

3775 KENSINGTON AVENUE

REDEVELOPMENT OPPORTUNITY

CONCEPTUAL RENDERING

3775 KENSINGTON AVENUE & 3781-99 JASPER STREET | PHILADELPHIA, PA

OFFERING MEMORANDUM



THE OFFERING

3775 Kensington Avenue represents a social-impact real estate investment opportunity within Philadelphia's historic industrial corridor. Redeveloped by Shift Capital, the project consists of a 107,000-square-foot industrial building along with an adjacent 1.71 acre parcel currently used for parking. The project was designed and has the ability to support entrepreneurs, non-profits, start-ups, and creative producers. Located within a Keystone Opportunity Zone (KOZ) and zoned IRMX (Industrial Residential Mixed-Use), the property offers strong potential for continued community-driven growth.

AT A GLANCE

- ±107,000 SF of Improved Area Across 3 Floors
- Potential for studios and suites from ±2,500-107,000 SF
- 3775 Kensington Ave consists of ± 1.41 AC of land area, 3781-99 Jasper Street consists of ± 1.71 AC of land area
- Year Built: 1945 | Renovated: 2019
- Zoning: IRMX – Industrial Residential Mixed Use
- KOZ Designation: Through 2029
- 22' vaulted ceilings | 360° city views
- Two blocks from Erie-Torresdale Station (Market-Frankford El)
- Secured on-site parking and tailgate loading





PROPERTY OVERVIEW

Building Highlights

- Reinforced concrete structure with large, open 35,000 SF floorplates
- Independent HVAC systems with dust collection and HEPA filtration
- Built-out clean rooms for research or light-lab users
- Warehouse with tailgate loading dock
- Secured on-site parking (proposed capacity up to 150 cars)

Design Identity

- 22' vaulted ceilings and original industrial architecture
- 360-degree city and neighborhood views from upper floors
- Proposed main entrance and courtyard redesign for improved visibility and access

Transit Access

- 3-minute walk to Erie-Torresdale El Station (Market-Frankford Line)
- 1-minute walk to multiple bus routes (Routes 56 & 3)
- 5-minute drive to I-95 | 8-minute drive to Betsy Ross Bridge





ZONING

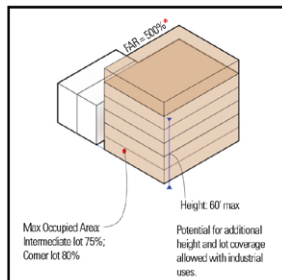
IRMX INDUSTRIAL RESIDENTIAL MIXED-USE

Dimensional Standards for Industrial Districts

| | |
|-----------------------|--------------------------------------|
| Max. Occupied Area | Lot: Intermediate 75%; Corner 80%[5] |
| Min. Front Yard Depth | 0 ft. [3] |
| Min. Side Yard Width | 0 ft. [3] |
| Min. Rear Yard Depth | 0 ft. [3] |
| Max. Height | 60 ft. [4] [5] |
| Max. Floor Area Ratio | 500%* |

Table Notes:

- [3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.
- [4] In the IRMX district, for any lot frontage facing a street 35 ft. or less in width, the first 8 ft. of lot depth shall have a maximum building height of 38 ft. and the second 8 ft. of lot depth shall have a maximum building height of 60 ft.
- [5] In the IRMX district, if an industrial use accounts for a floor area equal to at least 50% of the ground floor area, the property may exceed the maximum occupied area set forth in the table or the maximum height set forth in the table, but not both, as follows:
- The maximum occupied area as a percentage of the lot shall be 85 percent for intermediate lots and 90 percent for corner lots; or
 - The maximum height shall be 72 ft., subject to compliance with table note [4], above, and subject to a maximum occupied area as a percentage of the lot of 50% for intermediate lots and 55% for corner lots for those portions of the building above 60 ft. in height.



| * Zoning Bonus Summary | | IRMX Additional FAR |
|------------------------------------|-----------------|---------------------|
| Mixed Income Housing (\$14-702(7)) | Moderate Income | 150% |
| | Low Income | 250% |

A Mix of Low-Impact Industrial, Artisan Industrial, Residential, and Neighborhood Commercial Uses

