

# BRIDGEGATE

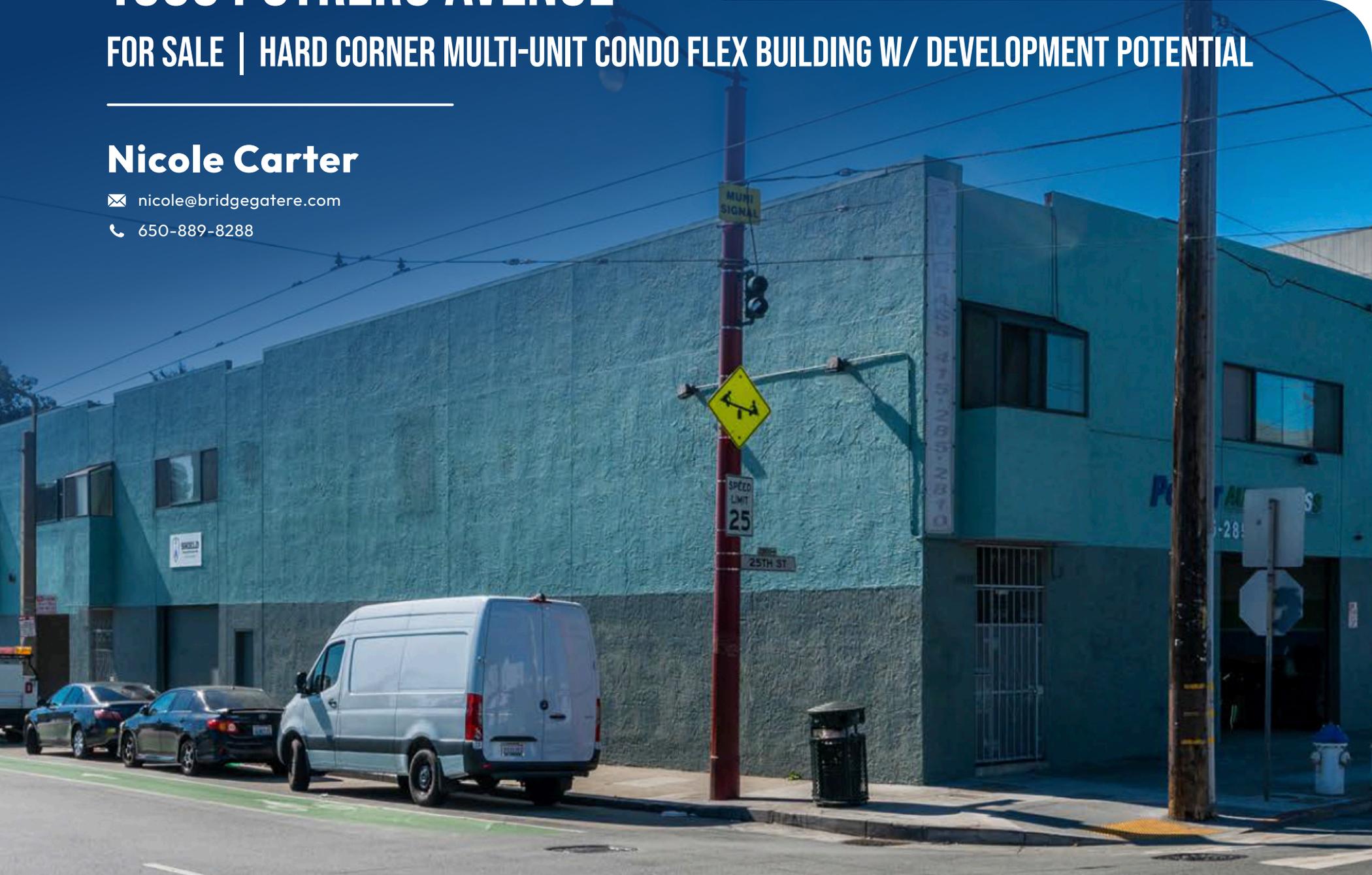
## 1300 POTRERO AVENUE

FOR SALE | HARD CORNER MULTI-UNIT CONDO FLEX BUILDING W/ DEVELOPMENT POTENTIAL

**Nicole Carter**

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☎ 650-889-8288



## Executive Summary

BRIDGEGATE Real Estate Services is pleased to offer owner/users and investors an opportunity to purchase the fee simple interest in five (5) commercial condominiums located at 1300 Potrero Avenue, San Francisco, CA 94110.

The approximately 17,896 square foot building, sitting on approximately 14,108 square feet of land, is ideally situated on the corner of Potrero Avenue and 25th Street.

