

Seller Financing Available



±3,300 SF INDUSTRIAL CONDO
FOR SALE IN THE BAYVIEW DISTRICT

1190B SHAFTER AVE, SAN FRANCISCO, CA 94124

km Kidder
Mathews

1190B SHAFTER AVE

SINGLE-TENANT INVESTMENT OPPORTUNITY

1190B Shafter Avenue is an industrial condo in the Bayview neighborhood of San Francisco. The property will be delivered vacant and ready for immediate occupancy, making it ideal for businesses seeking a functional and flexible space for industrial, warehouse, or creative uses.

PROPERTY OVERVIEW

The size and layout of the property accommodate a variety of light manufacturing, storage and distribution needs. The property's location offers excellent connectivity to major transportation routes such as Highway 101 and I-280, as well as proximity to Downtown San Francisco.

Zoned PDR-1-B (light industrial buffer), the property offers flexibility to a wide range of commercial applications.

Seller is offering owner financing, providing buyers with added purchasing flexibility and the ability to structure more favorable terms than conventional/SBA lenders.



**\$1,250,000
SALE PRICE**



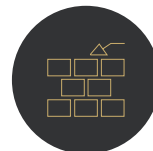
**±3,300 SF
BUILDING**



**SINGLE
TENANT**



**17'
CLEAR HEIGHT**



**1988/2021
BUILT/RENOV.**



**3-PHASE
250V/320A**



**PDR-1-B
ZONING**



**4786-083
PARCEL #**

1190B SHAFTER AVE

KEY BUILDING UPGRADES

1190B Shafter Ave has undergone a series of significant upgrades throughout, bringing the space to a tenant-ready standard.

