

1190B Shafter Ave

San Francisco, CA 94124



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1190B Shafter Ave // PROPERTY SUMMARY

PROPERTY DESCRIPTION

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.

The size and layout of the 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 M-1, the property offers flexibility to a wide range of business applications.

PROPERTY HIGHLIGHTS

- Prime Location with Excellent Connectivity to Transportation Routes and Downtown
- Flexible, Vacant Space Ready for Immediate Use
- Zoned for Industrial Use



OFFERING SUMMARY

Sale Price:	\$1,600,000
Number of Units:	1
Lot Size:	0.04 Acres
Building Size:	3,300 SF

PROPERTY DETAILS // 1190B Shafter Ave

SITE DESCRIPTION

Assessors Parcel Number	4786-083
Zoning	M-1 Light Industrial
Year Built/Renovated	1988/2021
Intersection/Cross Street	Hawes Street

CONSTRUCTION

Exterior	Masonry
Parking	0.61/1,000 SF
Roof	Modified Bitumen
Clear Height	17'
Dock Doors	None
Grade Level Doors	1
Power	3-Phase 250 Volts / 320 Amp

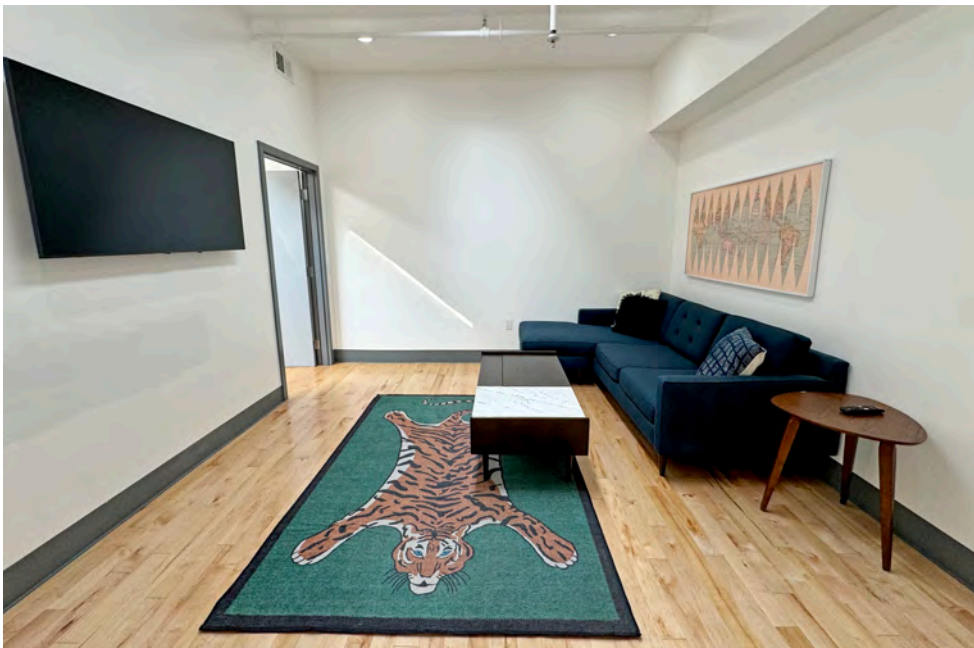
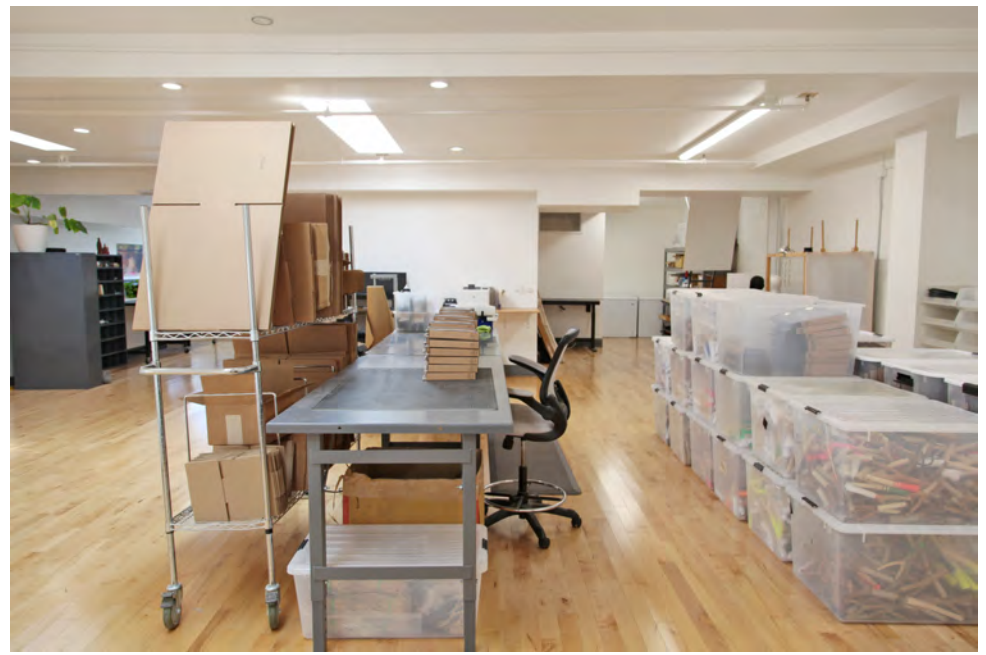
MECHANICAL