The commercial condominiums benefit from both warehouse on the ground floor and office on the 2nd floor of each unit.



## Property Summary

### ADDRESS

1300 Potrero Avenue  
San Francisco, CA 94110

### BUILDING SIZE

1300 Potrero Ave (APN: 4276/042) : +/- 3,149 SF  
1310 Potrero Ave (APN: 4276/043) : +/- 4,019 SF  
1320 Potrero Ave (APN: 4276/044) : +/- 4,020 SF  
2801 25th St (APN: 4848/151) : +/- 3,264 SF  
2805 25th St (APN: 4276/040) : +/- 3,444 SF  
**TOTAL : +/- 17,896 SF**

### PARCEL SIZE

+/- 14,108 Square Feet

### ZONING

NC-2 - Neighborhood Commercial, Small Scale

### HEIGHT LIMIT

55' - X

### SALE PRICE / PRICE PSF

**\$5,900,000 / \$330 PSF**



## Investment Highlights



### **UNIQUE SAN FRANCISCO INDUSTRIAL SPACE**

*Multi-Condo Commercial Property that Includes Warehouse and Office Space in Each Unit*

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### **OWNER / USER OPPORTUNITY**

*Two out of Five Units Will Be Delivered Vacant at Close of Escrow w/ Development Potential*

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### **BUILDING ACCESS**

*One Drive-In Roll-Up Door Per Unit Along with Private, Gated Door to Each Unit*

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### **SIGNAGE**

*Fantastic Visibility and Signage Opportunity*

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### **LOCATION**

*Located on Hard Corner of Potrero Avenue and 25th Street with Quick Access to Freeway*



## Building Description

<b>PARCEL SIZE</b>	: +/- 14,108 Square Feet
<b>CONSTRUCTION TYPE</b>	: Concrete and Wood Frame
<b>ELECTRICAL SERVICE</b>	: 150 - 200 Amps Per Unit
<b>BUILDING ACCESS</b>	: Five (5) Roll-Up Drive-In Doors, Private Entrance for Each Condo
<b>FIRE SUPPRESSION</b>	: Fully Sprinklered
<b>HVAC</b>	: Full Heating Ventilation & Air Conditioning in Office Space
<b>SOLAR</b>	: Solar Panels & Service Dedicated to Each Unit

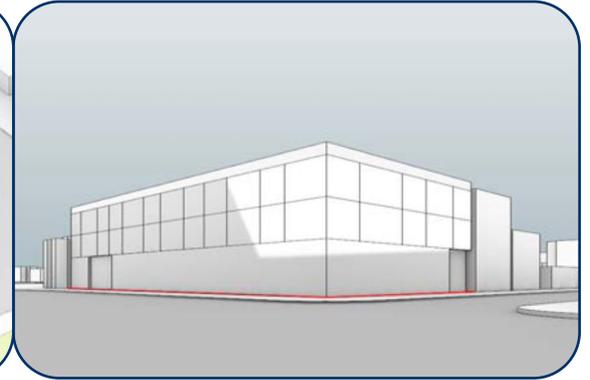
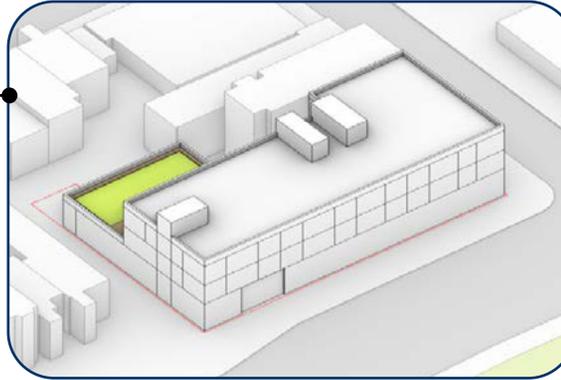


## Building Attributes

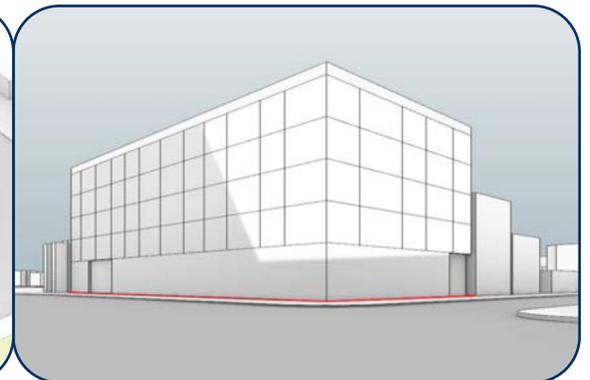
- ◆ 20 Foot Clear Span Warehouse in Each Unit
- ◆ ADA Restrooms Throughout
- ◆ Future Development Potential, Residential and/or Commercial
- ◆ Easy Access to Highway 101 and 280
- ◆ Skylights Provide Great Natural Light
- ◆ Property Overlooks Potrero del Sol Park and Adjacent to James Rolph Tennis Courts

