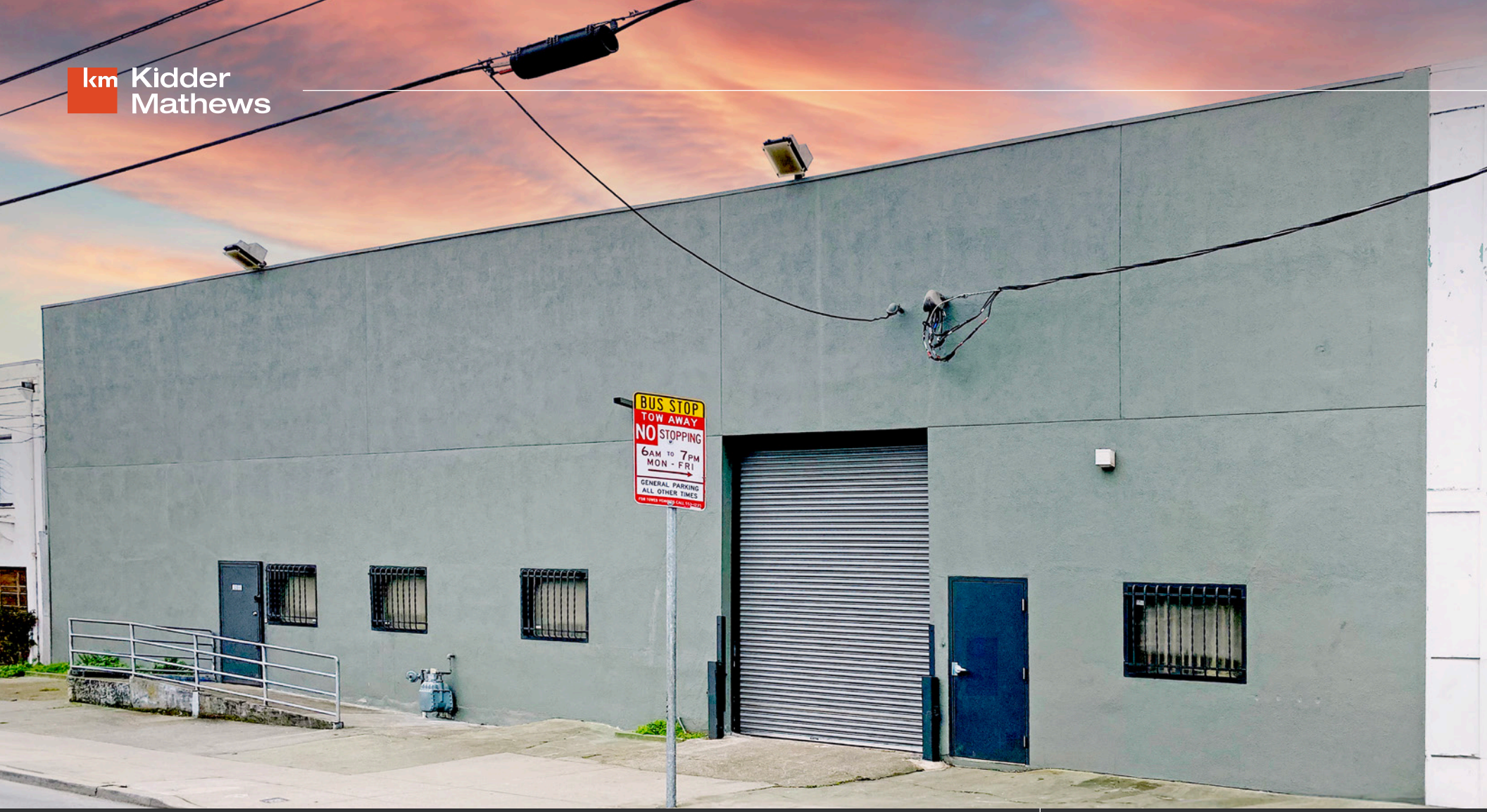


Kidder Mathews

FOR SALE OR LEASE

Versatile ±7,500 SF Warehouse in the Bayview District of San Francisco - Perfect for Owner/User

1355 FITZGERALD AVE, SAN FRANCISCO, CA 94124

$1.50 PSF IG

LEASE RATE (IG/MO)

