

1300 POTRERO AVENUE

HARD CORNER MULTI-UNIT CONDO FLEX BUILDING

SAN FRANCISCO

INVESTMENT HIGHLIGHTS

Five commercial condominiums located at 1300 Potrero. The approximately 17,895 square foot building, sitting on approximately 14,108 square feet of land, is situated on the corner of Potrero Avenue and 25th Street.

- **UNIQUE SAN FRANCISCO INDUSTRIAL SPACE**
Multi-Condo Commercial Property that Includes Warehouse and Office Space in Each Unit
- **OWNER / USER OPPORTUNITY**
Three out of Five Units will be Delivered Vacant at Close of Escrow
- **BUILDING ACCESS**
One Drive-In Roll-Up Door Per Unit, Gated Door to Each Unit
- **SIGNAGE**
Fantastic Visibility and Signage Opportunity
- **LOCATION**
Located on Hard Corner of Potrero Avenue and 25th Street with Quick Access to Highway 101 and Interstate 280





PROPERTY SUMMARY

ADDRESS	1300 Potrero Avenue, San Francisco, CA		
BUILDING SIZE	1300 Potrero Avenue (APN: 4276-042)	LEASED	±3,149 SF
	1310 Potrero Avenue (APN: 4276/043)	LEASED	±4,049 SF
	1320 Potrero Avenue (APN: 4276/044)		±4,020 SF
	2801 25th Street (APN: 4848/151)		±3,264 SF
	2805 25th Street (APN: 4276/040)		±3,444 SF
	TOTAL:		±17,896 SF
PARCEL SIZE	14,108 SF		
ZONING	NC-2 - Neighborhood Commercial, Small Scale		
HEIGHT LIMIT	55' - X		
CLEAR HEIGHT	20' Clear Span Warehouse in Each Unit		
BUILDING DATE	1987		
CONSTRUCTION TYPE	Concrete and Wood Frame		
ELECTRICAL SERVICE	150 - 200 Amps Per Unit		
BUILDING ACCESS	Five (5) Roll-Up Drive-In Doors, Private Entrance for Each Condo		
FIRE SUPPRESSION	Fully Sprinklered		
HVAC	Full Heating Ventilation & Air Conditioning in Office Space		
SOLAR	Solar Panels & Service Dedicated to Each Unit		