Elevators	One, Freight
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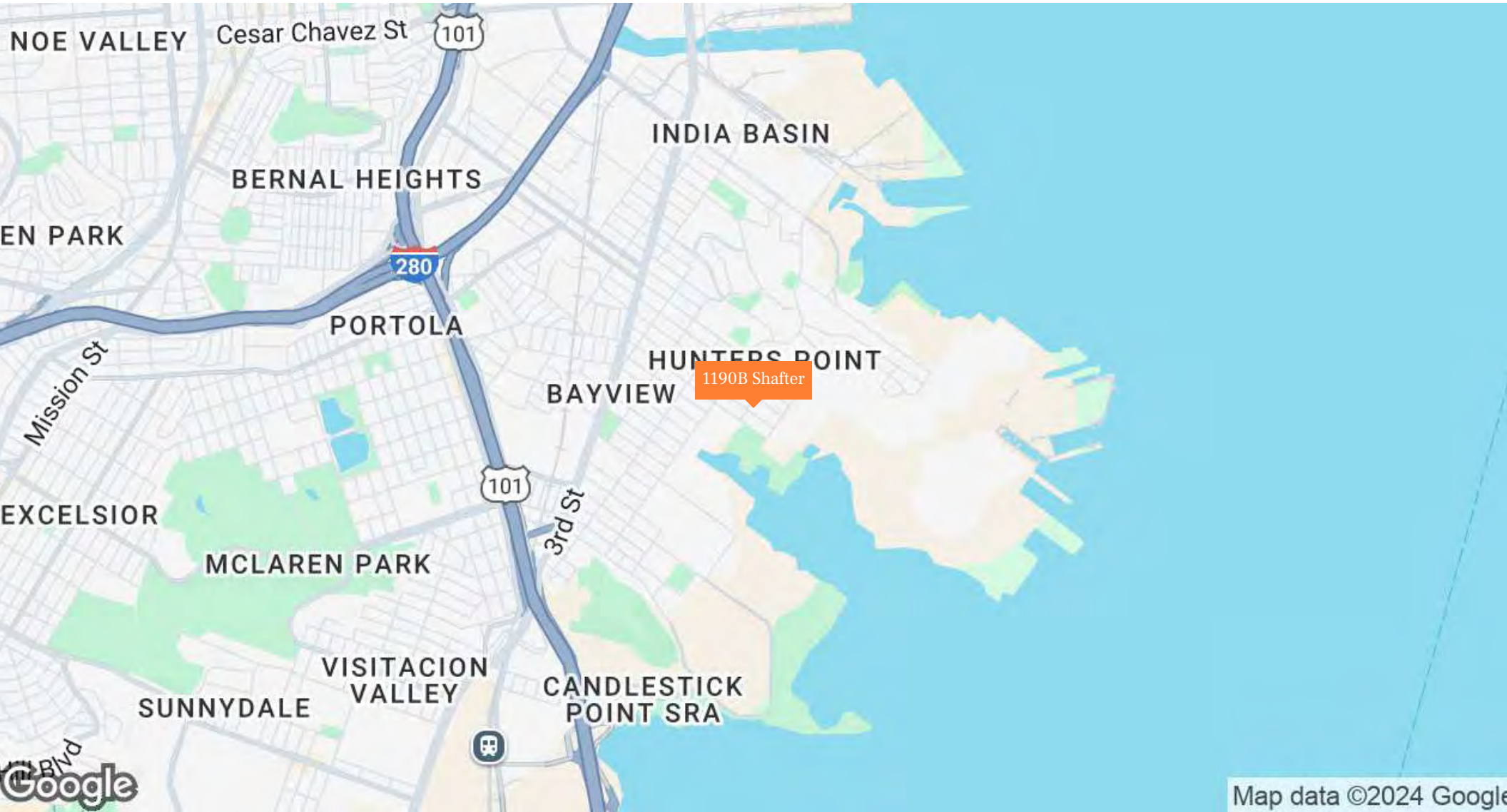
UTILITIES