$3,000,000

ASKING PRICE

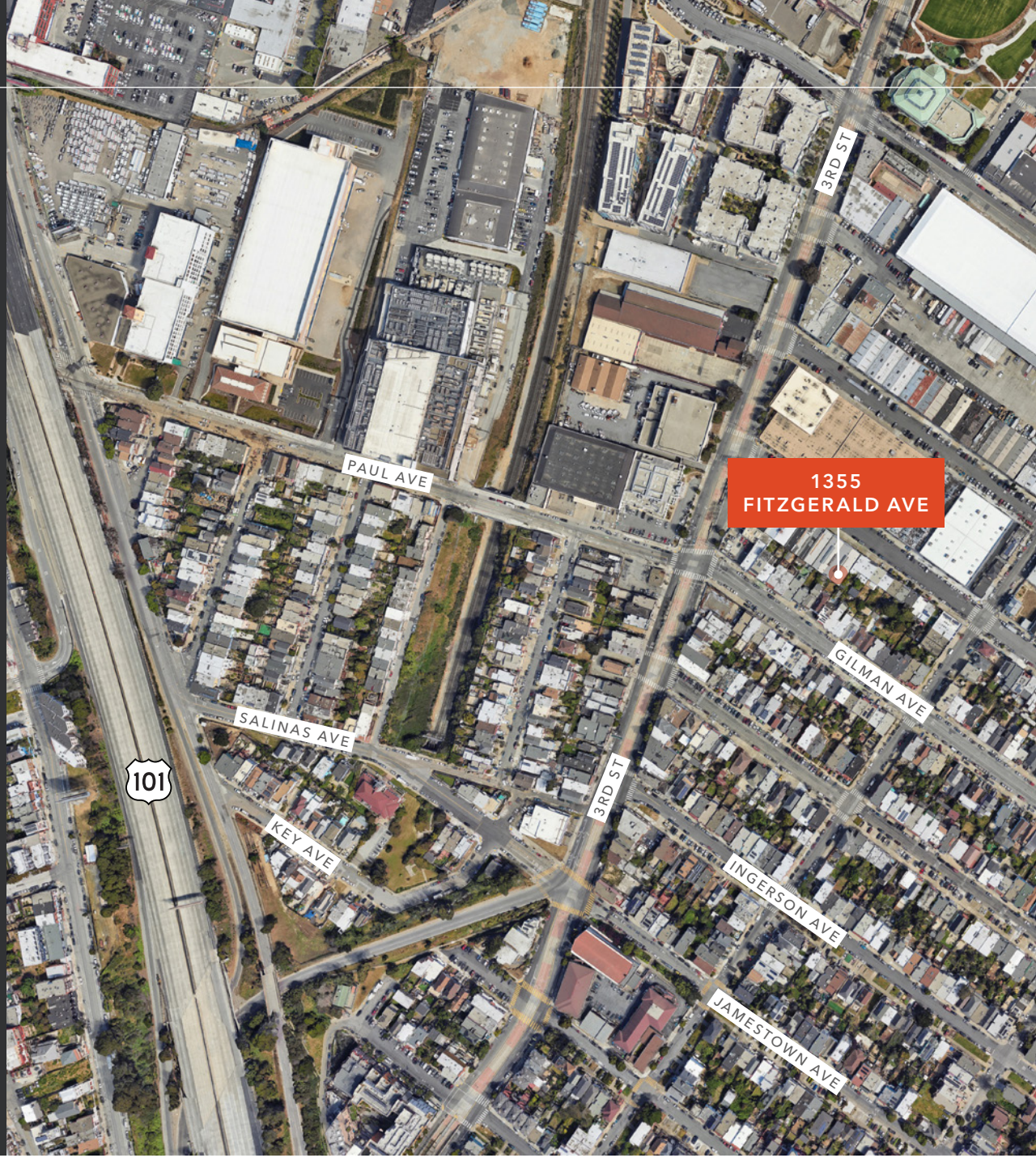
1355 FITZGERALD AVE

±7,500 SF industrial warehouse available for owner/user opportunity in a prime San Francisco location

