



INDUSTRIAL LAND FOR LEASE

# Candlestick Point

## San Francisco, CA

Egbert Avenue / Gilman Avenue / Arelious Walker Drive

AVISON  
YOUNG

# Welcome to San Francisco



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# Property Overview

## INDUSTRIAL LAND AVAILABLE FOR LEASE

Situated at the center of the Candlestick North district, this offering presents ±239,893 square feet (±5.5 acres) of industrial land across 6 parcels. The sites are well-suited for contractors, fleet operators, material storage, and general commercial uses — with direct access to US-101 and proximity to SFO, downtown San Francisco, and major employment corridors.

All parcels are available individually or as a combined campus, offering flexible configurations from a single contractor yard to a full industrial campus. City utility access is available and the property is included within the Candlestick Point redevelopment area overseen by OCII.

## PERMITTED USES \*

- Fleet parking & vehicle/equipment storage
- Contractor staging & construction yards
- General commercial & industrial operations
- Short-term parking & outdoor storage
- Landscaping / maintenance company yards
- Short-term, transitory uses that may be proposed either prior to or following development of land within a Land Use District consistent with this Redevelopment Plan. Including:
  - Booth for charitable, patriotic or welfare purposes
  - Exhibition, celebration, festival, circus or neighborhood carnival
  - Open air sales of agriculturally-produced seasonal decorations
  - Convention staging

\* Subject to OCII approval

\*\* The prospective tenant will need to submit a proposal to OCII for approval – with help and support of landlord.

## KEY PROPERTY DETAILS

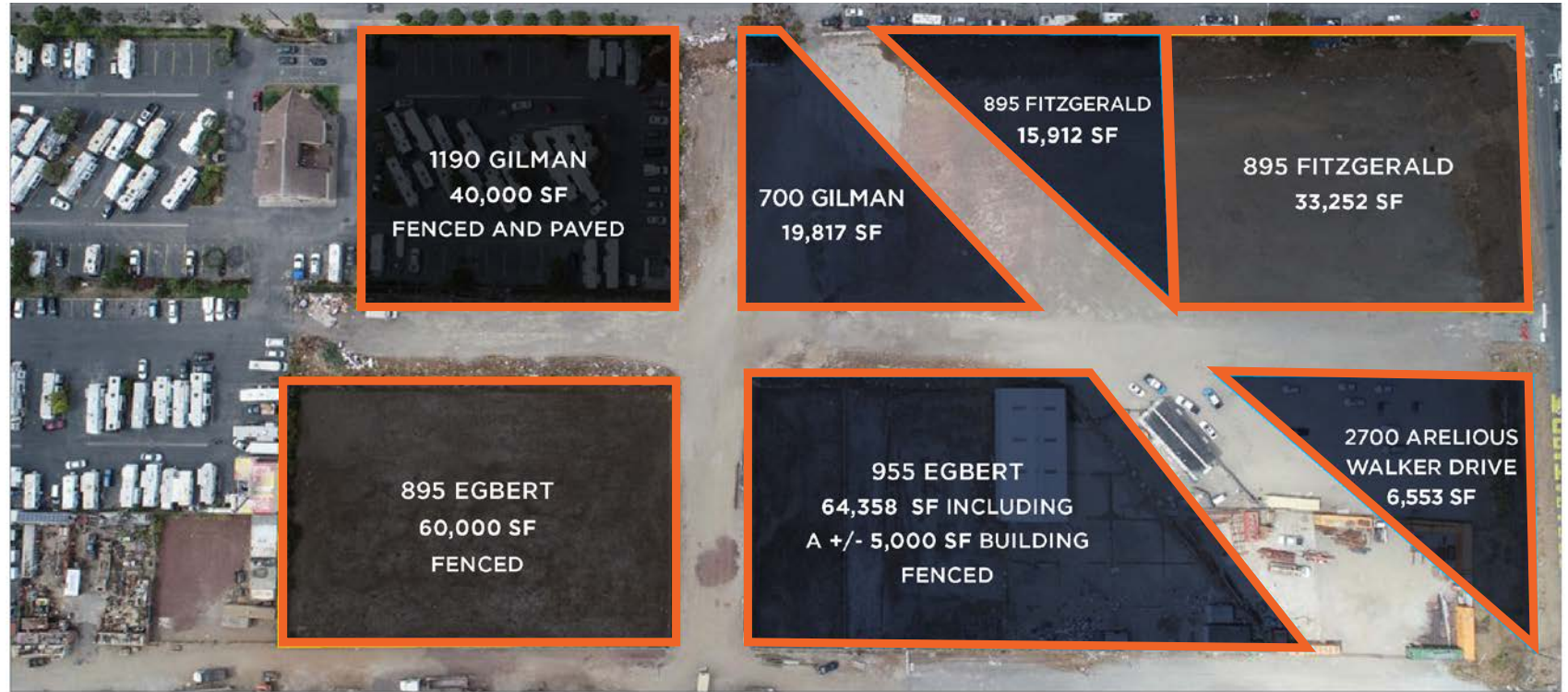
Total Area	±239,893 sf / ±5.5 Acres
Parcels	6 Parcels (divisible)
Zoning	PDR / Industrial (OCII Design for Dev.)
Improvements	Fenced; one ±5,000 sf metal building on site
Parking / Storage	Paved & fenced lot available (Gilman Avenue)
Utilities	City connections accessible (varies by parcel)
Access	Arelious Walker Dr., Egbert Ave., Gilman Ave.
Lease Terms	Flexible - short or long term considered
Lease Rate	Call broker for pricing