Electric	PG&E
Sewer	City of San Francisco
Water	City of San Francisco

ADDITIONAL PHOTOS // **1190B Shafter Ave**

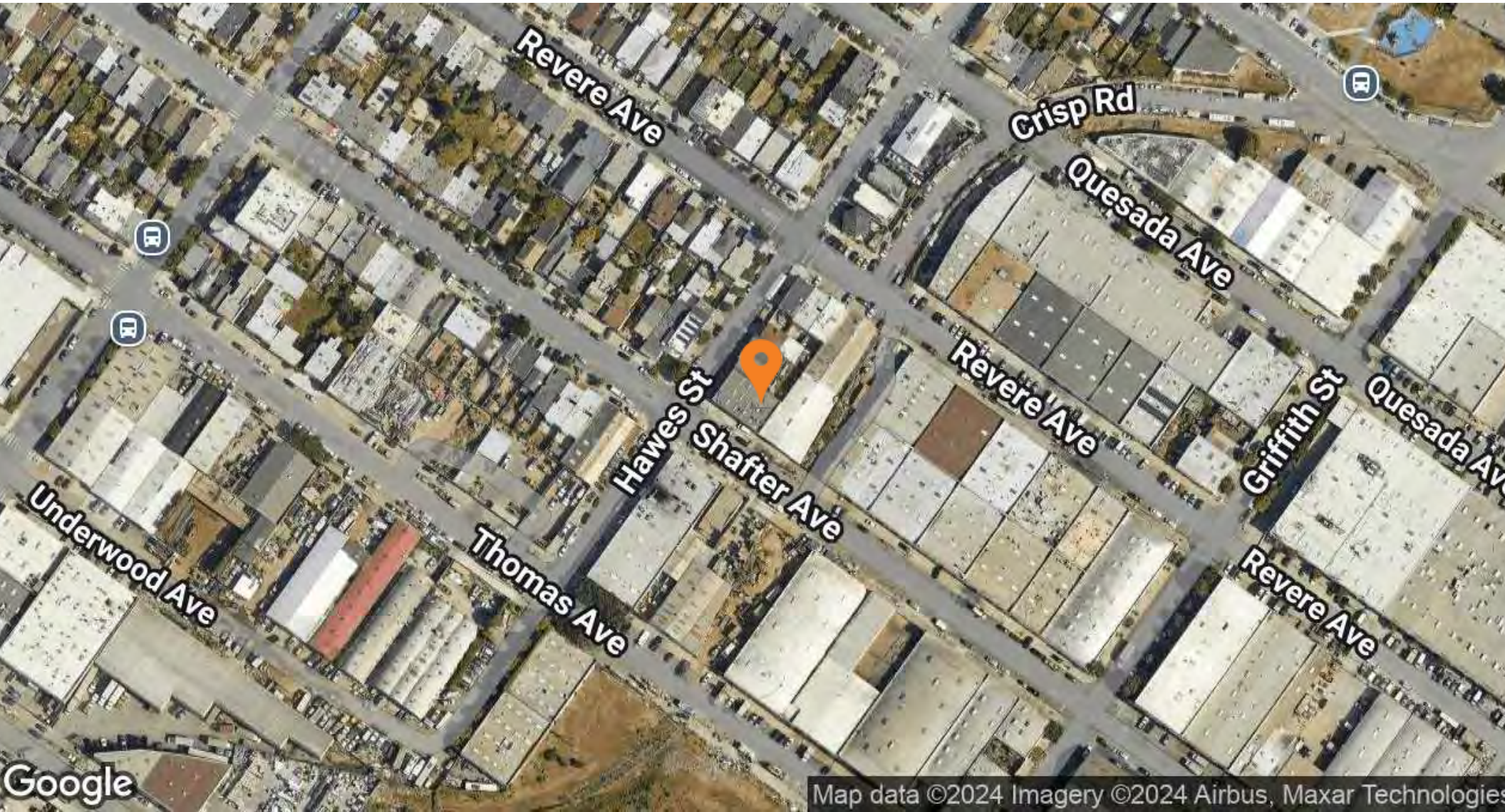


1190B Shafter Ave // REGIONAL MAP



Map data ©2024 Google

LOCAL MAP // 1190B Shafter Ave



1190B Shafter Ave // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	33,092	206,321	642,768
2023 Estimate			
Total Population	32,269	201,741	626,311
2020 Census			
Total Population	32,707	206,153	641,001
2010 Census			
Total Population	27,399	194,158	580,604
Daytime Population			
2023 Estimate	23,218	172,639	860,664
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	10,447	73,238	276,215
2023 Estimate			
Total Households	10,114	71,412	268,188
Average (Mean) Household Size	3.2	2.8	2.3
2020 Census			
Total Households	9,978	70,414	263,674
2010 Census			
Total Households	7,842	64,660	239,009

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	11.4%	27.4%	28.6%
\$150,000-\$199,999	9.7%	13.0%	11.7%
\$100,000-\$149,999	16.1%	16.8%	15.3%
\$75,000-\$99,999	7.5%	8.6%	7.9%
\$50,000-\$74,999	13.0%	11.2%	9.9%
\$35,000-\$49,999	8.8%	6.3%	6.2%
\$25,000-\$34,999	6.9%	4.2%	4.5%
\$15,000-\$24,999	8.6%	5.0%	5.7%
Under \$15,000	17.9%	7.4%	10.3%
Average Household Income	\$107,233	\$174,639	\$173,868
Median Household Income	\$63,874	\$120,750	\$117,006
Per Capita Income	\$33,857	\$62,154	\$75,112
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	32,269	201,741	626,311
Under 20	29.4%	21.2%	16.1%
20 to 34 Years	21.5%	22.3%	25.0%
35 to 39 Years	6.6%	8.8%	9.3%
40 to 49 Years	11.1%	14.2%	14.1%
50 to 64 Years	17.9%	19.0%	19.2%
Age 65+	13.4%	14.6%	16.4%
Median Age	34.4	38.6	39.8
Population 25+ by Education Level			
2023 Estimate Population Age 25+	20,888	149,679	496,230
Elementary (0-8)	14.3%	10.2%	7.8%
Some High School (9-11)	10.3%	6.3%	5.2%
High School Graduate (12)	22.6%	16.9%	13.9%
Some College (13-15)	23.1%	15.6%	14.2%
Associate Degree Only	7.4%	5.6%	5.1%
Bachelor's Degree Only	15.3%	27.1%	31.7%
