



FOR SALE OR LEASE

*Versatile $\pm 8,000$ SF Warehouse in the Bayview District
of San Francisco - Perfect for Owner/User*

1355 FITZGERALD AVE, SAN FRANCISCO, CA 94124

NEGOTIABLE

LEASE RATE (IG/MO)

\$3,000,000

ASKING PRICE

1355 FITZGERALD AVE

*±8,000 SF industrial warehouse
available for owner/user
opportunity in a prime
San Francisco location*

±6,500 SF industrial space

±1,500 SF office space

±8,712 SF/0.20 AC lot

Built in 1950

Clear height 18'

Heavy power (600 AMPS)

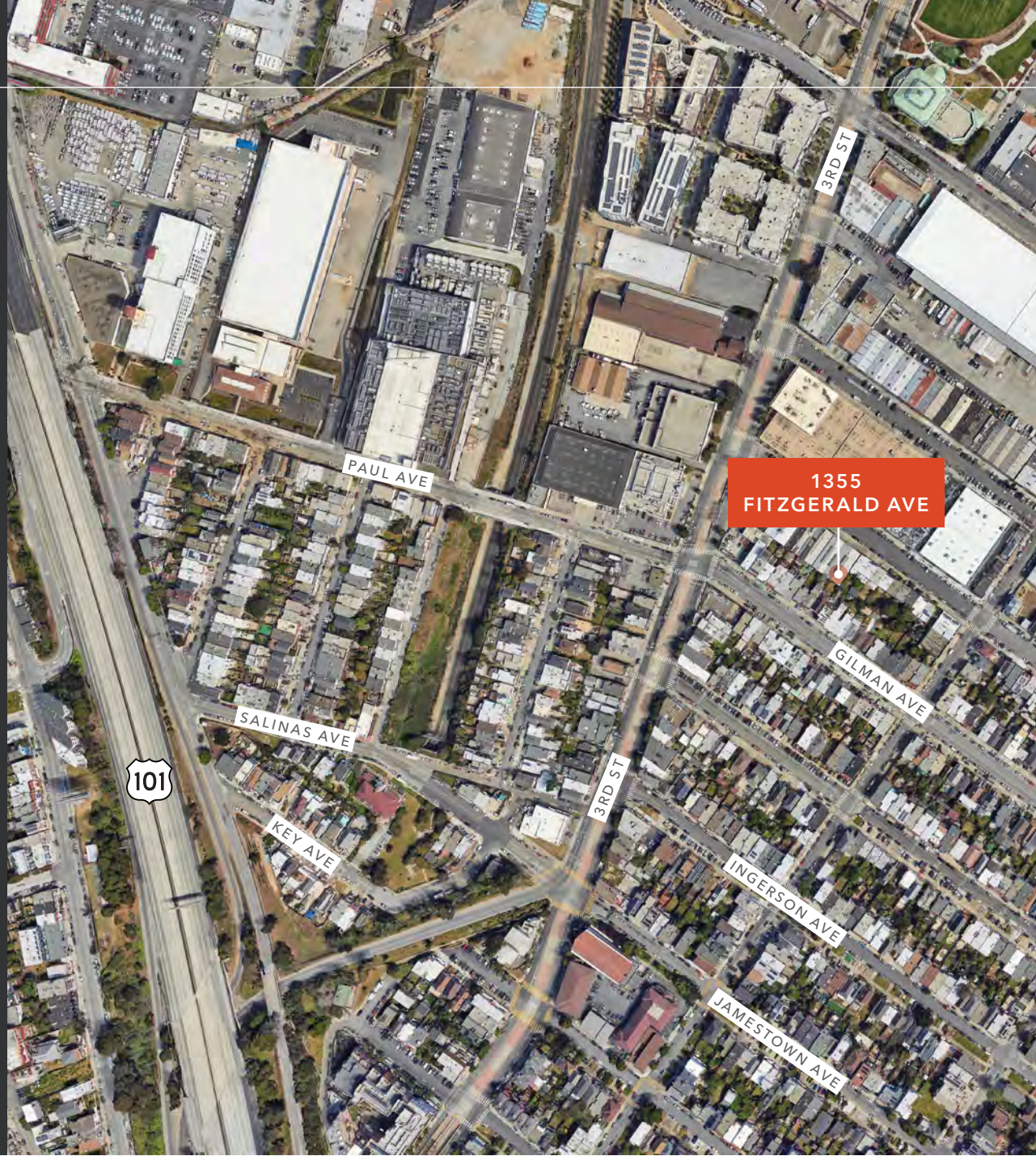
Multiple skylights providing excellent natural light

Motorized roll-up drive in door


Prime Bayview location only blocks from Hwy 101

Drive-in doors

Zoning PDR-1-B



1355 FITZGERALD AVE

A wide-angle photograph of a large, empty industrial warehouse. The space is characterized by a high ceiling with a complex network of dark steel trusses and beams. Several large, rectangular skylights are integrated into the roof, allowing natural light to filter in. The floor is a smooth, light-colored concrete. On the left side, there is a white-painted section of the building with a few dark doorways. In the background, large roll-up doors are visible, some of which are partially open, revealing a glimpse of the outside. The overall atmosphere is one of a spacious, well-maintained industrial facility.