## LEASE STRUCTURE

- NNN / Modified Gross structures available
  - Flexible term lengths — short-term parking and storage leases welcomed
  - Parcels available individually or as portfolio
  - Tenant responsible for security, fencing, and site maintenance
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- Parking (either primary or accessory to other uses)
  - Truck parking and loading accessory to the uses listed above
  - Other temporary uses that do not conflict with the objectives of the Plan, where applicable

# Six divisible parcels

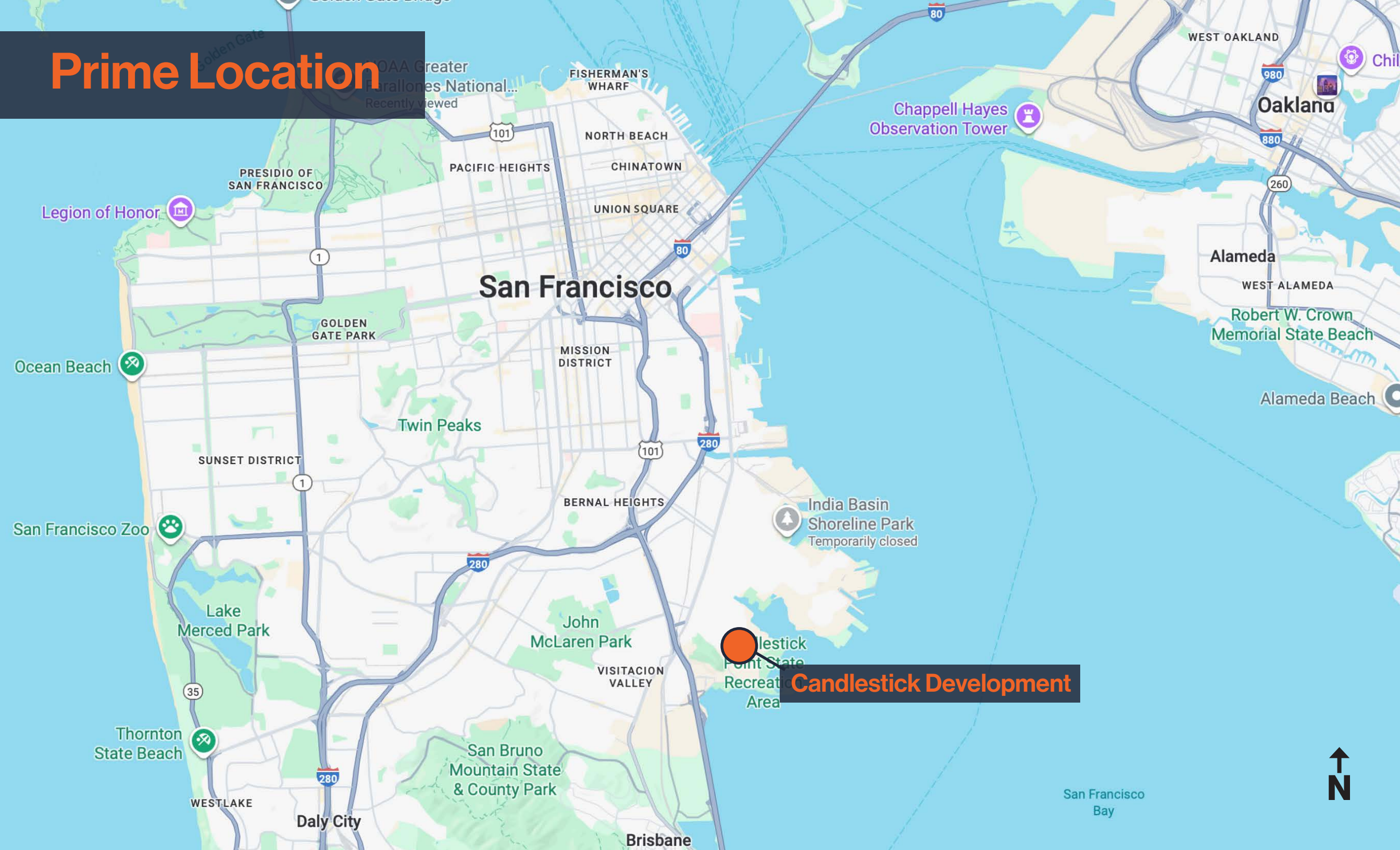
Lease individually or as a combined campus | Flexible lease terms available



