



Commercial Warehouse & Showroom

575 10th St., San Francisco, CA 94103



Offering Memorandum
CarolReen.com
SF Bay Area Investment Properties

CAROL REEN, MBA, GRI, SRES
Broker Associate, Realtor®
Direct: 415.728.6199
carol@carolreen.com
DRE 01820082
CarolReen.com

PAUL DOBSON, CPA
Realtor®
Direct: 650.248.1070
paul@carolreen.com
DRE 01977751
CarolReen.com



Commercial Warehouse & Showroom
575 10th St., San Francisco, CA 94103

575 10th St., San Francisco, CA 94103

Offering Summary

Property Details		Proforma Rents & Expenses		Monthly	Annual
Address	575 10th St. San Francisco, CA 94103	Gross Rent		\$22,080	\$264,960
		Property Taxes		(\$3,500)	(\$42,000)
		Unreimbursed Expenses		(\$1,000)	(\$12,000)
Price	\$3,450,000	NET OPERATING INCOME		\$17,580	\$210,960
Parking	10				
Lot Sq Ft	6,700				
Building Sq Ft	4,800				
Year Built	1938				
Remodeled	2017				
Property Type	Production Distribution Repair	Valuation	Annual		
		Net Operating Income	\$210,960		
Tenancy	To be delivered vacant; allows	Fair Market Valuation	\$3,450,000		

Offering Memorandum

CarolReen.com

SF Bay Area Investment Properties

The Carol Reen Team Copyright 2020. The information contained herein was lawfully obtained from sources we consider reliable. The Carol Reen Team is not responsible and expressly disclaims all liability for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lesser as the case may be) and Broker make no representation or claims about accuracy of information provided.



Commercial Warehouse & Showroom

575 10th St., San Francisco, CA 94103

575 10th St., San Francisco, CA 94103

Investment Overview

Highlights

- Possible location for cannabis retail and/or business operations.
- Prime 10th St. Location adjacent to the Design District.
- Centrally located in San Francisco, w/in ½ block of Costco.
- Production-Distribution-Reproduction-General Zoning (PDR-1-G).
- 200 Amps.
- ~ 6,700 Square Foot Lot with 8 car parking spots.
- ~ 4,800 Square Foot 2-story Building.
- Cumulative Retail Possible up to ~2,500 Square Feet.
- Warehouse Space has two loading docks.
- 40 Foot possible height limit for Build Potential.
- No set-backs are required for a new project per the SF Planning Department. Razing the building is a possibility and a new project could be about 20,000 Square Foot. Buyer to confirm.
- 3 bathrooms and multiple mezzanine levels.
- Gated and fenced parcel.
- Building is currently designated as a “C”.
- 10 Parking Spaces.
- Easy Access to Downtown SF, US 101 & HWY 280.
- The SF Planning Department has undergone an informal review and determined the building has no significant historical value.



Offering Memorandum

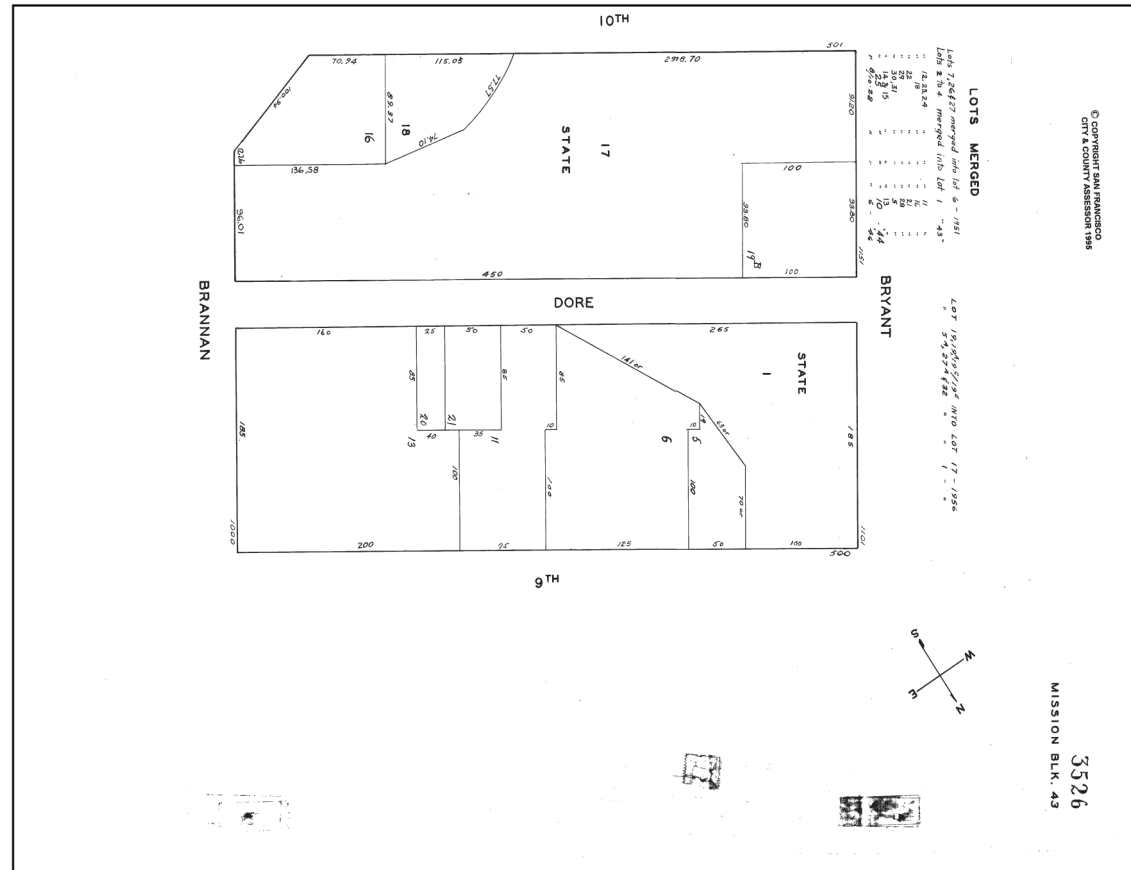
CarolReen.com

SF Bay Area Investment Properties

The Carol Reen Team Copyright 2020. The information contained herein was lawfully obtained from sources we consider reliable. The Carol Reen Team is not responsible and expressly disclaims all liability for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lesser as the case may be) and Broker make no representation or claims about accuracy of information provided.

575 10th St., San Francisco, CA 94103

Parcel Map



Offering Memorandum

CarolReen.com

SF Bay Area Investment Properties

The Carol Reen Team Copyright 2020. The information contained herein was lawfully obtained from sources we consider reliable. The Carol Reen Team is not responsible and expressly disclaims all liability for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lesser as the case may be) and Broker make no representation or claims about accuracy of information provided.