## Site Feasibility

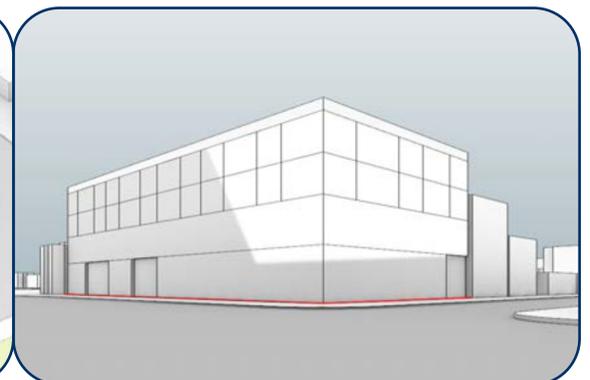
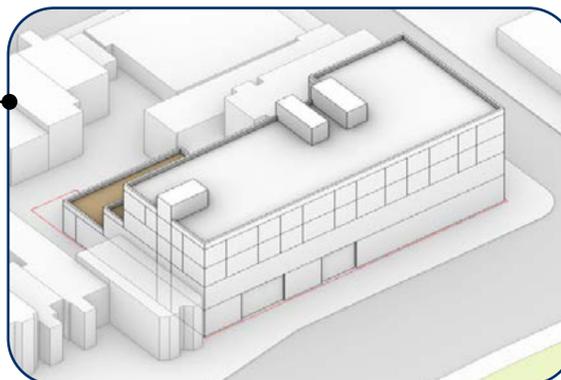
COMPLIANT  
SCHEME



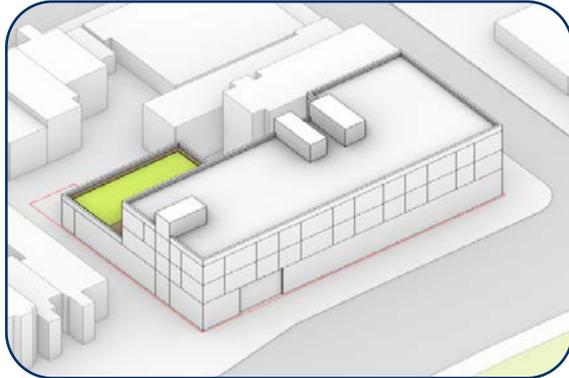
SCHEME 1  
MAX RESIDENTIAL



SCHEME 2  
MIXED USE

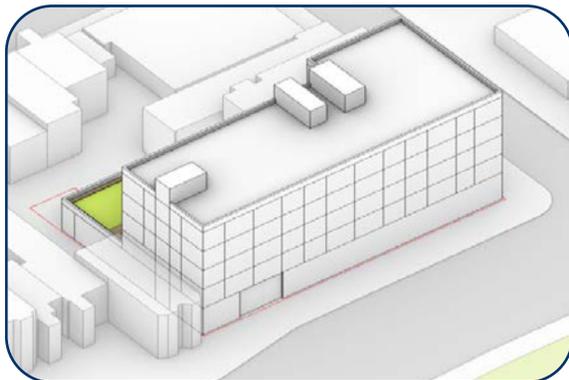


## Site Feasibility



### COMPLIANT SCHEME

<b>TOTAL LEVELS</b> 3	<b>GROSS FLOOR AREA</b> 33,673 Square Feet
<b>TOTAL HEIGHT</b> 36'	<b>NET RESIDENTIAL AREA</b> 15,673 Square Feet
<b>NUMBER OF UNIT</b> 17	<b>NET COMMERCIAL AREA</b> 4,997 Square Feet