HVAC systems on both levels

New garage door

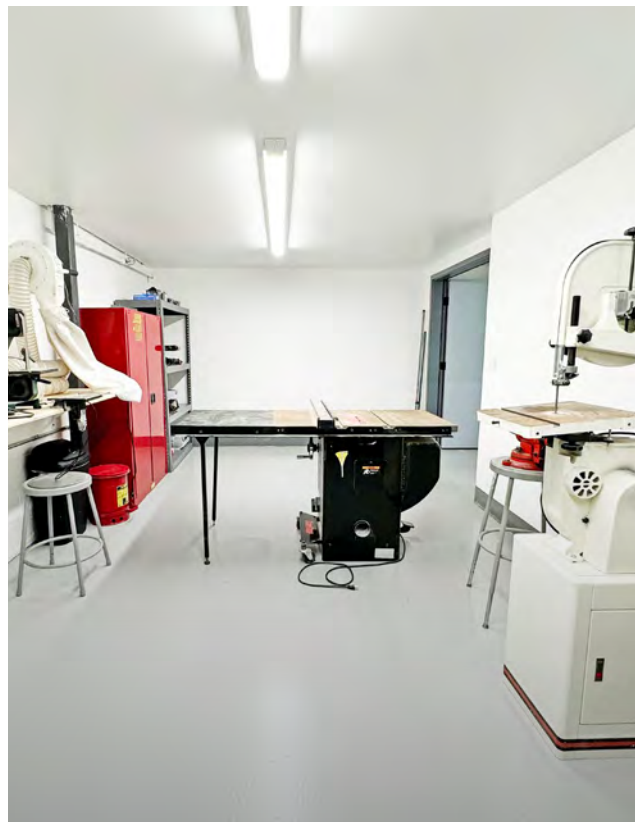
Designated wood shop and garage areas

Connection of the two mezzanines to form a continuous second floor

Installed roof hatch

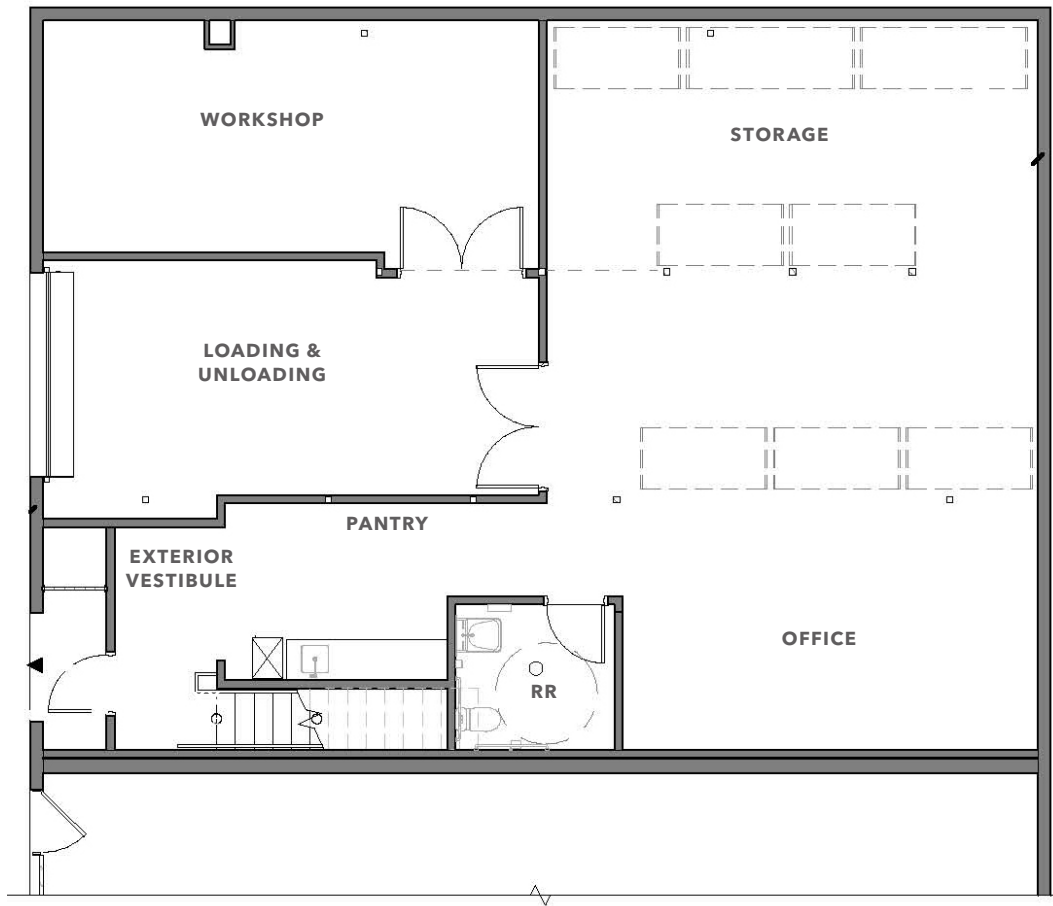
Replaced all doors

New lighting and electrical outlets, including the installation of phase 3 outlets