Graduate Degree	7.1%	18.4%	22.1%
Travel Time to Work			
Average Travel Time to Work in Minutes	34.0	34.0	34.0



POPULATION

In 2023, the population in your selected geography is 626,311. The population has changed by 7.87 since 2010. It is estimated that the population in your area will be 642,768 five years from now, which represents a change of 2.6 percent from the current year. The current population is 52.5 percent male and 47.5 percent female. The median age of the population in your area is 39.8, compared with the U.S. average, which is 38.7. The population density in your area is 7,967 people per square mile.



HOUSEHOLDS

There are currently 268,188 households in your selected geography. The number of households has changed by 12.21 since 2010. It is estimated that the number of households in your area will be 276,215 five years from now, which represents a change of 3.0 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2023, the median household income for your selected geography is \$117,006, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 75.53 since 2010. It is estimated that the median household income in your area will be \$141,901 five years from now, which represents a change of 21.3 percent from the current year.

The current year per capita income in your area is \$75,112, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$173,868, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 392,478 people in your selected area were employed. The 2010 Census revealed that 68.7 percent of employees are in white-collar occupations in this geography, and 11.2 percent are in blue-collar occupations. In 2023, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



HOUSING

The median housing value in your area was \$1,000,000 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 90,289.00 owner-occupied housing units and 148,718.00 renter-occupied housing units in your area.