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS


1355 FITZGERALD AVE

A wide-angle, low-perspective shot of a large, empty industrial warehouse. The ceiling is high, featuring a complex network of dark steel trusses and lighter-colored corrugated metal panels. Several long, rectangular skylights are integrated into the roof structure, allowing natural light to filter in. The floor is a smooth, light-colored concrete. In the background, various industrial elements are visible, including a large roll-up door, some shelving units, and a few stacks of materials. The overall atmosphere is one of a spacious, functional industrial space.

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

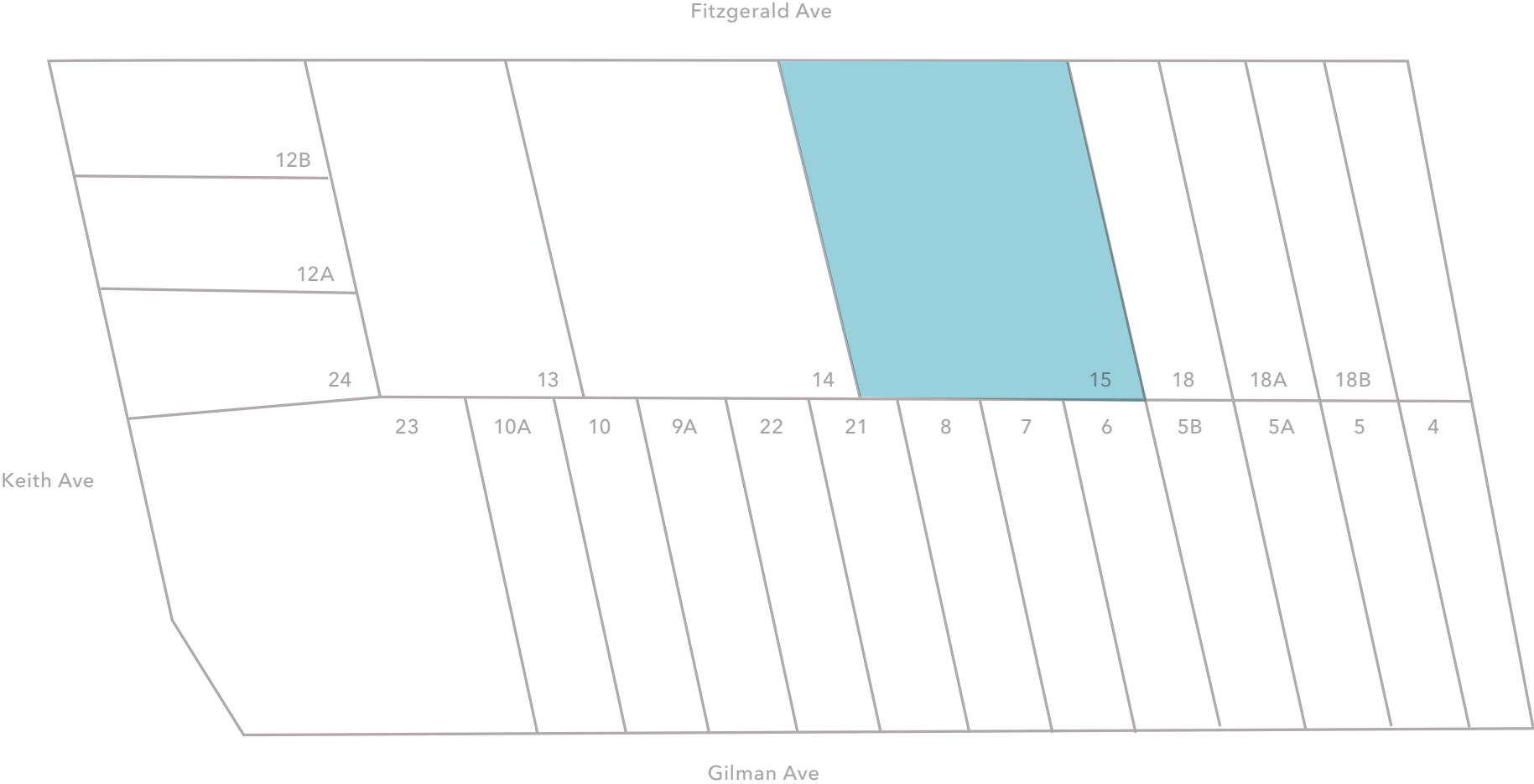
1355 FITZGERALD AVE



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

SITE PLAN



BAYVIEW DISTRICT

Owning or renting a warehouse in the San Francisco Bayview District can be a strategic investment, given the neighborhood's industrial history, ongoing development, and relatively lower property costs compared to other parts of the city.

OWNERSHIP

Purchasing a warehouse in Bayview is generally more affordable than in central San Francisco but has been increasing due to redevelopment and demand for industrial space. Prices vary based on size, zoning, and condition.

COMPETITIVE LEASE RATES

Lease rates for warehouses in Bayview can be competitive, especially for industrial, storage, or creative space use. Prices depend on proximity to transportation hubs and renovations.

ZONING

The area is primarily zoned for industrial, commercial, and mixed-use, making it ideal for businesses in manufacturing, distribution, logistics, and creative industries.