Uses Allowed in Industrial Districts

| Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited | IRMX | USE SPECIFIC STANDARDS |
|--|------|------------------------|
| RESIDENTIAL USE CATEGORY | | |
| Household Living (as noted below) | | |
| Multi-family | Y | |
| Caretaker Quarters | Y | |
| Group Living | Y | 14-603 (11) |
| PARKS AND OPEN SPACES USE CATEGORY | | |
| Passive Recreation | Y | |
| Active Recreation | Y | |
| PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY | | |
| Adult Care | Y | |
| Child Care | Y | 14-603 (5) |
| Detention and Correctional Facilities | N | 14-603 (13) |
| Educational Facilities | Y | |
| Fraternal Organization | Y | |
| Libraries and Cultural Exhibits | Y | |
| Re-Entry Facility | N | 14-603 (12) |
| Religious Assembly | Y | |
| Safety Services | Y | |
| Transit Station | Y | |
| Utilities and Services, Basic | Y | |
| Utilities and Services, Major | N | |
| Wireless Service Facility | Y | 14-603 (16)(17) |
| OFFICE USE CATEGORY | | |
| Business and Professional | Y | |
| Medical, Dental, Health Practitioner (as noted below) | | |
| Sole Practitioner | Y | |
| Group Practitioner | Y | |
| Government | Y | |
| RETAIL SALES USE CATEGORY [4] | | |
| Adult-Oriented Merchandise | N | 14-603 (13) |
| Building Supplies and Equipment | Y | 14-603 (3) |
| Consumer Goods (except as noted below) | Y | |
| Drug Paraphernalia Sales | N | 14-603 (13) |
| Gun Shop | N | 14-603 (13) |
| Food, Beverages, and Groceries | Y | |
| Pets and Pet Supplies | Y | |
| Sundries, Pharmaceuticals, and Convenience Sales | Y | |
| Wearing Apparel and Accessories | Y | |

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|--|------|------------------------|
| COMMERCIAL SERVICES USE CATEGORY | | |
| Adult-Oriented Service | N | 14-603 (13) |
| Animal Services (except as noted below) | Y | |
| Boarding and Other Services | N | 14-603 (14) |
| Assembly and Entertainment (except as noted below) | S | 14-603 (18) |
| Casino | N | |
| Building Services | Y | |
| Business Support | Y | |
| Eating and Drinking Establishments (as noted below) | Y | |
| Take-Out Restaurant | S | 14-603 (6) |
| Smoking Lounge | S | 14-603 (19) |
| Financial Services (except as noted below) | Y | |
| Personal Credit Establishment | N | 14-603 (13) |
| Funeral and Mortuary Services | Y | |
| Maintenance & Repair of Consumer Goods | Y | |
| Marina | N | |
| Parking, Non-Accessory | S | 14-603 (10) |
| Personal Services (except as noted below) | Y | |
| Body Art Service | S | 14-603 (2)(13) |
| Radio, Television, and Recording Services | Y | |
| Visitor Accommodations | Y | |
| Commissaries and Catering Services | Y | |
| VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES | | |
| Commercial Vehicle Repair and Maintenance | N | |
| Commercial Vehicle Sales and Rental | N | |
| Personal Vehicle Repair and Maintenance | N | |
| Personal Vehicle Sales and Rental | N | |
| Vehicle Fueling Station | N | 14-603 (8) |
| Vehicle Equipment and Supplies Sales and Rental | N | |
| Vehicle Paint Finishing Shop | N | |
| WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY | | |
| Equipment and Materials Storage Yards and Buildings | S | |
| Moving and Storage Facilities | N | |
| Warehouse | Y | |
| Wholesale Sales and Distribution | S | |
| Distributor of Malt or Brewed Beverages | Y | 14-603 (1) |
| INDUSTRIAL USE CATEGORY | | |
| Artist Studios and Artisan Industrial | Y | |
| Limited Industrial | S | |
| General Industrial | N | |
| Intensive Industrial | N | |
| Junk and Salvage Yards and Buildings | N | 14-603 (9) |
| Marine-Related Industrial | N | |
| Medical Marijuana Growing/Processing Facility | N | |
| Mining/Quarrying | N | |
| Research and Development | Y | |
| Trucking and Transportation Terminals | N | |
| URBAN AGRICULTURE USE CATEGORY | | |
| Community Garden | Y | 14-603 (15) |
| Market or Community-Supported Farm | Y | 14-603 (15) |
| Animal Husbandry | N | 14-603 (15) |
| Horticulture Nurseries and Greenhouses | Y | |



GRANTS AND FUNDING SOURCES

Public and private incentives position **3775 Kensington Avenue** for lasting success, supporting adaptive reuse, job growth, and community revitalization through the Keystone Opportunity Zone and other funding programs.

