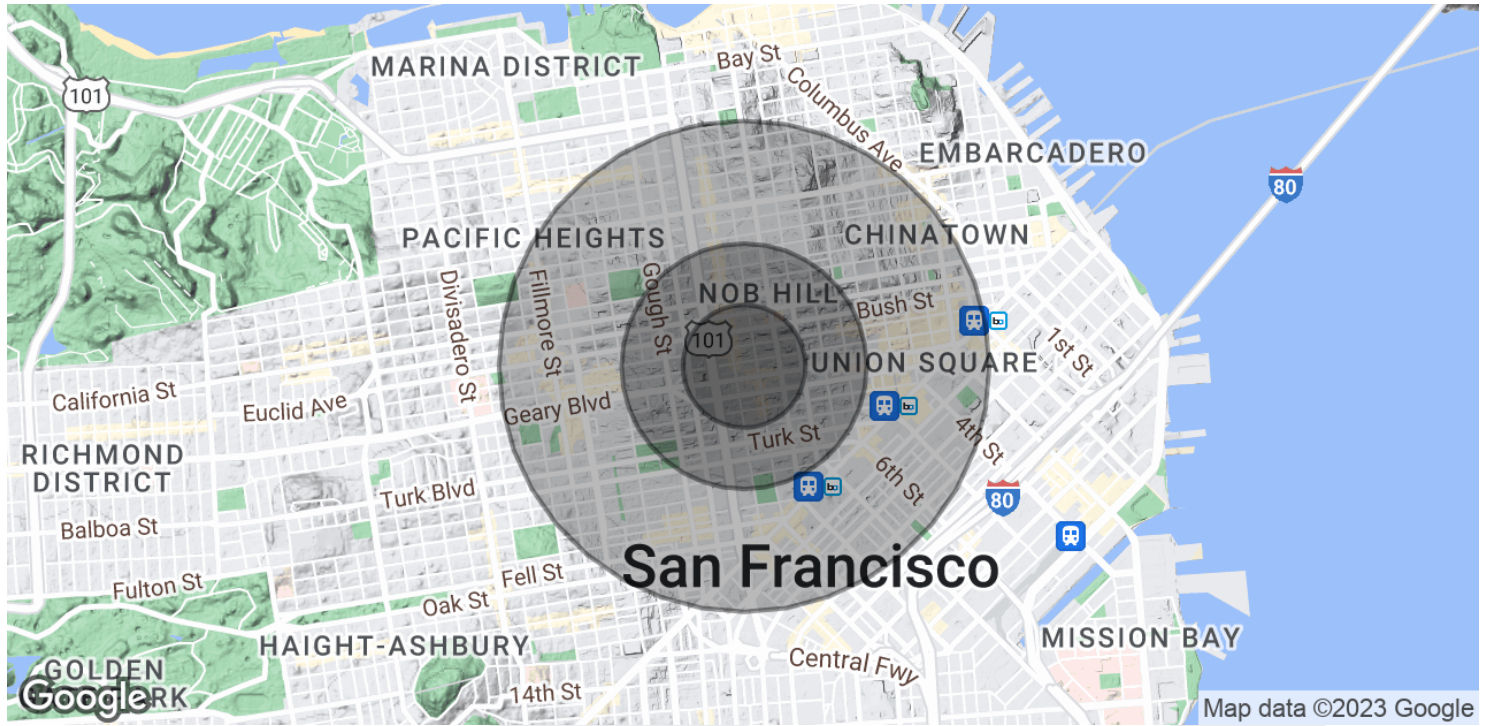


**Fanny Zha**

415.813.7488  
fzha@groundmatrix.com  
CalDRE #02043707

FOR SALE | INDUSTRIAL PROPERTY

Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	14,758	51,457	146,608
Average Age	40.8	42.0	40.9
Average Age (Male)	41.2	43.3	40.9
Average Age (Female)	40.0	41.0	41.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	10,140	35,568	93,710
# of Persons per HH	1.5	1.4	1.6
Average HH Income	\$78,921	\$87,318	\$110,528
Average House Value	\$325,471	\$405,847	\$638,884

\* Demographic data derived from 2020 ACS - US Census

**Fanny Zha**

415.813.7488  
 fzha@groundmatrix.com  
 CalDRE #02043707