

### **COMPASS**

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









Offering Memorandum
CarolReen.com
SF Bay Area Investment Properties

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#### Offering Summary

Property Details		Proforma Rents & Exper	nses	Monthly	Annual
Address	575 10th St. San Francisco, CA 94103	Gross Rent		\$22,080	\$264,960
		Property Taxes		(\$3,500)	(\$42,000)
Price	\$2,900,000	Unreimbursed Expenses		(\$1,000)	(\$12,000)
Parking	10	NET OPERATING INCOME		\$17,580	\$210,960
Lot Sq Ft	6,695	Ş <del>-</del>		· · ·	· ,
Building Sq Ft	4,532				
Year Built	1938				
Remodeled	2017				
Property Type	Production Distribution Repair	Valuation	Annual		
Tenancy	To be delivered vacant	Net Operating Income	\$210,960		
		Fair Market Valuation	\$2,900,000		

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### 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.





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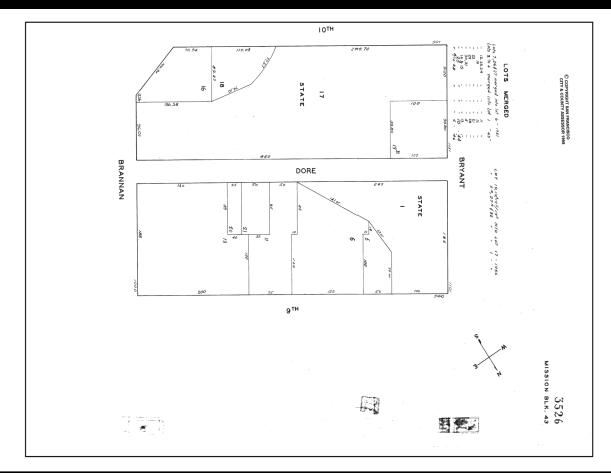
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Parcel Map



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