

FOR SALE - Rare Industrial PDR Land with Two Street Frontages



1251 Thomas Avenue
San Francisco, CA

RC HILDEBRAND
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HCM
Commercial Properties



FEATURES

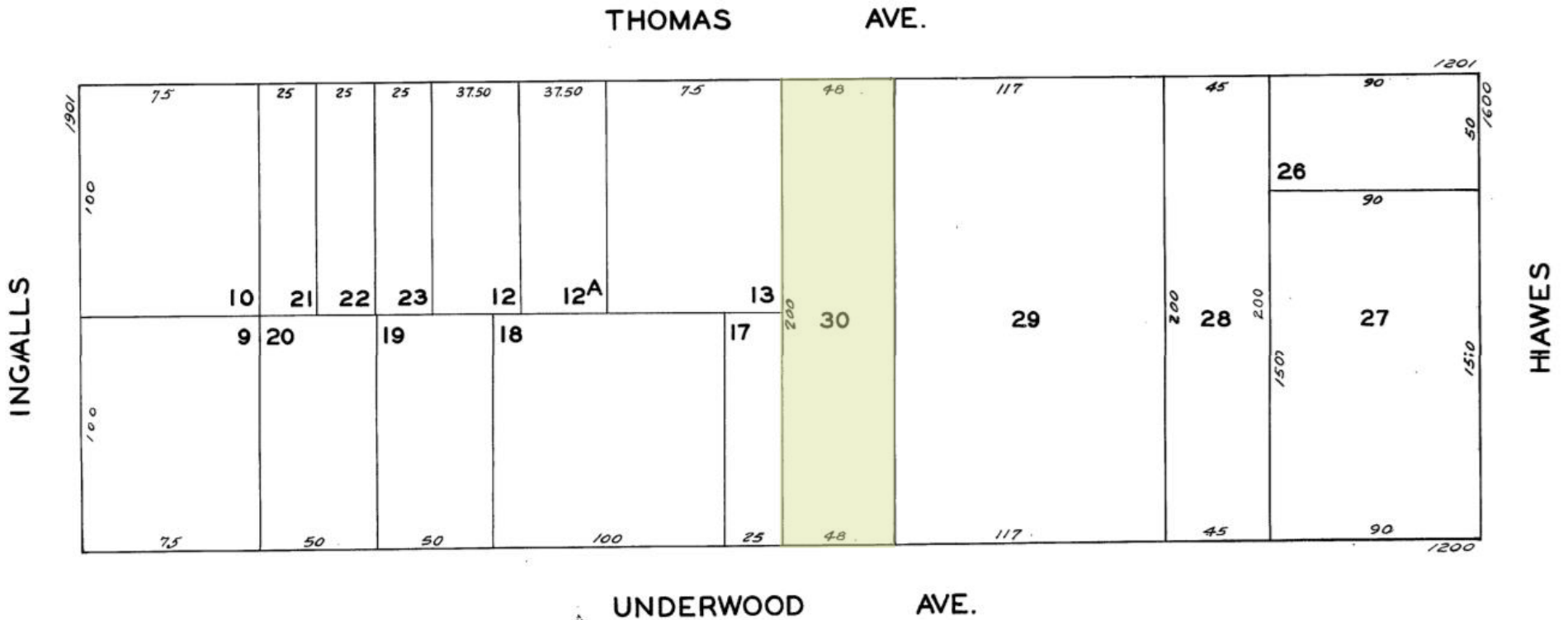
- Zoned PDR-2
- 40 ft Height Limit
- Street to Street Access
- Currently 75% Vacant
- One Tenant - Lease expires March 14, 2024
- Full architect drawings for 7,878 sqft building (see renderings)

PLOT MAP

LOT SIZE
± 9,600 square feet
(200' x 48')