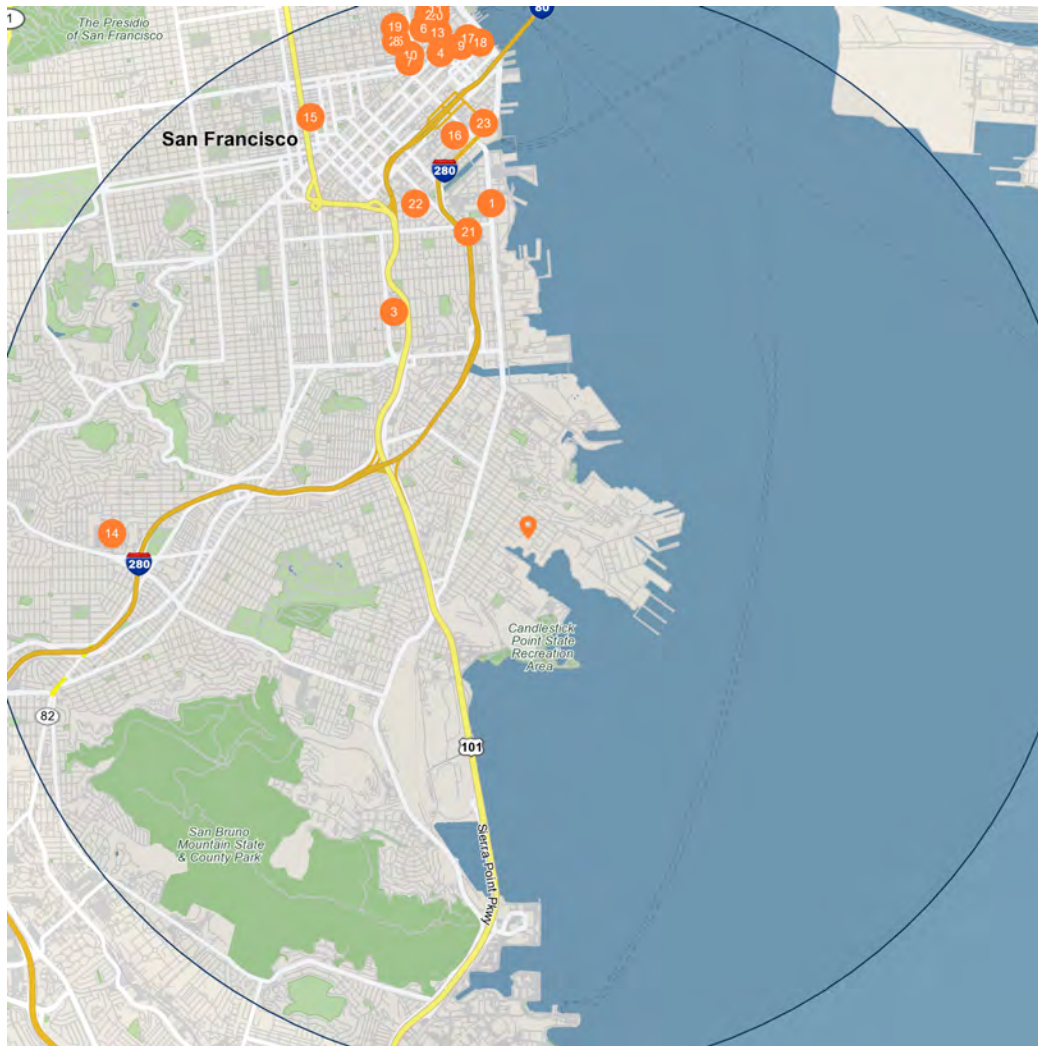
EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. 22.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 31.7 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 5.1 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 13.9 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 14.2 percent in the selected area compared with the 20.1 percent in the U.S.