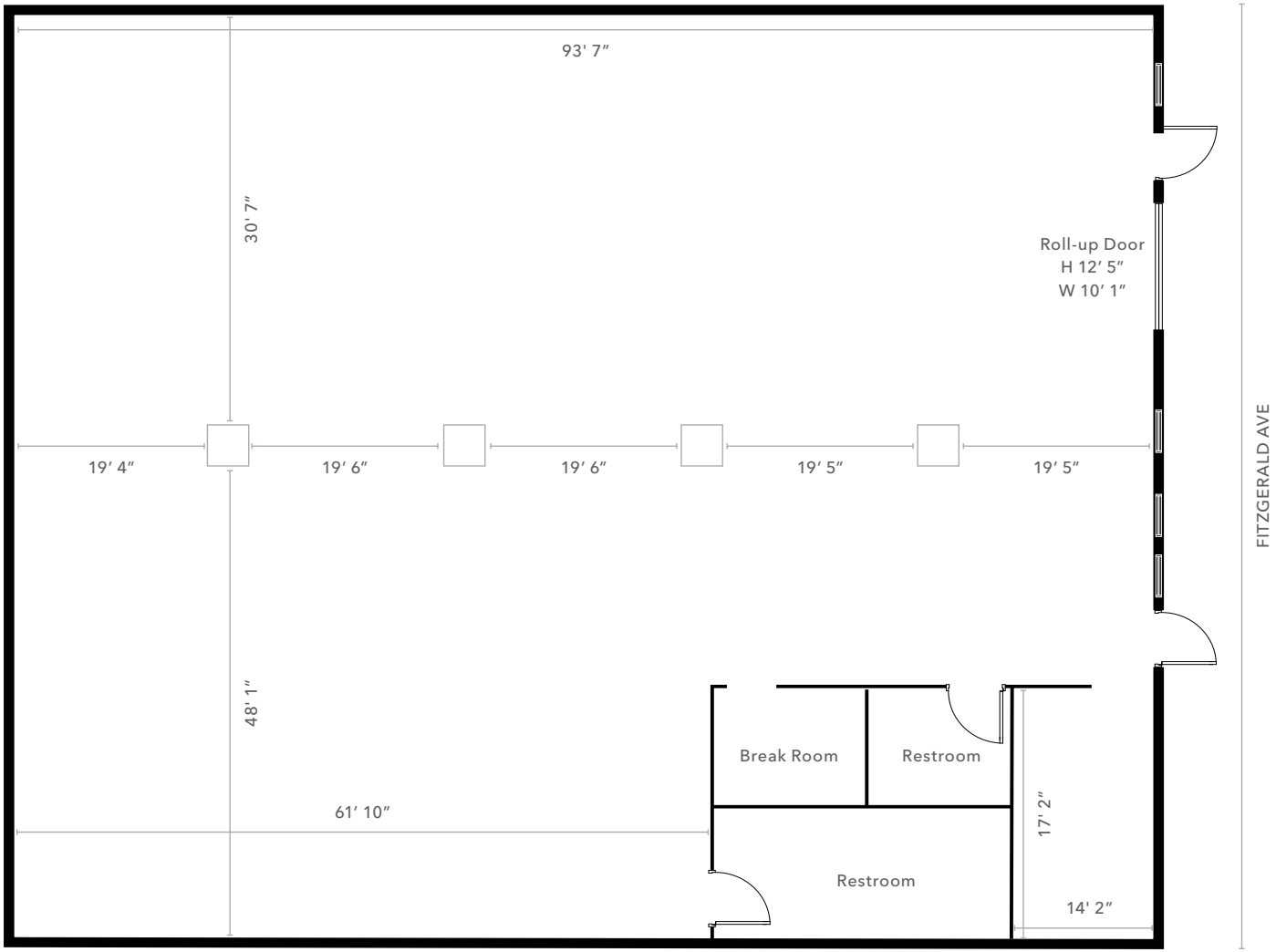
- ±7,100 SF industrial space
- ±400 SF office space
- ±8,712 SF/0.20 AC lot
- Built in 1950
- Clear height 14′ to the beam and 21′ to the skylights
- Heavy power (600 AMPS)
- Multiple skylights providing excellent natural light
- Motorized roll up drive in door (Height 12.5′ x Width 10′)
- Prime Bayview location only blocks from Hwy 101
- Zoning PDR-1-B