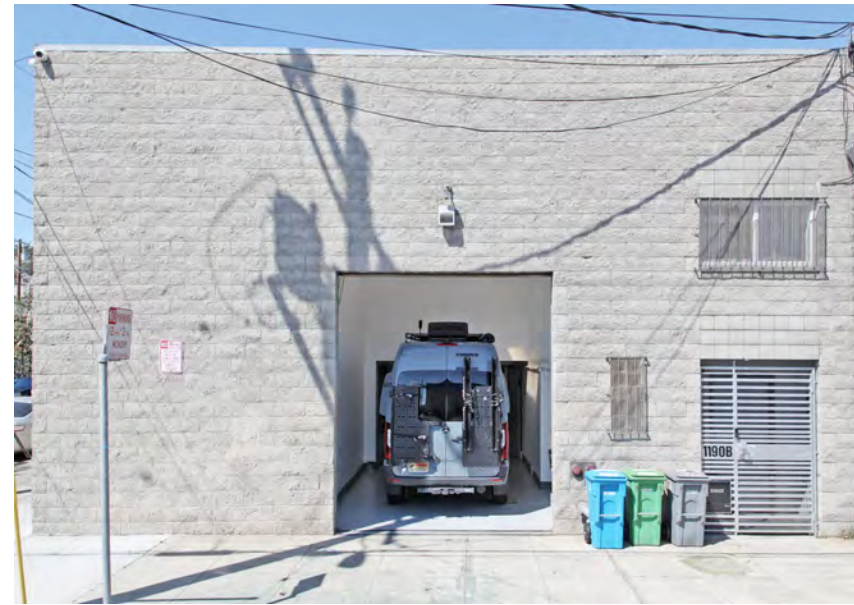
1190B SHAFTER AVE

FIRST FLOOR PLAN



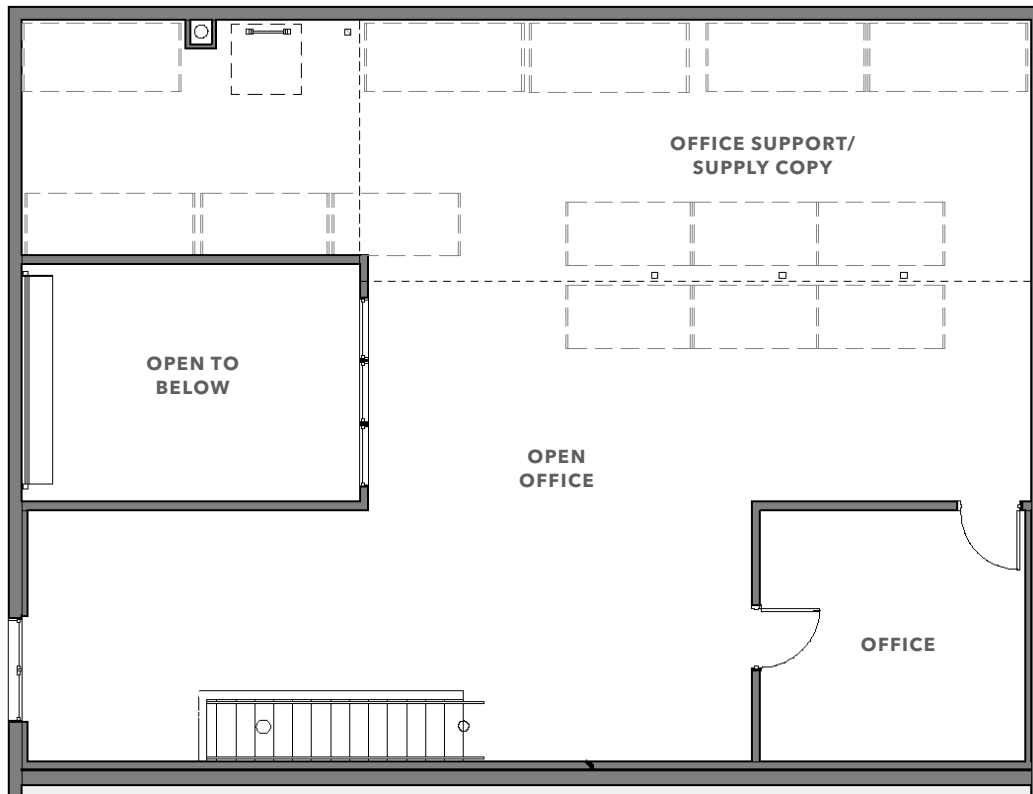
FLOOR PLAN NOT TO SCALE

AVAILABLE FOR SALE



KIDDER MATHEWS

SECOND FLOOR PLAN

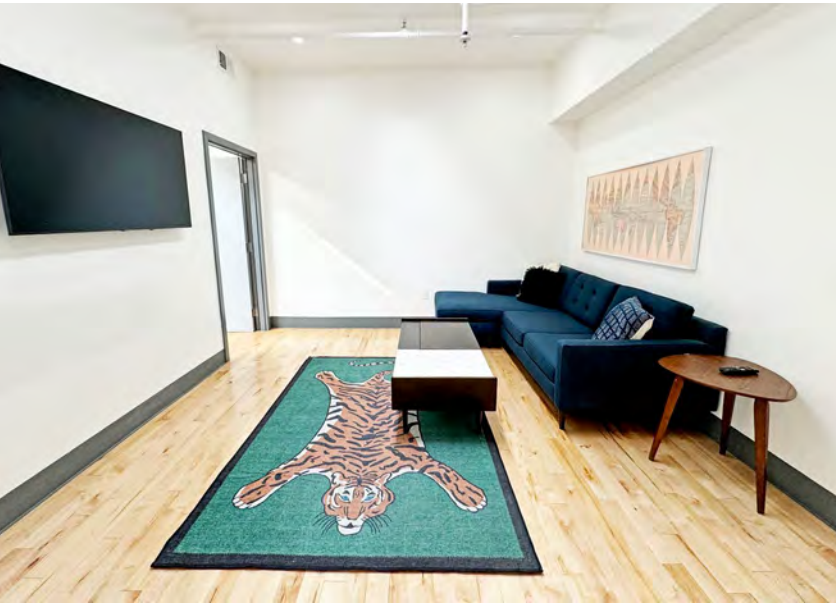


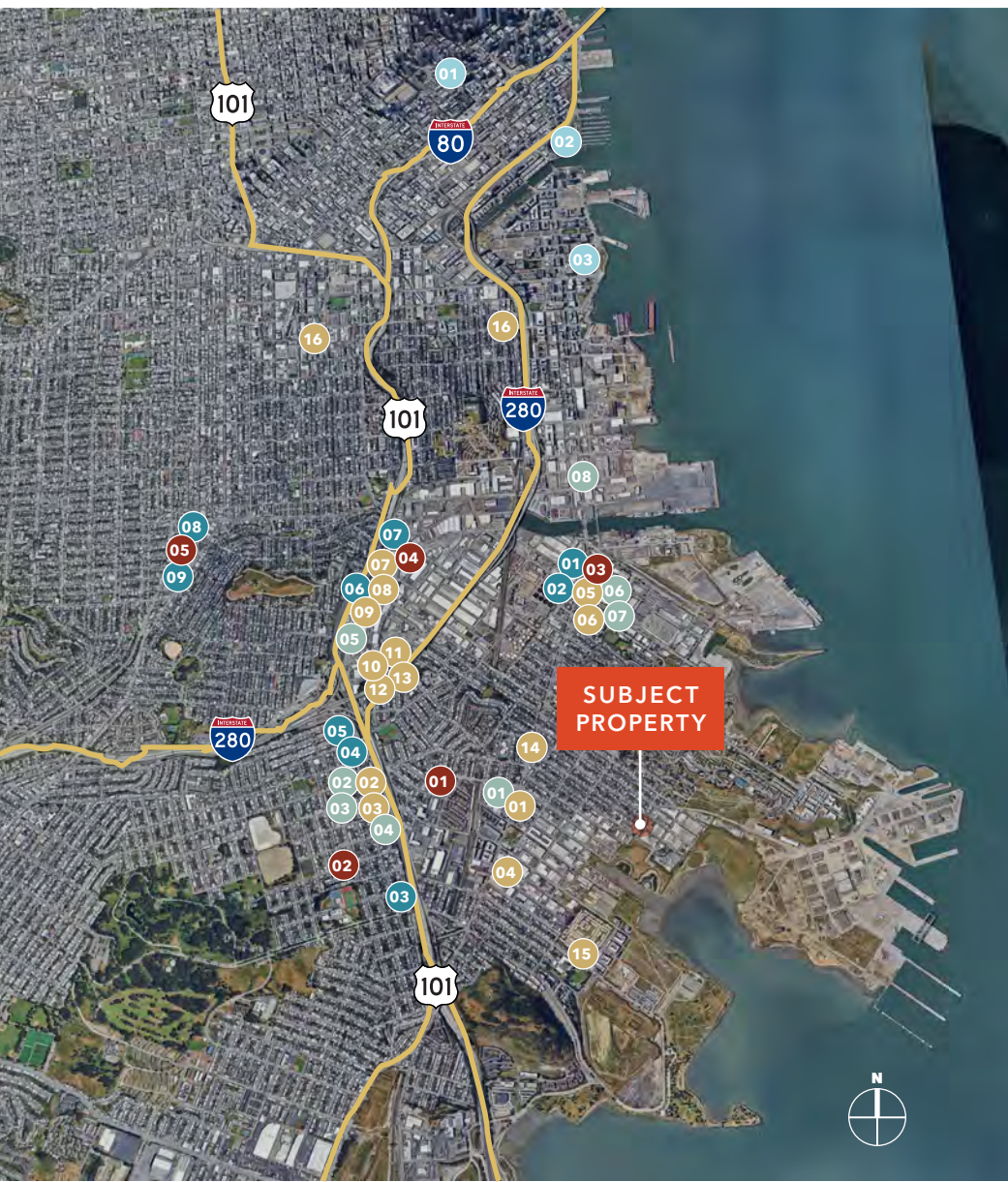
FLOOR PLAN NOT TO SCALE

AVAILABLE FOR SALE



KIDDER MATHEWS





EAT + DRINK

01	McDonalds
02	Subway
03	Round Table Pizza
04	Laughing Monk Brewing
05	Panda Express
06	Subway
07	Burger King
08	Domino's Pizza
09	Jack in the Box
10	Buffalo Wild Wings
11	Taco Bell
12	Little Cesars
13	Wing Stop
14	Gumbo Social
15	Two Jack's Seafood
16	Plow
17	Tartine Bakery

GROCERY STORES

01	Foods Co.
02	Grocery Outlet
03	Lucky
04	Grocery Outlet
05	Safeway

RETAIL & BANKS

01	Walgreens
02	Bank of America