- Ability to leverage state and local tax credits, exemptions and abatements.
- Potential grants and funding sources would enhance return potential for mission-aligned investors
- Potential relief on income, business and property taxes, and sales/use tax.

ECONOMIC
DEVELOPMENT
& FUNDING
PROGRAMS

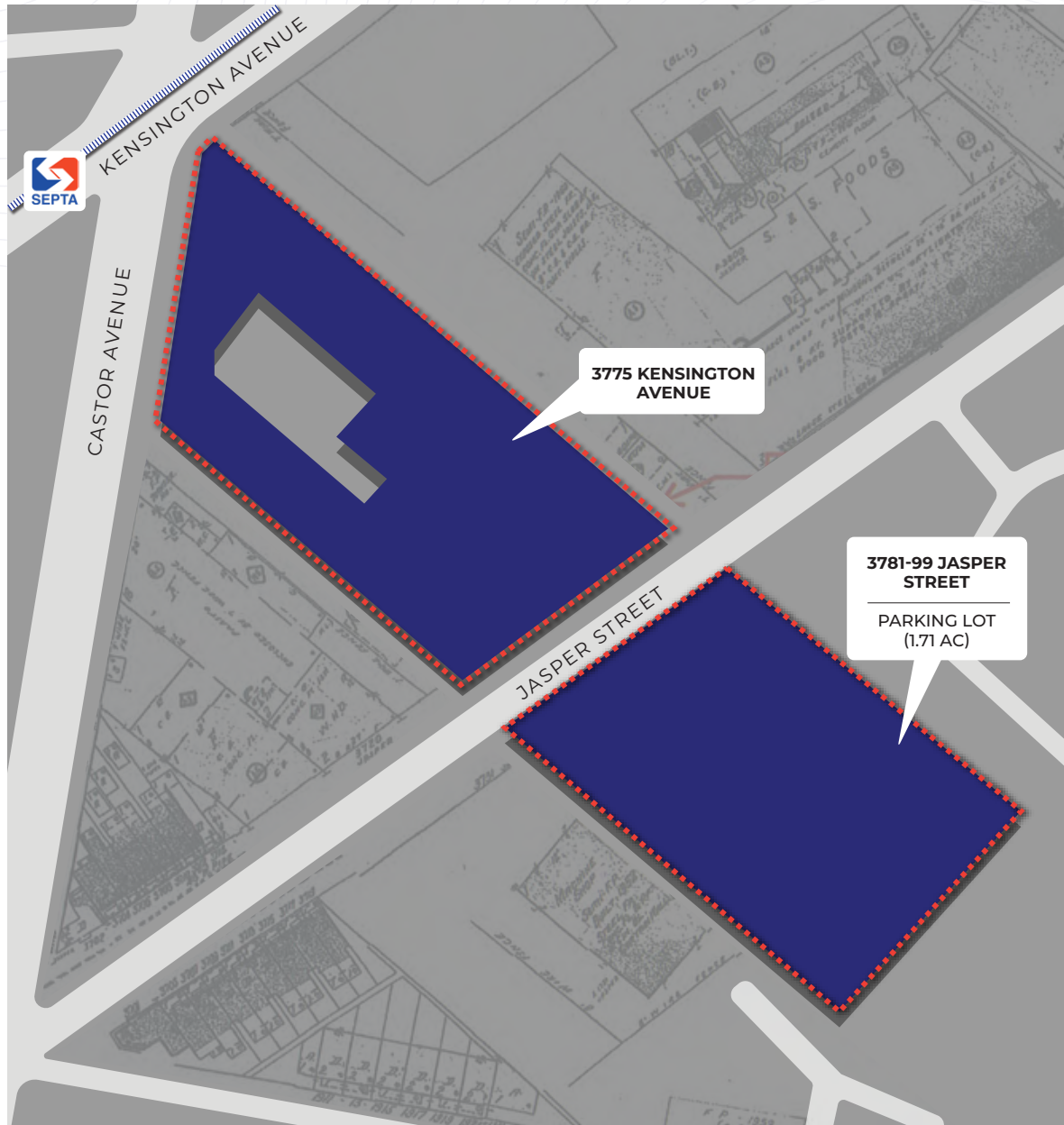


Proposed main entrance and courtyard redesign with enhanced access and visibility, including central courtyard with studio and retail space at the main level.



