



Commercial Warehouse & Showroom

575 10th St., San Francisco, CA 94103



Offering Memorandum
CarolReen.com
SF Bay Area Investment Properties

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COMPASS

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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	\$2,900,000	NET OPERATING INCOME	\$17,580	\$210,960
Parking	10			
Lot Sq Ft	6,695			
Building Sq Ft	4,532			
Year Built	1938			
Remodeled	2017			
Property Type	Production Distribution Repair	Valuation	Annual	
		Net Operating Income	\$210,960	
Tenancy	To be delivered vacant	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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