### SCHEME 1 - MAX RESIDENTIAL

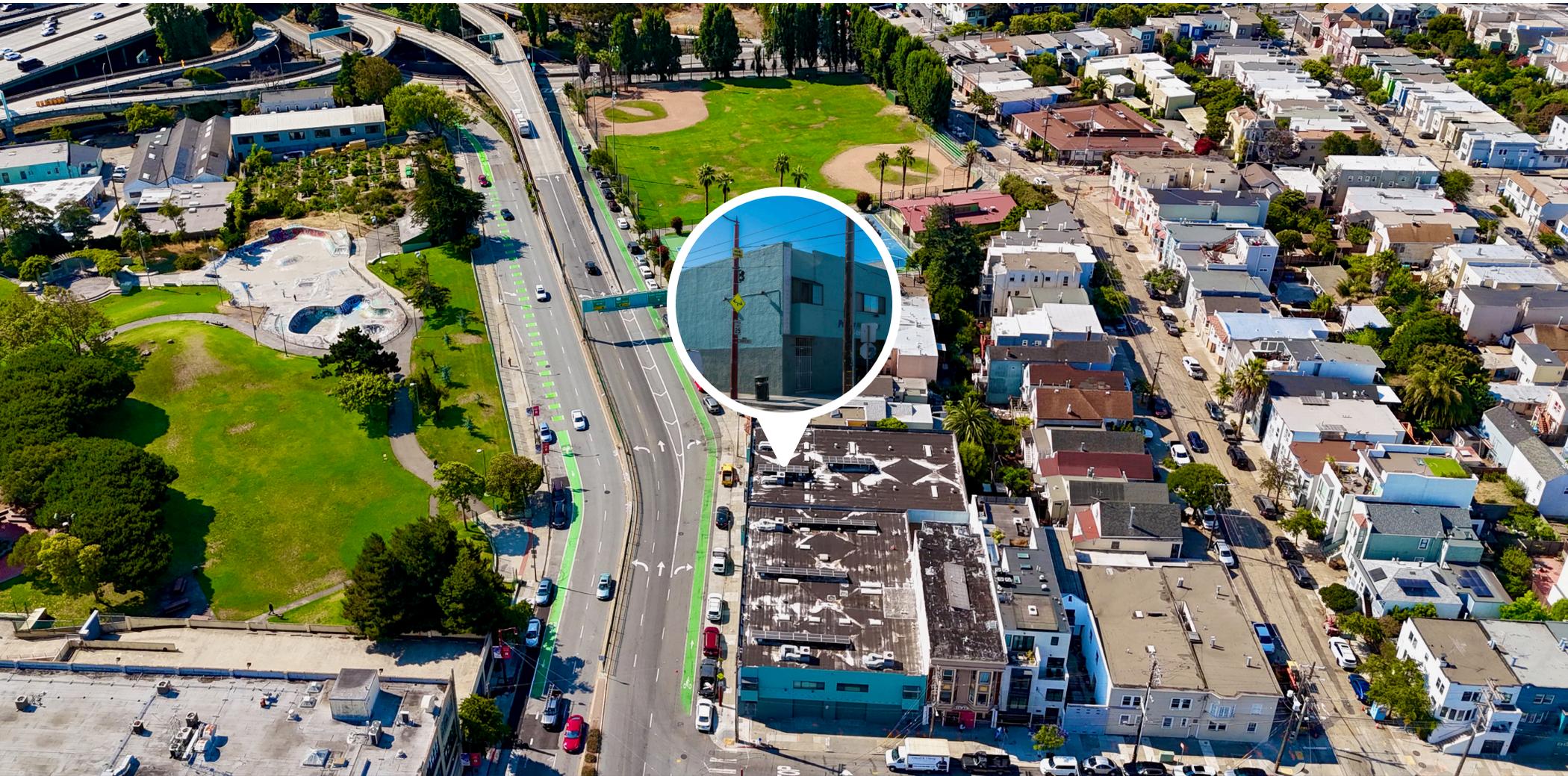
<b>TOTAL LEVELS</b> 5	<b>GROSS FLOOR AREA</b> 53,301 Square Feet
<b>TOTAL HEIGHT</b> 54'	<b>NET RESIDENTIAL AREA</b> 31,418 Square Feet
<b>NUMBER OF UNIT</b> 41	<b>NET COMMERCIAL AREA</b> 4,997 Square Feet



### SCHEME 2 - MIXED USE

<b>TOTAL LEVELS</b> 4	<b>GROSS FLOOR AREA</b> 43,487 Square Feet
<b>TOTAL HEIGHT</b> 46'	<b>NET RESIDENTIAL AREA</b> 15,709 Square Feet
<b>NUMBER OF UNIT</b> 17	<b>NET COMMERCIAL AREA</b> 12,743 Square Feet