03	Walgreens
04	BMO
05	Lowe's
06	US Bank
07	Wells Fargo
08	ACE Hardware

CONVENIENT STORES

01	Chevron
02	Texaco
03	Valero
04	76
05	Shell
06	Shell
07	Chevron
08	7-Eleven
09	Shell

ATTRACTIONS

01	Museum of Modern Art
02	Oracle Park
03	Chase Center

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	29,984	191,244	614,017
2030 PROJECTION	29,147	187,090	604,484
2020 CENSUS	33,043	211,759	642,520
2010 CENSUS	27,668	193,594	580,059

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	36.7	39.3	40.0
% FEMALE	50.7%	48.7%	46.2%
% MALE	49.3%	51.3%	53.8%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	9,411	66,655	255,102
2030 PROJECTED	9,204	65,764	254,224
2020 CENSUS	9,404	70,282	262,531
2010 CENSUS	8,067	64,573	238,607
OWNER-OCCUPIED	42.4%	47.7%	36.9%
RENTER-OCCUPIED	57.6%	52.3%	63.1%

INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$137,754	\$216,731	\$213,426
2030 PROJECTED HH INCOME	\$138,996	\$217,380	\$213,992
ANNUAL CHANGE 2025 - 2030	0.2%	-	-

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,330	8,569	42,730
TOTAL EMPLOYEES	9,534	71,436	516,031
WHITE COLLAR WORKERS	8,822	77,199	268,908
BLUE COLLAR WORKERS	4,858	28,896	86,354

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	8.7%	5.5%	4.8%
HIGH SCHOOL DIPLOMA	22.1%	15.6%	13.3%
SOME COLLEGE	18.9%	13.7%	12.5%
ASSOCIATE	6.6%	5.9%	5.3%
BACHELOR'S	19.2%	28.7%	32.0%
GRADUATE	10.1%	20.5%	24.0%

Data Source: ©2025, Sites USA



1190B SHAFTER AVE

*For more information on
this property, please contact*

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