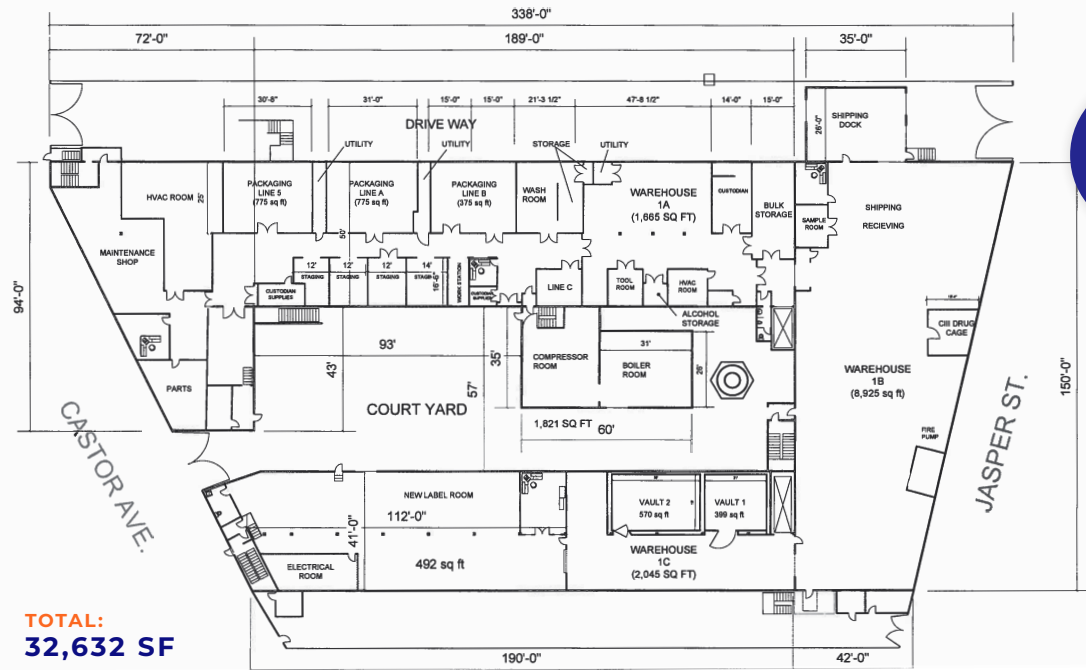
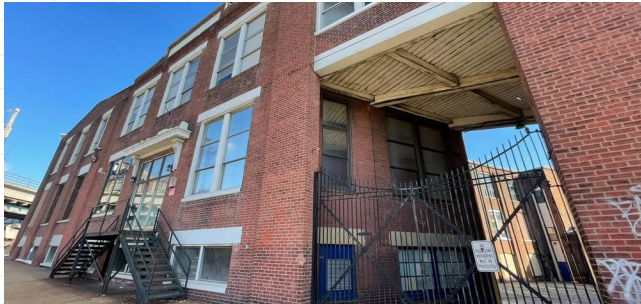


