



RE/MAX FUTURA
COMMERCIAL DIVISION

1010 Valencia St.
San Francisco CA 94110

A BETTER WAY IN COMMERCIAL REAL ESTATE

CALBRE 01176725

1385 Fitzgerald Avenue, San Francisco

Cannabis Industrial Space



Perfect location for Vertically Integrated Cannabis Operations.

6,000 Sq Ft with Mezzanine

Retail / Lounge

Cultivation

Manufacturing Processing

Nonvolatile and Volatile Extraction

LEASING SUMMARY

To be rented as a whole; owner is open to subleasing

PROPERTY SPECS

Street Address	1385 Fitzgerald
City	San Francisco
County:	San Francisco
APN:	4940- 013
Zoning:	PDR-1-B



PROPERTY DETAILS

Rooms:	4
Year Built:	1950
Usable Space	5,640 sq. ft.
Lot Area:	6,000 sq. ft.
Parking:	Street

(View from back corner)

LEASE RATE

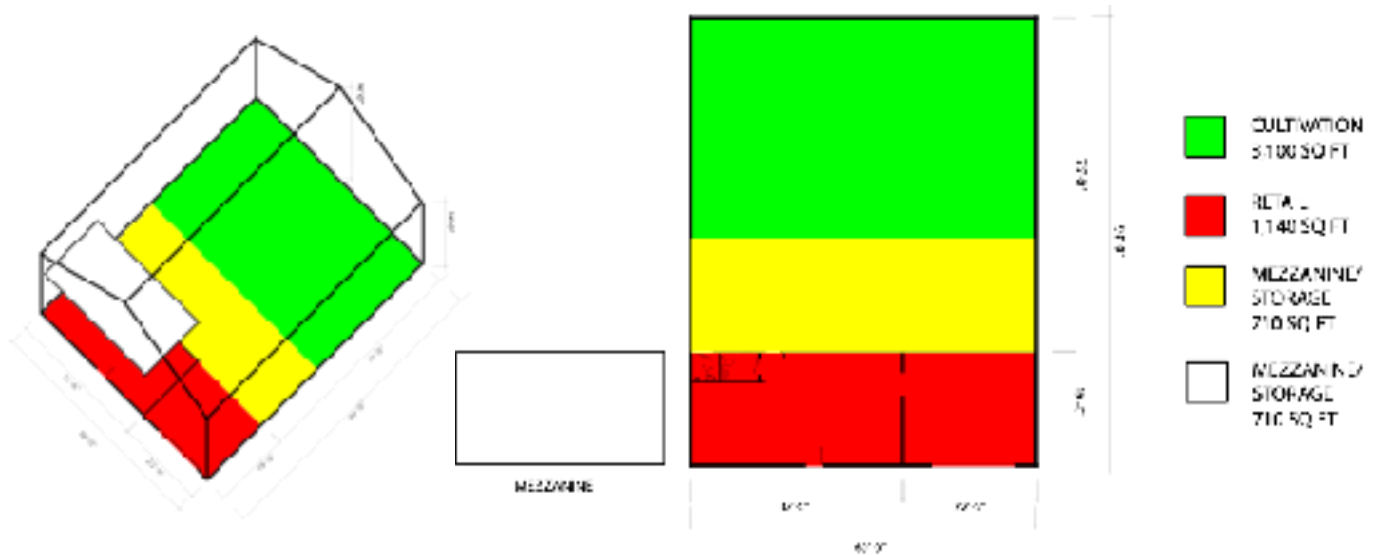
Retail:	max 1,880 sq. ft.	\$7.50/sqft/month
Industrial:	3,760 sq. ft.	\$3.50/sqft/month

PROPERTY PHOTOGRAPHS



PROPERTY & AREA OVERVIEW

1385 Fitzgerald Ave offers a unique opportunity for operators to vertically integrate retail/lounge space with industrial use, showcasing an open feel concept from the mezzanine. The high ceilings of 24ft at apex allows for a two story mezzanine/lounge and tall canopy for cultivation (potential for retractable ceilings). The industrial space is located in a residential and commercial area, close to major transit and freeway. If you're looking to create a dab lounge, this space is ideal for integrating volatile extraction and entertainment space.



Sketches made by: Sharon Carlson

The Circa of America

manufacturing facility is located right across the street from the subject property. The 100,000 sq. ft. facility is the largest leather goods factory in the United States and is a showcase for talented artisans, innovative machinery, and a commitment to social responsibility.



The Opera House is a registered landmark in SF and is the cities oldest theater. Its massive renovation is currently in the works and the grand reopening is scheduled for October 2018.

The Candlestick Point Development (minutes away from subject property) includes thousands of homes, hundreds of acres of new parks, and office and retail space. A 500,000-square-foot "urban outlet" for the neighborhood, marketplace, movie theaters, a performance venue, and a hotel. The urban outlet is just part of the major changes happening around Hunters Point. The San Francisco Shipyard's first phase of homes are already selling, and the Candlestick portion is underway. That kicks off \$1 billion of new investment and infrastructure to take place over the next few years at Candlestick.



Renderings via Lennar Corp./Macerich

The SF Shipyard is a massive redevelopment project adjacent to the Bayview community that would include some 12,100 homes, as well as commercial, educational and green spaces. Its plan is to reconnect the surrounding neighborhoods to the southeastern waterfront, and the southeastern waterfront to the rest of San Francisco.



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