APN
4807-030

SALE PRICE
\$2,500,000



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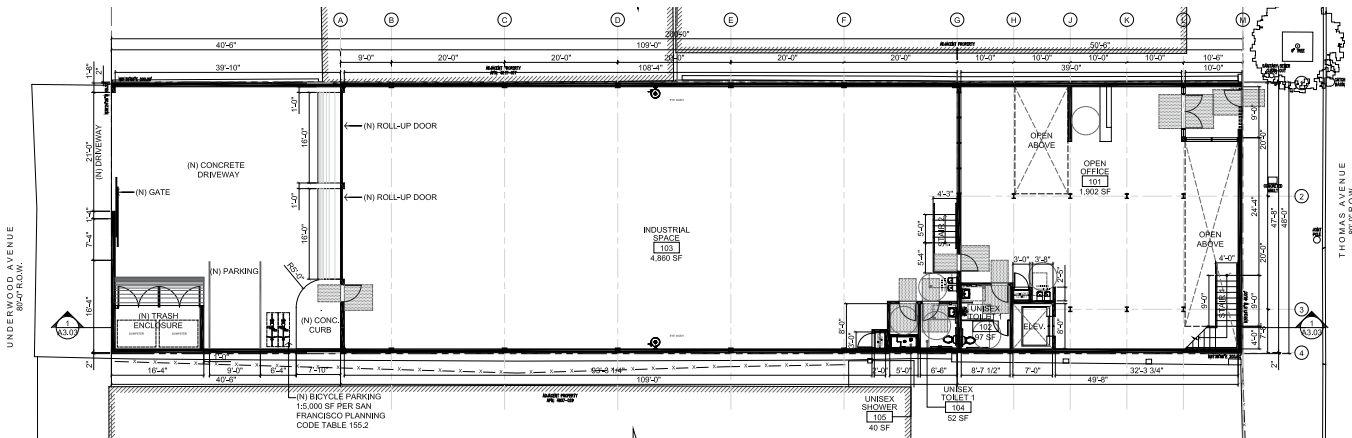


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Architect Renderings

BUILDING RENDERINGS



1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

CBC 2019 TABLE 1094.5 MAX. FLOOR AREA ALLOWANCES PER OCCUPANT:

FUNCTION OF SPACE	OCCUPANT TYPE	OCC. LOAD FACTOR	AREA (RSF)	OCC. LOAD
1ST FLOOR OPEN OFFICE	B	150	1,502	13
1ST FLOOR INDUSTRIAL	F-1	500	4,880	9
1ST FLOOR UNISEX TOILET 1	B	150	97	1
1ST FLOOR UNISEX TOILET 2	F-1	500	52	1
1ST FLOOR UNISEX SHOWER	F-1	500	40	1
2ND FLOOR OPEN OFFICE	B	150	1,130	8
2ND FLOOR UNISEX TOILET 3	B	150	97	1
2ND FLOOR MECH. ROOM	B	300	54	1
2ND FLOOR I.T. ROOM	B	300	20	1
TOTAL 1			7,878	36

CBC 2019 TABLE 1006.2.1 SPACES W/ ONE EXIT / EXIT ACCESS DOORWAY:

OCCUPANCY	MAX. OCC. LOAD	WITHOUT SPRINKLER SYSTEM	WITH SPRINKLER SYSTEM
B OCCUPANT	49	75'-0"	75'-0"
F OCCUPANT	49	75'-0"	100'-0"

CBC 2019 TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE:

OCCUPANCY	WITHOUT SPRINKLER SYSTEM	WITH SPRINKLER SYSTEM
B OCCUPANT	200'-0"	250'-0"
F OCCUPANT	300'-0"	400'-0"