# BRIDGEGATE



**Location Overview** Desirable Potrero Hill location, walkable to nearby amenities and to surrounding neighborhoods.



02 MIN to Potrero & 25th Muni  
16 MIN to 24th St Bart



05 MIN to Bernal Heights  
07 MIN to Mission District

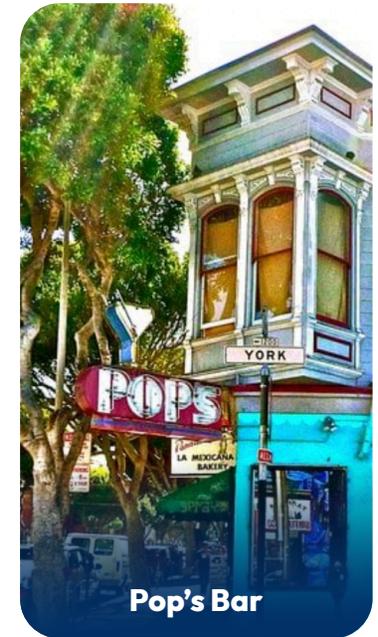


01 MIN to 101 On-Ramp  
02 MIN to 280 On-Ramp

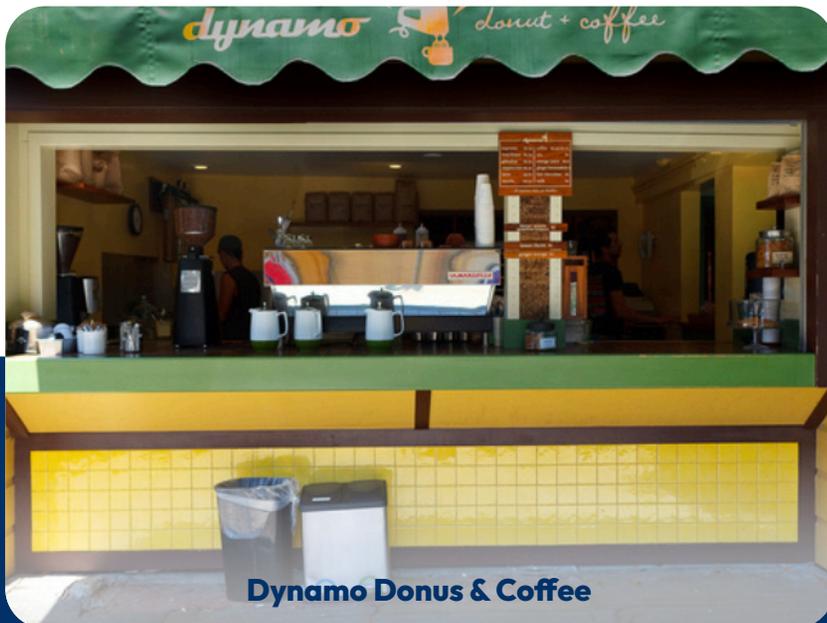
# BRIDGEGATE



La Torta Gorda



Pop's Bar



Dynamo Donus & Coffee



## CONFIDENTIAL OFFERING MEMORANDUM

This Confidential Offering Memorandum (“Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by BRIDGEGATE REAL ESTATE SERVICES as part of BRIDGEGATE’s efforts to market for sale the property located at 1300 Potrero Avenue, San Francisco, CA 94110 (the “Property”). BRIDGEGATE is the exclusive agent and broker for the owner(s) of the property (the “Owner”). BRIDGEGATE is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. BRIDGEGATE also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on BRIDGEGATE’s, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to BRIDGEGATE. PLEASE NOTE EACH OF THE FOLLOWING: BRIDGEGATE, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property. This Memorandum includes statements and estimates provided by or to BRIDGEGATE and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law regulation, rule guideline or ordinance, or (5) appropriateness for any particular purpose, investment or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statement and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, BRIDGEGATE may not have referenced or included summaries of each and every contract and/ or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in the Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, BRIDGEGATE will provide the Recipient with copies of all referenced contract and other documents. BRIDGEGATE assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of the Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in the Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. BRIDGEGATE and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. BRIDGEGATE reserves the right to require the return of this Memorandum and the material in it any other material provided by BRIDGEGATE to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Nicole Carter at 650-889-8288.



### OFFERING TERMS

1300 Potrero Avenue is being offered for sale with an asking price of \$6,300,000 / \$352 PSF. All prospective buyers should assume the subject property will be delivered on an “As-Is, Where-Is” basis at the Close of Escrow.

### OFFERING OUTLINE

Prospective buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to BRIDGEGATE REAL ESTATE SERVICES.

## NICOLE CARTER

✉ [nicole@bridgategate.com](mailto:nicole@bridgategate.com)

☎ 650-889-8288