$1.50
PSF IG RATE

AVAILABLE
NOW FOR OCCUPANCY

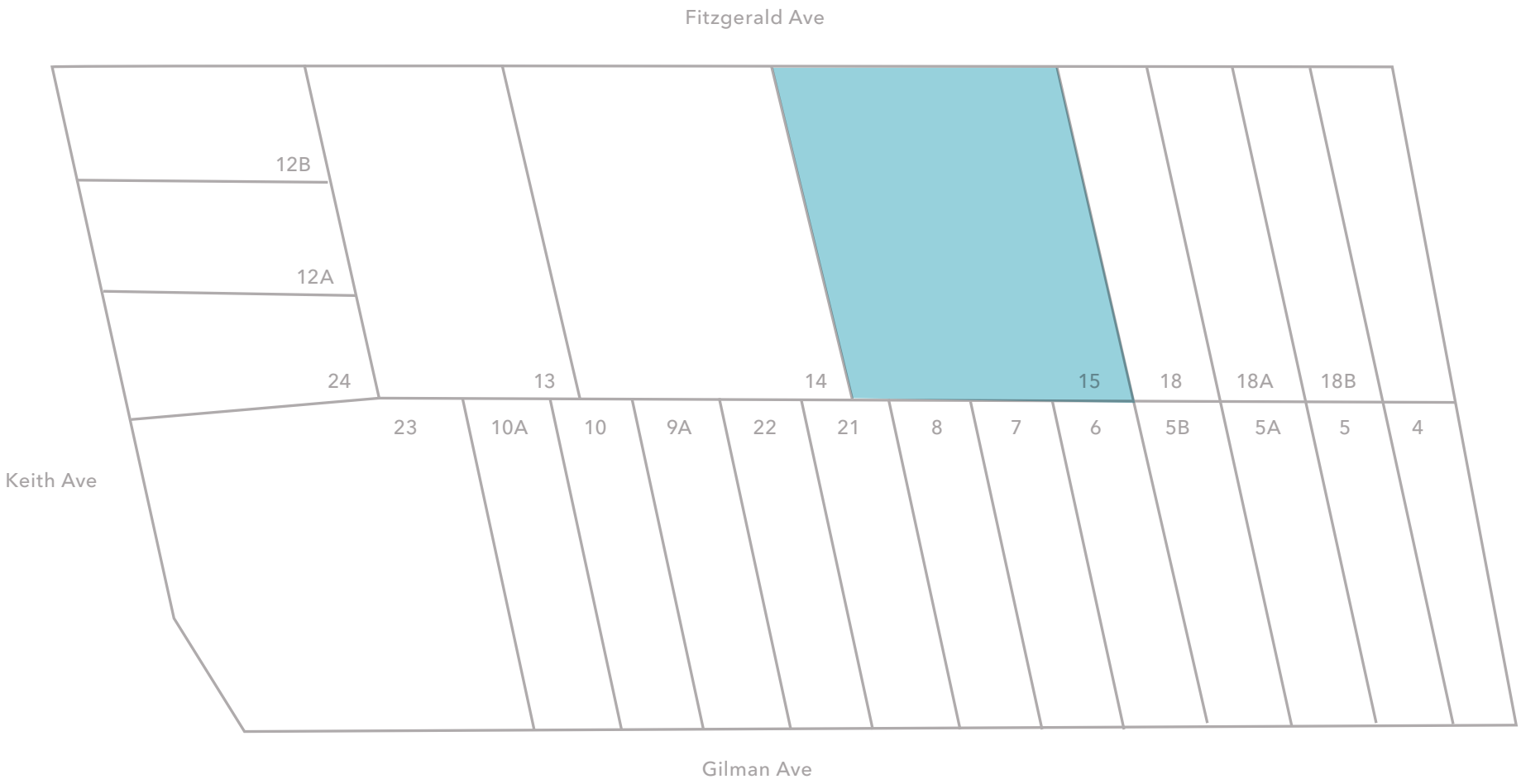


FLOOR PLAN



FLOOR PLAN NOT TO SCALE

SITE PLAN


Fitzgerald Ave
12B
12A
24
13
14
15
18
18A
18B
23
10A
10
9A
22
21
8
7
6
5B
5A
5
4
Keith Ave
Gilman Ave

BAYVIEW DISTRICT

Owning or renting a warehouse in the San Francisco Bayview District can be a strategic investment, given the neighborhood's industrial history, ongoing development, and relatively lower property costs compared to other parts of the city.