Parcel	APN	Approx. SF	Address	Description
1	4917-001	±64,358 sf	955 Egbert St	Fenced land w/±5,000 sf metal building - partially surfaced
2	4917-003	±6,553 sf	2700 Arelious Walker Dr.	Unimproved land
3	4935-003	±49,164 sf	895 Fitzgerald Avenue	Unimproved land
4	4935-001	±19,817 sf	700 Gilman Avenue	Unimproved land
5	4934-002	±40,000 sf	1190 Gilman Avenue	Paved & fenced parking lot
6	4918-025	±60,000 sf	Egbert Ave. / Gilman Ave.	Fenced unimproved land

**TOTAL | 239,893 SF (5.5± Acres)**

# Prime Location



San Francisco

Candlestick Development



# Why Candlestick Point

## A Rare Industrial Opportunity in a Supply Constrained Market

Candlestick Point offers one of the last large blocks of contiguous industrial land in San Francisco — a city where less than 1% of total land area is available for new commercial development. This is a genuine opportunity to secure significant outdoor industrial space with exceptional freeway access, in a market where comparable sites simply do not come available.

### Supply-Constrained Market



Candlestick Point has a 2.4% vacancy rate - the tightest industrial submarket in the Bay Area. Zero new competing supply is under construction.

### Freeway - Direct Access



Less than 1 mile to US-101. Fastest freeway access of any San Francisco neighborhood, with direct routing to SFO, South Bay, and the Peninsula.

### Large Contiguous Campus



5.5± acres across 6 parcels — available individually or combined. Rare scale for a single-tenant industrial campus in San Francisco.

### Flexible Configuration



Short-term parking, month-to-month storage, or long-term NNN. The site accommodates a wide range of industrial and commercial uses under OCII guidelines.

### Established Industrial Corridor



Proven location for contractors, fleet operators, and equipment storage. Existing fencing, one 5,000 SF metal building, and a paved parking lot on site.

### Strong Regional Economy



San Francisco anchors one of the world's most dynamic economies - 535k labor force, 14 Fortune 500 HQs, and a median household income above 120k.

