

# 260 SHIPLEY STREET

**SOMA Commercial  
Building for  
SALE**

**4,050 ± SF**

**OWNER/USER  
INVESTMENT  
OPPORTUNITY**

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**CALCO COMMERCIAL, INC.**  
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# 260 SHIPLEY ST | SUMMARY

Square Feet: 4,050 SF

Price: \$2.2M

Space Type: Flex/Industrial

Listing Type: For Sale



97

Walk Score



100

Transit Score



99

Biker Score

## Transit Access

- Market & 5th (F Market – MUNI Metro) – 0.5 mi
- Powell Street Station (BART & MUNI Metro Lines) – 0.6 mi
- Civic Center BART Station – 0.7 mi
- Caltrain – 4th & King Station – 0.7 mi

## Airports

- San Francisco International Airport (SFO) – 13.0 mi
- Oakland International Airport (OAK) – 19.3 mi
- San Jose International Airport (SJC) – 44.6 mi

## FULL BUILDING OPPORTUNITY

Two story flex space with warehouse and office

## PRIME SOMA LOCATION

Central SOMA location that offers immediate access to major freeways, transportation hubs and San Francisco's dynamic startup community.

## DRIVE-IN ACCESS

Ground floor warehouse includes one (1) drive-in loading door.

## UPGRADED FACILITIES

HVAC, private offices, conference room, kitchenette and rest-rooms w/ one shower included.

## NATURAL LIGHT FEATURES

Large skylights throughout the space and operable windows.

## CREATIVE ZONING OPPORTUNITY

MUR zoning permits a range of uses including residential, light industrial, art activities, and neighborhood-serving retail.

Own and operate in prime SOMA with flexible two-story configuration and long-term growth potential.

- ±4,050 SF total building area
- ±2,025 SF floor plates
- 0.05-acre lot
- Urban industrial classification

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COMMERCIAL, INC



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- 4,050+/- SF
  - 2,025+/- SF warehouse
  - 2,025+/- SF Office
- Second floor office includes: HVAC, skylights, two private offices, open areas, conference room, kitchenette, two restrooms with one that includes a shower
- Ground floor warehouse includes: One (1) drive-in loading door, restroom & utility sink area
- APN: 3753-116
- 2,025+/- SF Lot
- Zoned: Mixed Use Residential (MUR)
- Height Limit: 45-X
- Planning Area: Central SOMA
- Price: \$2,200,000.00

## Ground Floor Warehouse



## CAPITAL ACCESS GROUP

### SBA 504 Loan Sample Structure

Prepared for: [Calco Commercial](#)  
 Property Address: 260 Shipley, SF CA  
 Date Prepared: [2/10/2026](#)

#### Project Details

Purchase Price	\$2,200,000	Property Address	260 Shipley, SF CA
Improvements		Bulding Size Sq Feet	4,050
<b>Total Project Cost</b>	<b>\$2,200,000</b>	Price Per Sq Ft.	\$543

#### SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$1,100,000	6.25%	25	10	\$7,256
SBA (2nd)*	35%	\$795,000	5.81%	25	25	\$5,030
Down Payment	15%	\$330,000				
* Includes financed SBA fee of \$25,000						<b>Total Monthly Payment</b> \$12,287

#### Monthly Ownership Costs

Mortgage Payments	\$ 12,287
Insurance & Property Tax	\$ 2,383
<b>Total Monthly Cash Outlay:</b>	<b>\$ 14,670</b>
Average Principal Paydown Benefit:	\$ (2,785)

#### Out of Pocket Costs

Down Payment	\$330,000
Estimated Bank Fees	\$8,250
Appraisal & Environmental Reports	\$5,400
<b>Total Out of Pocket Costs</b>	<b>\$343,650</b>

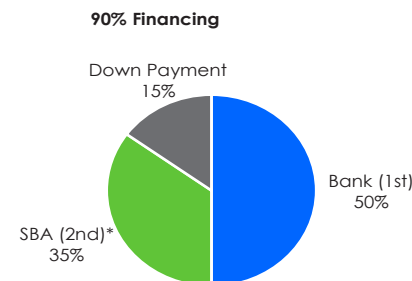
#### Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.65% of the SBA loan amount plus a \$3,500 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at .75% of bank loan amount
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

For more information contact:

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SUBJECT  
PROPERTY

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