SITE PLAN

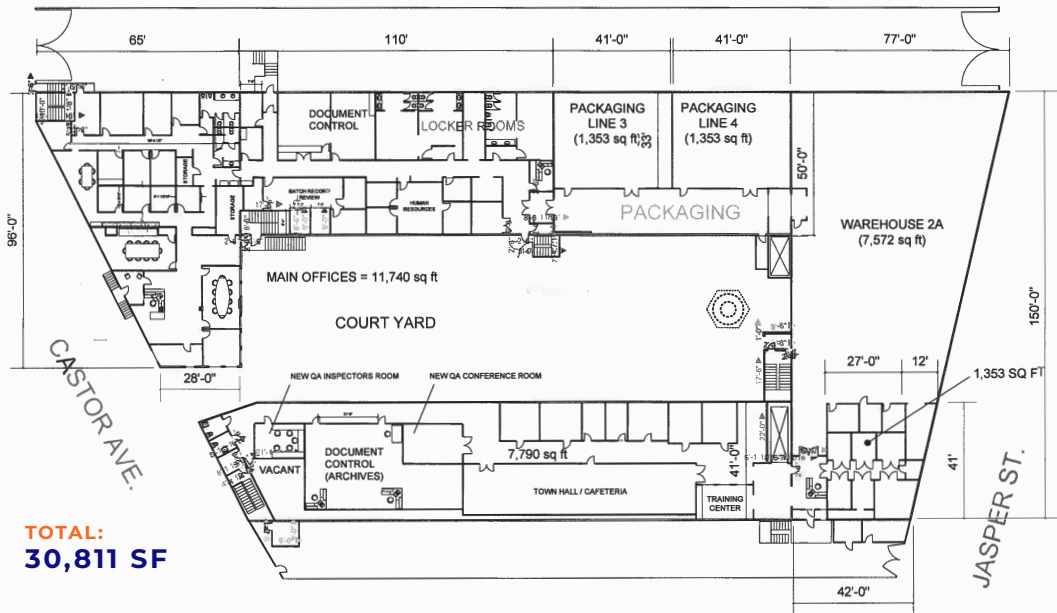
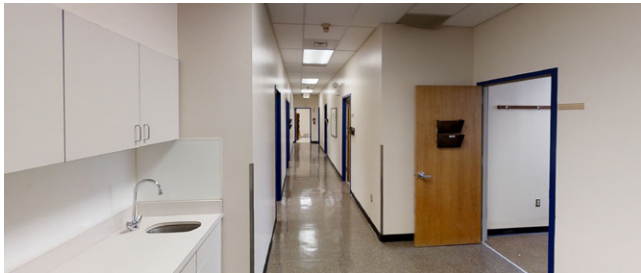




FLOOR PLANS



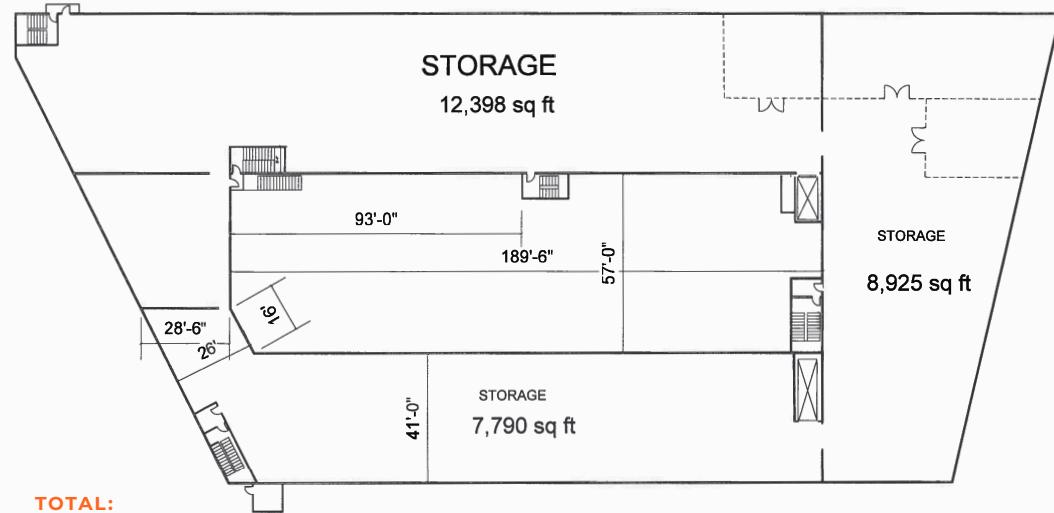
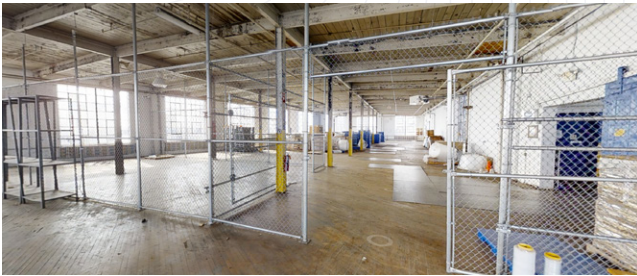
FIRST FLOOR