OWNERSHIP

Purchasing a warehouse in Bayview is generally more affordable than in central San Francisco but has been increasing due to redevelopment and demand for industrial space. Prices vary based on size, zoning, and condition.

COMPETITIVE LEASE RATES

Lease rates for warehouses in Bayview can be competitive, especially for industrial, storage, or creative space use. Prices depend on proximity to transportation hubs and renovations.

ZONING

The area is primarily zoned for industrial, commercial, and mixed-use, making it ideal for businesses in manufacturing, distribution, logistics, and creative industries.

FLEXIBILITY

Some warehouses are being converted into mixed-use spaces, including office spaces, artist studios, and retail.

Renting a warehouse in Bayview is a flexible option for businesses needing industrial space with room to grow, while ownership can be a long-term investment as the area continues to develop. Whether buying or leasing, it's essential to evaluate zoning, costs, and infrastructure to ensure the space meets business needs.

LOCATION

Close proximity to Hwy 101 & I-280, make Bayview a convenient location for shipping and distribution along with easy access to the Port of San Francisco and industrial piers, both being beneficial for maritime-related businesses.

GROWTH

Growing commercial activity due to new housing developments and businesses moving into the area.

CHALLENGES

Environmental Concerns

Some areas in Bayview, particularly former industrial sites, have contamination issues requiring cleanup.

Zoning Compliance

Businesses must ensure compliance with zoning laws, especially if planning to repurpose or renovate a warehouse.

Infrastructure Limitations

While improving, transit and road conditions may pose logistical challenges.

DEMOGRAPHICS

Data Source: ©2023, Sites USA

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	42,916	231,342	659,153
2020 CENSUS	47,668	258,192	705,264
AVERAGE AGE	40.8	40.2	40.0

