

FOR SALE | 450 BAYSHORE BLVD, SAN FRANCISCO 94124

PREMIER SAN FRANCISCO RETAIL LOCATION

± 4,500 SF ON A ± 6,534 SF, PARCEL



ASKING:
\$2,800,000

FOR MORE INFORMATION
PLEASE CONTACT:

JOE HARNEY

joe@rrea.co | 415-235-8214

DRE#01327392



RELIANCE
REAL ESTATE ADVISORS

PREMIER SAN FRANCISCO RETAIL LOCATION

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PROPERTY DETAILS & OUTLINE

ADDRESS:

450 Bayshore Blvd, San Francisco 94124

BUILDING SPACE:

- ± 4,500 SF ON A ± 6,534 SF, PARCEL

ASKING:

\$2,800,000

- Secure parking lot
- Single phase 200 amps
- ADA restrooms, ADA entrance
- 5 parking stalls
- New plumbing, title 24 electrical, insulated ceiling
- Located across the Street from Lowes!
- Formula Retail is a permitted use!



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PROPERTY PHOTOS

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Cortland Ave

101

Bayshore Fwy

Subject Site

Bayshore Blvd

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NEARBY AMENITIES & DISTANCES

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- S 450 Bayshore Blvd (Subject Site)
- 1 Barebottle Brewing Company
- 2 City Life Church San Francisco
- 3 American Gymnastic Club
- 4 Jack in the Box
- 5 Lowe's Home Improvement
- 6 O'Reilly Auto Parts
- 7 McDonald's
- 8 United Rentals
- 9 Domino's Pizza
- 10 The Old Clam House
- 11 Burger King
- 12 BevMo!
- 13 Five Guys
- 14 City Lights SF Showroom
- 15 Grumpy Cafe
- 16 Chevron
- 17 Public Storage
- 18 Extra Space Storage



DISTANCE TO:

| | |
|--|-----------------|
| Bayshore Blvd & Jerrold Ave (Muni Lines T Third / 48 Quintara-24th St) | 2-3 min walk |
| Oakdale Ave & Bayshore Blvd (Muni 24 Divisadero / 44 O'Shaughnessy) | 3-4 min walk |
| 22nd St Caltrain Station | 6-8 min drive |
| Heron's Head Park (Jennings St & Cargo Way) | 4-5 min drive |
| India Basin Shoreline Park | 5-6 min drive |
| Warm Water Cove Park (24th & Tennessee St) | 6-8 min drive |
| Chase Center (Warriors Arena) | 10-12 min drive |
| I-280 On-Ramp (Cesar Chavez St) | 5-7 min drive |
| US-101 On-Ramp (Bayshore Blvd) | 2-3 min drive |
| Mission Bayshore | 10-12 min drive |
| Downtown / Union Square | 15-20 min drive |

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MARKET OVERVIEW

LOCATION SUMMARY

450 Bayshore Boulevard is strategically positioned within San Francisco's evolving southeastern corridor, a historically industrial submarket that is rapidly transforming into a dynamic hub for life sciences, advanced manufacturing, and mixed-use development. Anchored by the continued expansion of UCSF Mission Bay and the surrounding Mission Bay district, the area has experienced significant public and private investment, driving long-term growth and increased demand for both commercial and flex space.

The Property benefits from immediate access to major regional transportation routes, including U.S. Route 101 and Interstate 280, providing efficient connectivity to Downtown San Francisco, Silicon Valley, and the broader Bay Area. Public transit options, including the Muni T Third Street Line and nearby Caltrain service, further enhance accessibility for employees and tenants.

Surrounding neighborhoods such as Dogpatch and Bayview have seen increasing levels of redevelopment activity, with new residential, retail, and creative office projects contributing to a more diverse and activated environment. Additionally, large-scale projects such as Pier 70 continue to reshape the waterfront and introduce new amenities, further supporting long-term value appreciation.

While the immediate Bayshore corridor remains rooted in its industrial character—making it particularly attractive for contractors, logistics users, and service-oriented businesses—it is this combination of functionality and proximity to high-growth innovation districts that positions the area as a compelling opportunity for both investors and owner-users seeking long-term upside within San Francisco.

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BAYSHORE INDUSTRIAL CORRIDOR



PIER 70

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MARKET OVERVIEW

MAJOR DESTINATIONS & ANCHORS

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UCSF MISSION BAY



ORACLE PARK



MISSION BAY



CHASE CENTER



HERON'S HEAD PARK

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*With decades of experience as
operators, owners, brokers and investors,
we bring a level of expertise that is unmatched.*

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