SECOND FLOOR

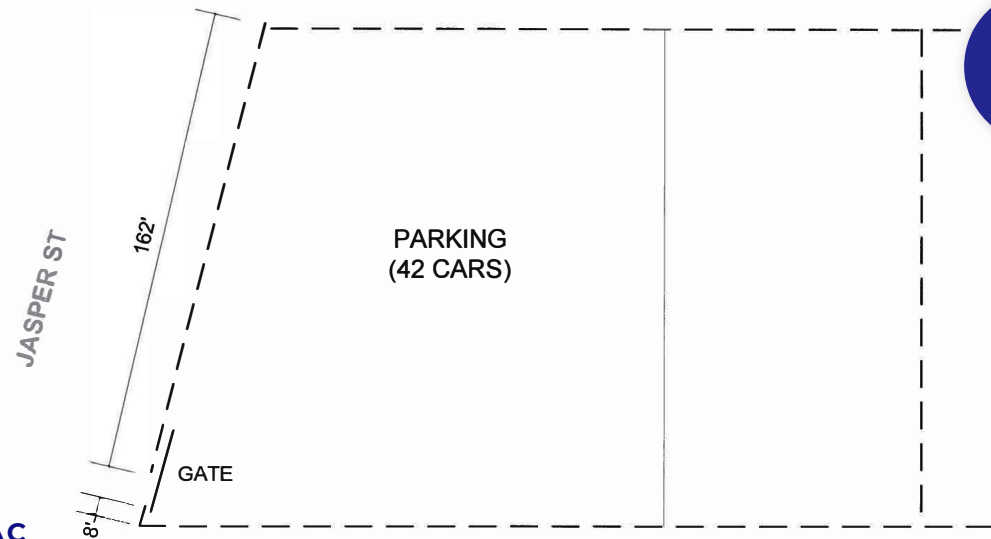


FLOOR PLANS



THIRD
FLOOR

TOTAL:
31,277 SF



PARKING
LOT

TOTAL:
1.71 AC



LOCATION & DEMOGRAPHICS

3775 Kensington Avenue is located in Philadelphia's Harrowgate / Kensington neighborhood—an area defined by ongoing reinvestment, adaptive reuse, and inclusive economic growth. Once a center of industrial production, the district is now evolving into a hub for creative enterprise and social innovation, supported by a growing network of mission-driven organizations and community partners. Affordable space, strong workforce access, and steady investment continue to position Kensington as a dynamic environment for makers, small businesses, and impact-focused tenants.

Community Anchors Nearby

- New Kensington Community Development Corporation (NKCDC)
- Community Center at Visitation
- Kensington Community Alliance
- Kensington Corridor Trust

Area Strengths

- Affordable, adaptable space compared to central Philadelphia
- High transit connectivity and workforce accessibility
- Cultural and economic momentum from ongoing creative and industrial reinvestment

Demographics

| | 0.5 Mile Radius | 1 Mile Radius | 1.5 Mile Radius |
|---------------------------------|-----------------|---------------|-----------------|
| Population (2025) | 11,953 | 38,408 | 157,406 |
| Households (2025) | 3,931 | 13,171 | 57,262 |
| Median Household Income (2025) | \$52,357 | \$41,125 | \$44,622 |
| Average Household Income (2025) | \$70,357 | \$58,880 | \$64,431 |

TRANSPORTATION & ACCESS



- 3-minute walk to SEPTA Erie-Torresdale El Station stop on the Market-Frankford Line
- 1-minute walk to multiple bus routes (Routes 56 and 3)
- 5-minute drive to I-95
- 8-minute drive to Betsy Ross Bridge and New Jersey



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Gerry Smith

Principal

M. 610-509-3690

gerry@blueprintcommercial.com

Maddie Whitehead

Managing Principal

M. 610-742-4863

maddie@blueprintcommercial.com

Mike Kahan

Principal

M. 267-240-1587

mike@blueprintcommercial.com

BLUEPRINT
COMMERCIAL

Oxford Mills | 100 W. Oxford St., Suite E-2100 | Philadelphia, PA 19122