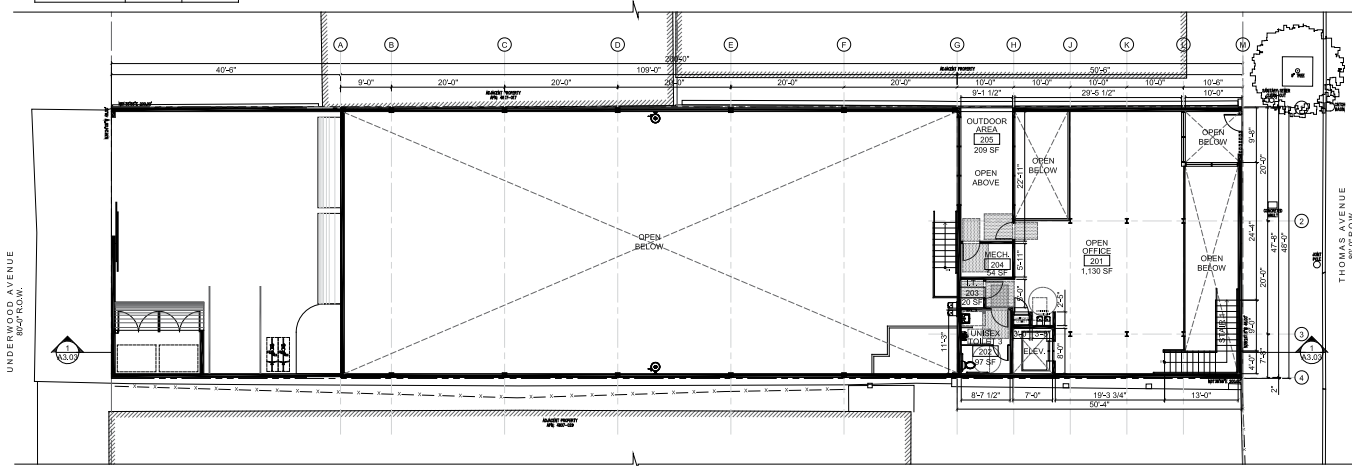
CPC 2019 TABLE 4-1 OCCUPANT LOAD FACTOR:

TYPE OF OCCUPANCY	OCC. LOAD FACTOR	AREA (RSF)	OCC. LOAD
B - BUSINESS OCCUPANCY (OFFICE, SALES/RETAIL, ADMINISTRATIVE, FOOD PROCESSING, COURTROOM, AMBULATORY CLINIC)	150	3,392	23
F-1 - INDUSTRIAL OCCUPANCY (FABRICATION, FOUNDRY, WAREHOUSE, COMPONENT ASSEMBLY, REPAIR)	500	4,486	9
TOTAL:		7,878	32

CPC 2019 TABLE 422.1 MIN. PLUMBING FACILITY

TYPE OF OCCUPANCY	WATER CLOSET	URNAL	LAVATORIES	DRINKING FOUNTAIN	OTHER
B - BUSINESS OCCUPANCY (OFFICE, SALES/RETAIL, ADMINISTRATIVE, FOOD PROCESSING, COURTROOM, AMBULATORY CLINIC)	REQUIRED M: 1-500 F: 1-250	REQUIRED 1: 1-200 (M)	REQUIRED M: 1-150 F: 1-150	REQUIRED 1: 1-250	REQUIRED 1 SINK / 1 LAUNDRY TRAY
23 OCCUPANTS; 12 M & 11 F	PROVIDED	PROVIDED	PROVIDED	PROVIDED	PROVIDED

TYPE OF OCCUPANCY	WATER CLOSET	URNAL	LAVATORIES	DRINKING FOUNTAIN	OTHER	SHOWER
F1 - INDUSTRIAL OCCUPANCY (FACTORY OR INDUSTRIAL OCCUPANCY, FABRICATION OR ASSEMBLY, WAREHOUSE)	REQUIRED M: 1-500 F: 1-250	N/A	REQUIRED 1: 1-500	REQUIRED 1: 1-250	REQUIRED 1 SINK / 1 LAUNDRY TRAY	REQUIRED 1: 1-15
9 OCCUPANTS; 5 M & 4 F	PROVIDED	PROVIDED	PROVIDED	PROVIDED	PROVIDED	PROVIDED



2 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"