# Market Opportunity & Demographics

**2.4%**

**VACANCY RATE**  
Bayview

**0**

**NEW INDUSTRIAL SUPPLY**  
Under Construction

**\$2.58**

**AVG ASKING RENT / SF**  
Bayview Submarket

## BAYVIEW INDUSTRIAL MARKET

- One of the tightest industrial submarkets in the Bay Area — less than 1% vacancy in comparable PDR product
- Zero new competing supply under construction; existing users are entrenched with very low turnover
- Bayview industrial land has historically attracted contractors, fleet operators, and material processors who rely on direct US-101 access
- Average asking rents of \$2.58/SF - strong rent ceiling for outdoor industrial / storage uses
- 87 buildings and 5,054 units of existing multifamily in the submarket signal a growing residential base driving local services demand

## BAYVIEW INDUSTRIAL MARKET

- Median household income exceeds **\$120,000** — well above the U.S. average of ~\$80,000
- **535K+** labor force with deep talent pools across tech, life sciences, healthcare, and construction
- 54,000+ total businesses citywide; **14 Fortune 500 companies** headquartered in San Francisco
- SFO: 145+ daily nonstop flights — unmatched regional and international connectivity



# Demographics & Workforce

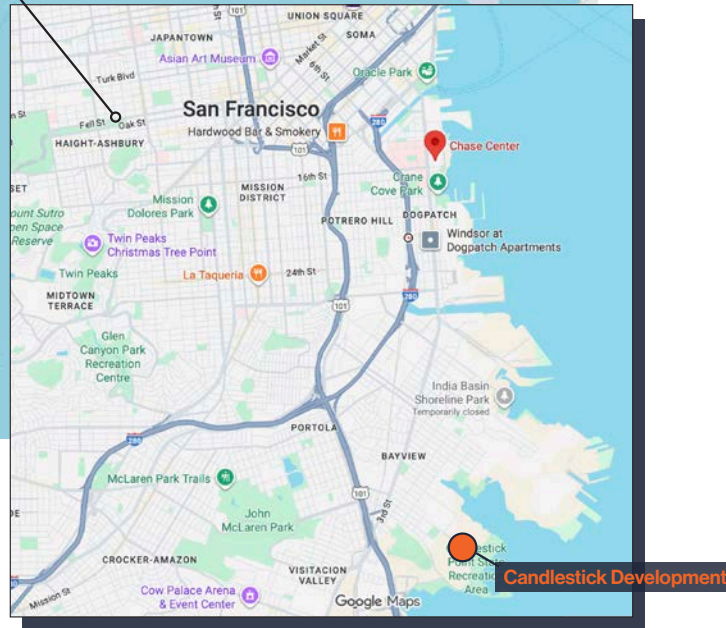
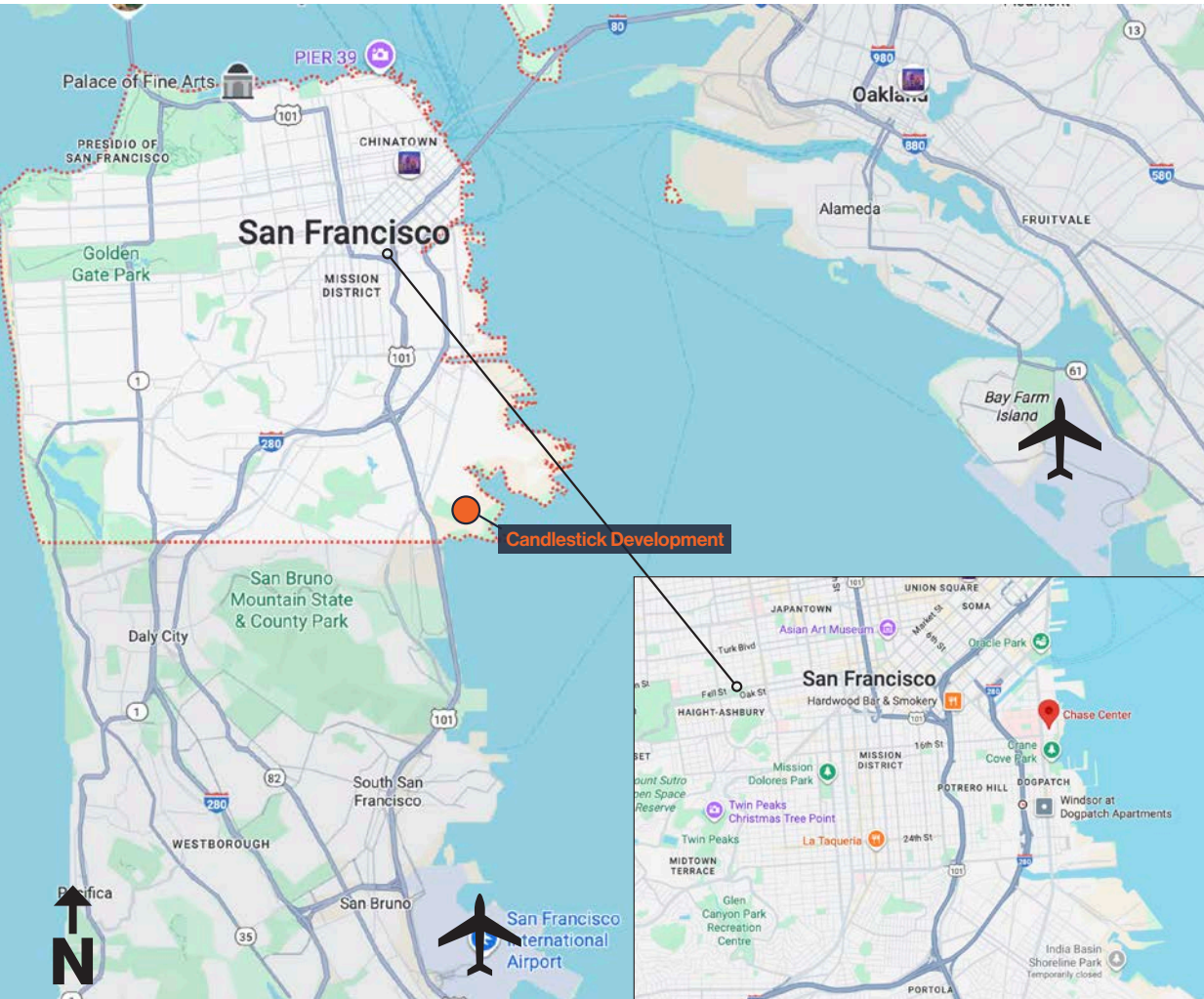
## MAJOR REGIONAL EMPLOYERS & WORKFORCE DRIVERS

