

1650-1690 EVANS AVE

San Francisco, CA

AVAILABLE FOR SALE or LEASE

Scott Mason

President

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1650-1690 EVANS AVE | AERIAL



1650 EVANS AVE

San Francisco, CA

EXTERIOR





1650 EVANS AVE

PROPERTY DETAILS

- 18,000 +/- SF of building
 - 17,000 ± SF of warehouse
 - 1,000 ± SF of office
- Includes private on-site parking
- One (1) drive-in loading door
- Two (2) pony docks
- 600 amp, 3 phase power
- Sprinklered
- ADA restrooms/ access
- In close proximity to I-280, I-101 & downtown San Francisco
- **\$1.48 PSF, NNN / month or \$5,400,000.00. The subject property can be sold separately or with the adjacent property (1690 Evans Ave) for \$7,800,000.**

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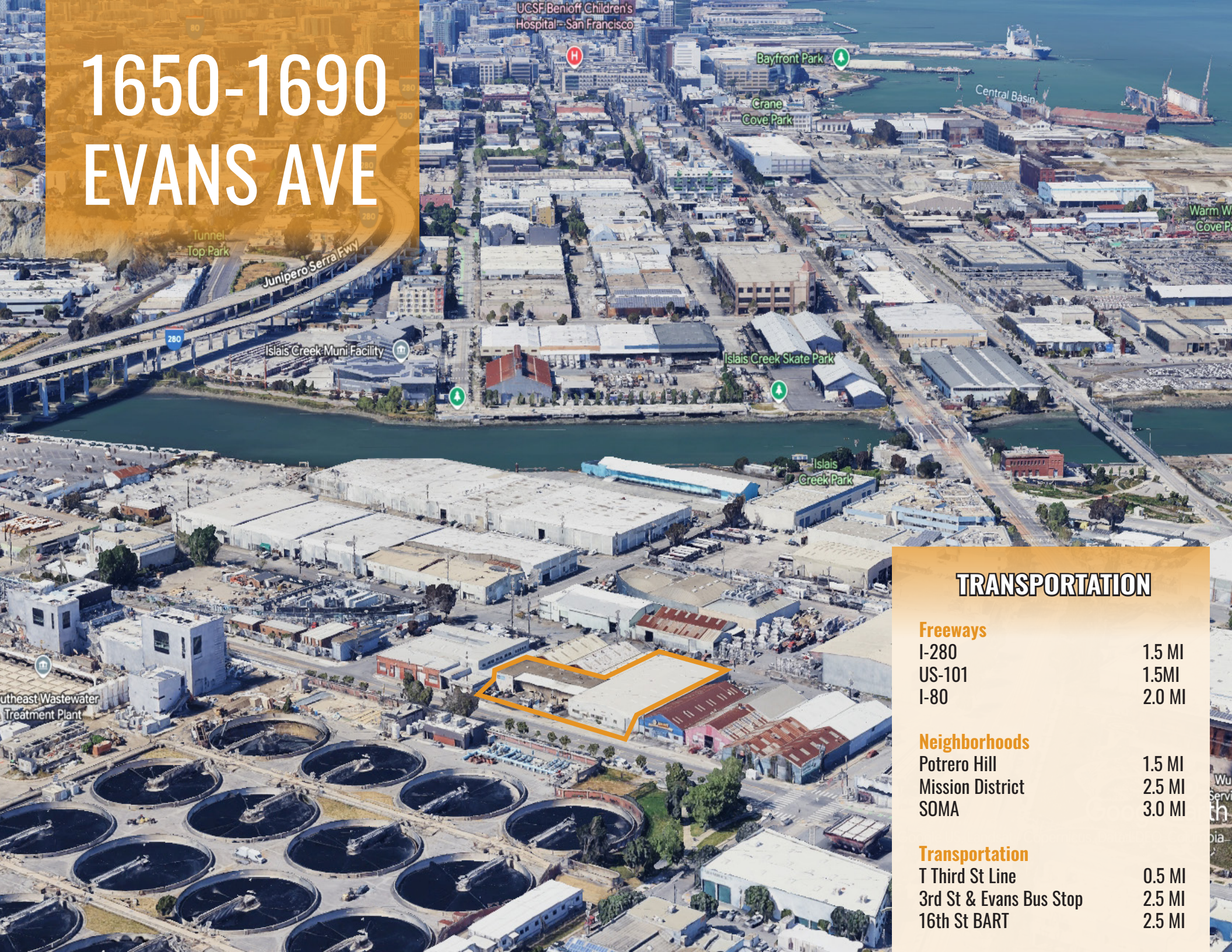
1690 EVANS AVE

PROPERTY DETAILS

- Building area: 5,640 ± SF
- Lot area: 12,497 ± SF
- Includes private on-site parking with fencing
- Raised dock high platform that can accommodate 4 trucks
- 1/3rd of the space is showroom/office and 2/3rd warehouse
- Concrete clear span construction
- In close proximity to I-280, I-101 & downtown San Francisco
- Current tenant (Linde Gas & Equipment, Inc.) is occupying space through November 2027 and is paying \$121,236, annually
- **Subject property is not for lease & can only be sold if combined with the 1650 Evans Ave property**

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TRANSPORTATION

Freeways

I-280	1.5 MI
US-101	1.5MI
I-80	2.0 MI

Neighborhoods

Potrero Hill	1.5 MI
Mission District	2.5 MI
SOMA	3.0 MI

Transportation

T Third St Line	0.5 MI
3rd St & Evans Bus Stop	2.5 MI
16th St BART	2.5 MI