SHIELD FIRE PROTECTION - 1320 POTRERO AVE

RENTABLE SF ±4,020 SF
ANNUAL INCOME \$76,300 / \$19.00 / SF / YR
LED December 31, 2028

POWER AUTO GLASS - 1310 POTRERO AVE

RENTABLE SF ±4,019 SF
ANNUAL INCOME \$90,000 / \$22.39 / SF / YR
LED October 31, 2029

VACANT - 1300 POTRERO AVENUE

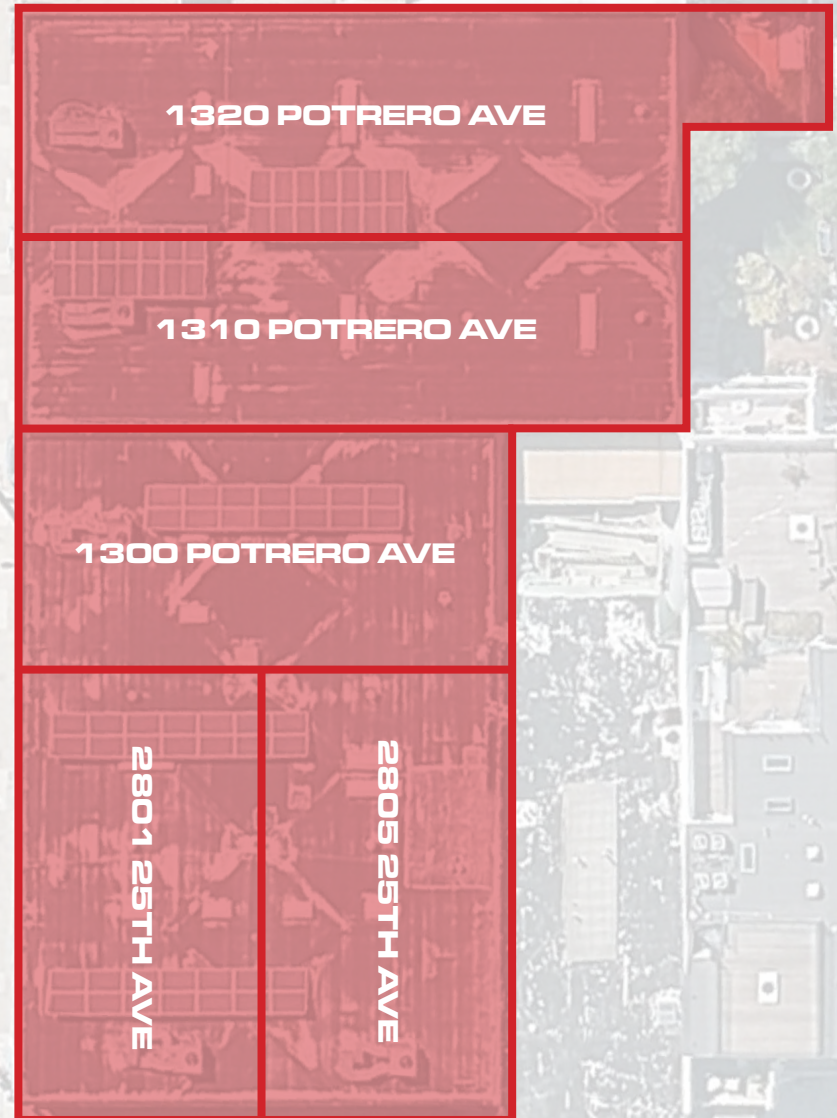
RENTABLE SF ±3,149 SF

VACANT - 2801 25TH AVENUE

RENTABLE SF ±3,264 SF

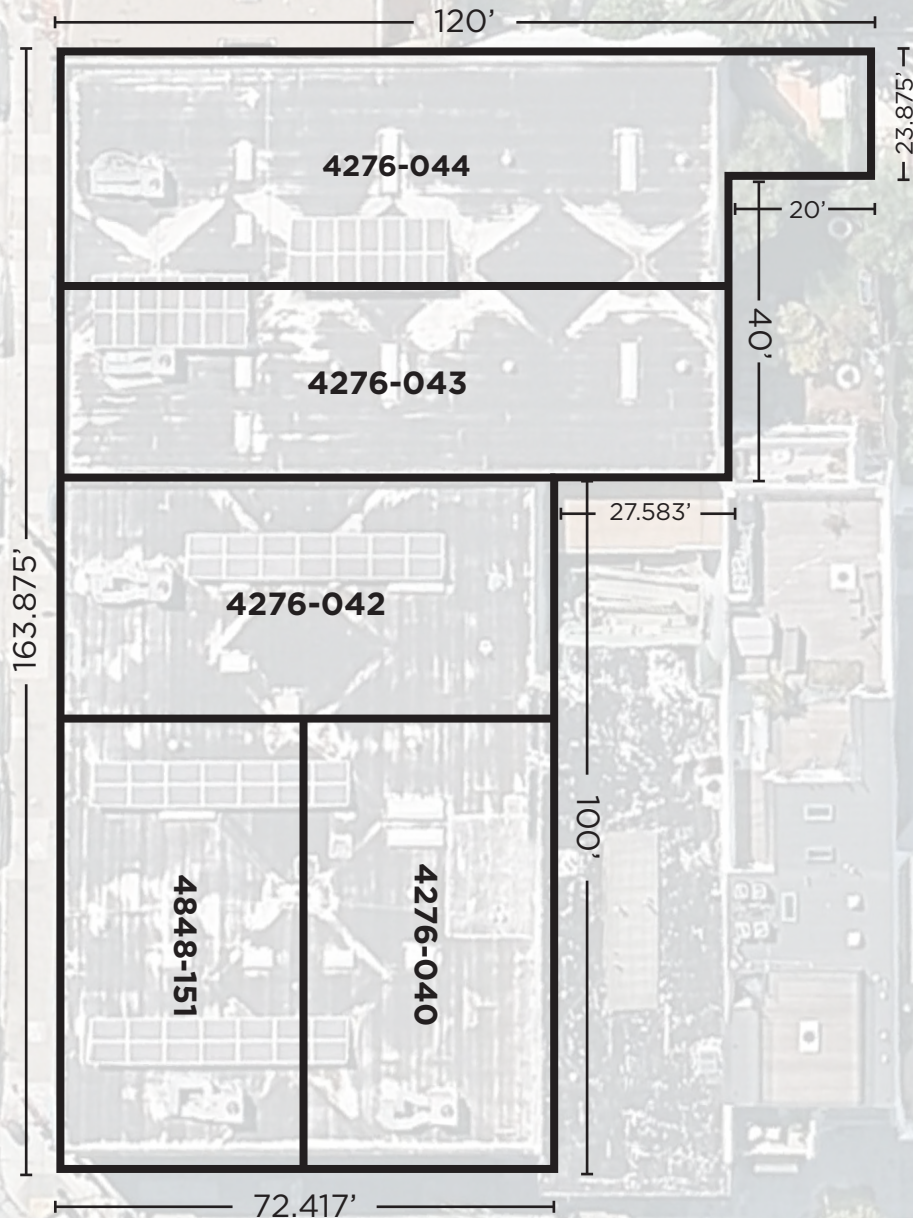
VACANT - 2805 25TH AVENUE

RENTABLE SF ±3,444 SF



APN MAP

POTRERO AVE



25TH STREET



NEARBY AMENITIES



0.8 Mile
24th Street Mission BART

481 Feet
U.S. 101

1.5 Miles
Interstate 280

1300
POTRERO AVE

- Restaurant
- Coffee / Bakery
- Bank
- Bars
- Retail
- Theater
- Movie
- Bart

BUILDING GALLERY





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