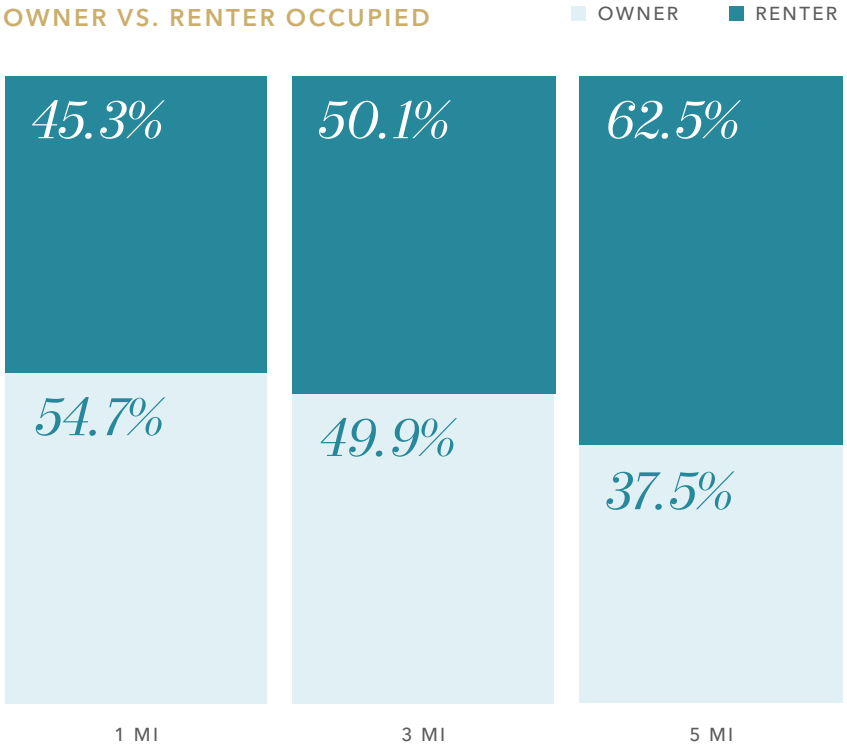
HOUSEHOLDS

1 MILE	3 MILES	5 MILES
12,695	81,581	272,091

EMPLOYMENT & INCOME

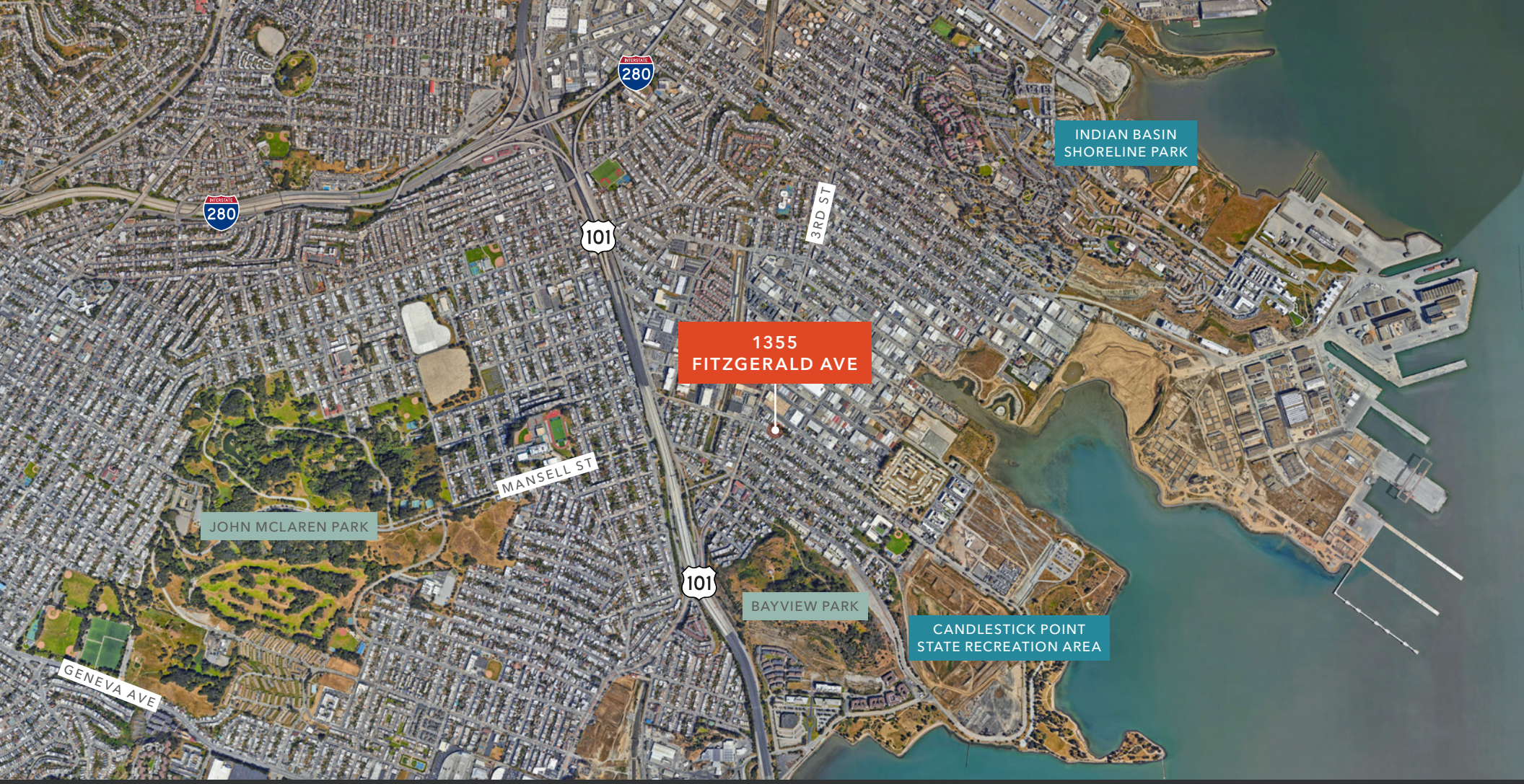
	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	$148,602	$220,305	$208,563
TOTAL BUSINESSES	1,564	9,424	42,714
TOTAL EMPLOYEES	11,139	73,663	512,431

OWNER VS. RENTER OCCUPIED



EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	6.9%	5.6%	4.8%
HIGH SCHOOL DIPLOMA	21.2%	15.4%	13.7%
SOME COLLEGE	16.9%	13.4%	12.6%
ASSOCIATE	6.9%	5.7%	5.4%
BACHELOR'S	22.0%	29.1%	32.3%
GRADUATE	10.8%	20.9%	23.6%



1355 FITZGERALD AVE

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