San Francisco and the greater Bay Area remain home to one of the most concentrated employment bases in the world, encompassing technology, life sciences, healthcare, and finance. Within a short commute from Candlestick Point, leading global companies continue to attract and retain a highly skilled, high-income workforce—fueling consistent renter demand and long-term housing stability across the region.

### KEY EMPLOYERS WITHIN THE REGIONAL CORRIDOR



# Gateway Access



## KEY DISTANCES TABLE

DESTINATION	APPROX. DISTANCE	DRIVE TIME (TYPICAL)
<b>San Francisco International Airport (SFO)</b>	9–10 miles	10–12 minutes

Notes: Direct via US-101 North; fastest access of any San Francisco neighborhood.

<b>Oakland International Airport (OAK)</b>	24–25 miles	30–35 minutes
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Notes: Across the Bay via I-80 and I-880.

<b>San José International Airport (SJC)</b>	42–45 miles	45–55 minutes
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Notes: Straight down US-101 South, serving Silicon Valley tech corridor.

DESTINATION	APPROX. DISTANCE	DRIVE TIME (TYPICAL)
<b>Genentech Campus (So. San Francisco)</b>	~8 miles	10–12 minutes

Notes: One of the Bay Area's largest biotech hubs; direct access via US-101.

<b>Chase Center (Mission Bay, San Francisco)</b>	~7 miles	12–15 minutes
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Notes: San Francisco's premier sports and entertainment venue; near UCSF Mission Bay and major employers.

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# Contact Us Today

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