1190B Shafter Ave // DEMOGRAPHICS

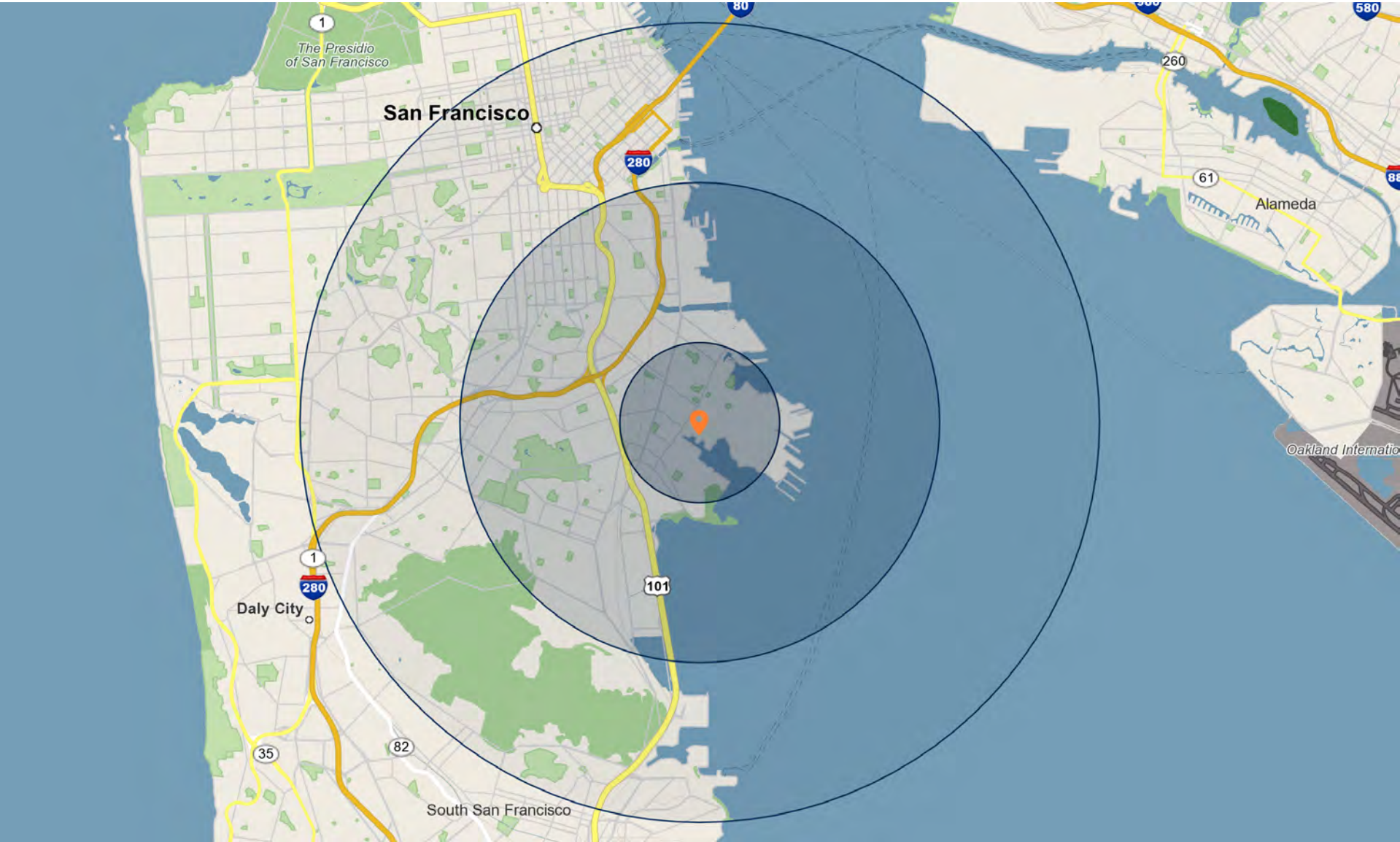


Major Employers

Employees

1	Uber Technologies Inc-Uber	9,000
2	Ggc Administration LLC-Golden Gate Capital	8,590
3	City & County San Francisco-San Francisco General Hospital	8,000
4	Okta Inc-Okta	5,137
5	Genentech Usa Inc	5,123
6	Tarrant Capital Ip LLC-Tpg Growth	5,040
7	General Wreless Operations Inc-Radioshack	5,003
8	Pacific Bell Telephone Company-AT&T California	4,444
9	Facebook Park Tower	4,000
10	Stitch Fix Inc-Stitch Fix	3,281
11	Associated Materials Inc	3,000
12	Genentech Inc	2,995
13	ISO Services Inc	2,869
14	San Frcisco Cmnty College Dst-City College of San Francisco	2,750
15	City & County San Francisco-San Frcsco Pub Utilities Comm	2,700
16	Sutter Bay Hospitals-SUTTER C H S	2,578
17	New Relic Inc	2,527
18	Gap Inc-Gap	2,500
19	Affirm Holdings Inc-Affirm	2,319
20	Millennium Management LLC	2,274
21	Dropbox Inc-Dropbox	2,219
22	Samsara Inc	2,183
23	Cloudflare Inc-Cloudflare	2,082
24	Genentech Inc	2,000
25	Pacific Bell Telephone Company-Pacbell	2,000

DEMOGRAPHICS // 1190B Shafter Ave



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