

260 SHIPLEY STREET

SOMA Commercial
Building for
SALE

OWNER/USER
INVESTMENT
OPPORTUNITY

 CALCO
COMMERCIAL, INC.

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CALCO COMMERCIAL, INC.
415.970.0000 | www.calcosf.com

Square Feet:	4,050 SF
Price:	\$2.2M
Space Type:	Flex/Industrial
Listing Type:	For Sale



97
Walk Score



100
Transit Score



99
Biker Score

Transit Access

- Market & 5th (F Market – MUNI Metro) – 0.5 mi
- Powell Street Station (BART & MUNI Metro Lines) – 0.6 mi
- Civic Center BART Station – 0.7 mi
- Caltrain – 4th & King Station – 0.7 mi

Airports

- San Francisco International Airport (SFO) – 13.0 mi
- Oakland International Airport (OAK) – 19.3 mi
- San Jose International Airport (SJC) – 44.6 mi

FULL BUILDING OPPORTUNITY

Two story flex space with warehouse and office

PRIME SOMA LOCATION

Central SOMA location that offers immediate access to major freeways, transportation hubs and San Francisco's dynamic startup community.

DRIVE-IN ACCESS

Ground floor warehouse includes one (1) drive-in loading door.

UPGRADED FACILITIES

HVAC, private offices, conference room, kitchenette and restrooms w/ one shower included.

NATURAL LIGHT FEATURES

Large skylights throughout the space and operable windows.

CREATIVE ZONING OPPORTUNITY

MUR zoning permits a range of uses including residential, light industrial, art activities, and neighborhood-serving retail.

Own and operate in prime SOMA with flexible two-story configuration and long-term growth potential.

- ±4,050 SF total building area
- ±2,025 SF floor plates
- 0.05-acre lot
- Urban industrial classification

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- **4,050+/- SF**
 - **2,025+/- SF warehouse**
 - **2,025+/- SF Office**
- **Second floor office includes: HVAC, skylights, two private offices, open areas, conference room, kitchenette, two restrooms with one that includes a shower**
- **Ground floor warehouse includes: One (1) drive-in loading door, restroom & utility sink area**
- **APN: 3753-116**
- **2,025+/- SF Lot**
- **Zoned: Mixed Use Residential (MUR)**
- **Height Limit: 45-X**
- **Planning Area: Central SOMA**
- **Price: \$2,200,000.00**

Ground Floor Warehouse



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CAPITAL **ACCESS** G R O U P

SBA 504 Loan Sample Structure

Prepared for: [Calco Commercial](#)

Property Address: 260 Shipley, SF CA

Date Prepared: [2/10/2026](#)

Project Details

Purchase Price	\$2,200,000	Property Address	260 Shipley, SF CA
Improvements		Bulding Size Sq Feet	4,050
Total Project Cost	\$2,200,000	Price Per Sq Ft.	\$543

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$1,100,000	6.25%	25	10	\$7,256
SBA (2nd)*	35%	\$795,000	5.81%	25	25	\$5,030
Down Payment	15%	\$330,000				
* Includes financed SBA fee of \$25,000						Total Monthly Payment \$12,287

Monthly Ownership Costs

		Out of Pocket Costs	\$12,287
Mortgage Payments	\$ 12,287	Down Payment	\$330,000
Insurance & Property Tax	\$ 2,383	Estimated Bank Fees	\$8,250
Total Monthly Cash Outlay:	\$ 14,670	Appraisal & Environmental Reports	\$5,400
Average Principal Paydown Benefit:	<u>\$ (2,785)</u>	Total Out of Pocket Costs	\$343,650
Total Effective Monthly Costs:	\$ 11,885		

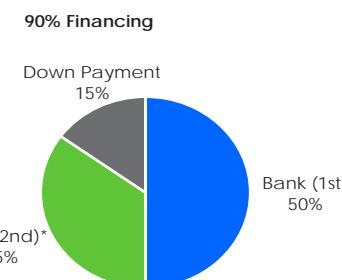
Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.65% of the SBA loan amount plus a \$3,500 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at .75% of bank loan amount
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

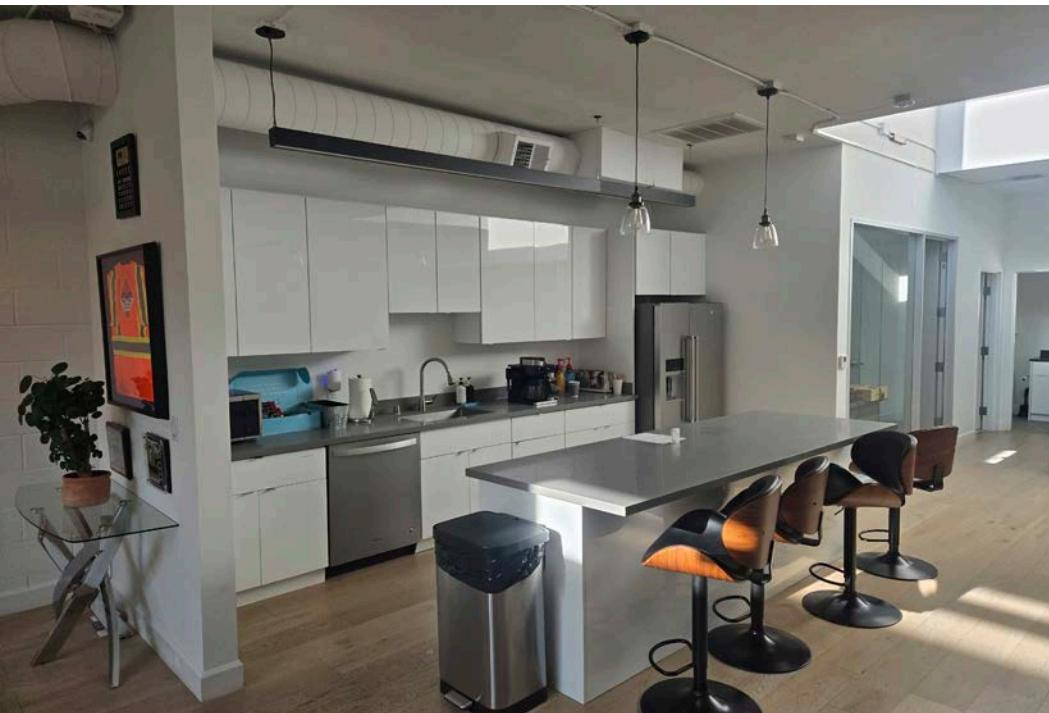
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260 SHIPLEY ST | *SECOND FLOOR*

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SUBJECT
PROPERTY