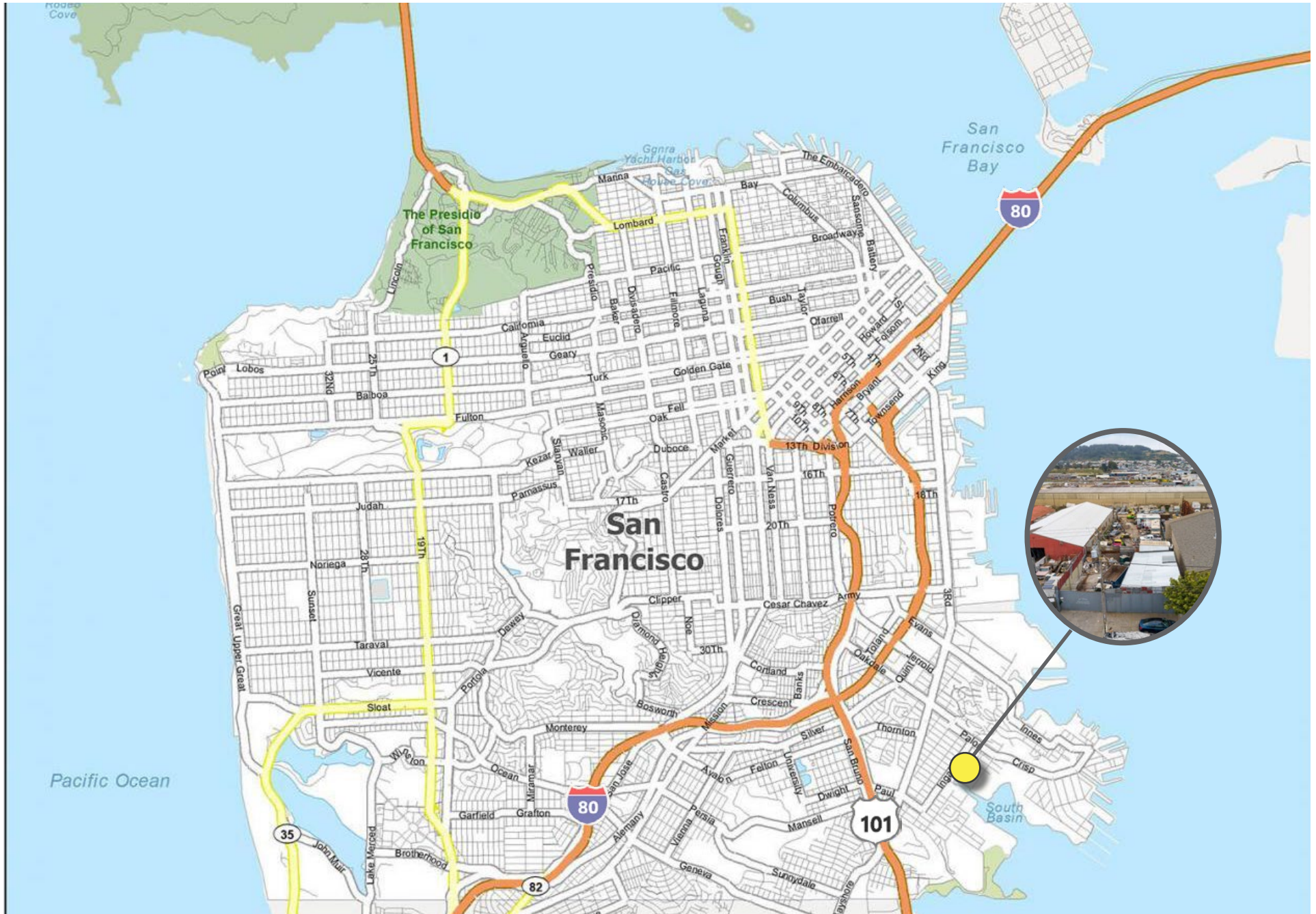
GROSS FLOOR AREA: 9,961 SQ. FT.
OFFICE (1ST & 2ND): 4,734 SQ. FT.
INDUSTRIAL: 5,227 SQ. FT.

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LOCATION OVERVIEW



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