FLEXIBILITY

Some warehouses are being converted into mixed-use spaces, including office spaces, artist studios, and retail.

Renting a warehouse in Bayview is a flexible option for businesses needing industrial space with room to grow, while ownership can be a long-term investment as the area continues to develop. Whether buying or leasing, it's essential to evaluate zoning, costs, and infrastructure to ensure the space meets business needs.

LOCATION

Close proximity to Hwy 101 & I-280, make Bayview a convenient location for shipping and distribution along with easy access to the Port of San Francisco and industrial piers, both being beneficial for maritime-related businesses.

GROWTH

Growing commercial activity due to new housing developments and businesses moving into the area.

CHALLENGES

Environmental Concerns

Some areas in Bayview, particularly former industrial sites, have contamination issues requiring cleanup.

Zoning Compliance

Businesses must ensure compliance with zoning laws, especially if planning to repurpose or renovate a warehouse.

Infrastructure Limitations

While improving, transit and road conditions may pose logistical challenges.

DEMOGRAPHICS

Data Source: ©2023, Sites USA

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	42,916	231,342	659,153
2020 CENSUS	47,668	258,192	705,264
AVERAGE AGE	40.8	40.2	40.0

HOUSEHOLDS

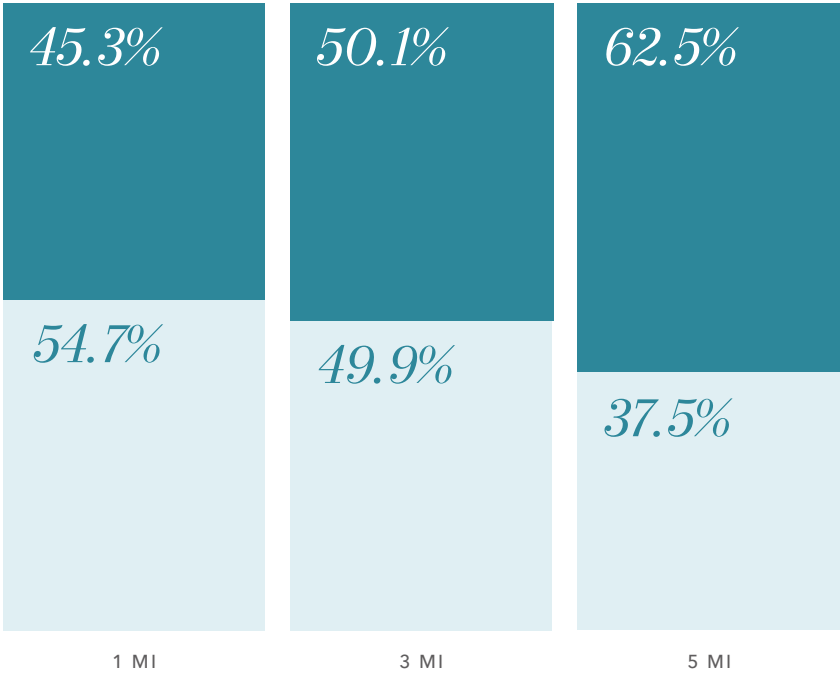


EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$148,602	\$220,305	\$208,563
TOTAL BUSINESSES	1,564	9,424	42,714
TOTAL EMPLOYEES	11,139	73,663	512,431

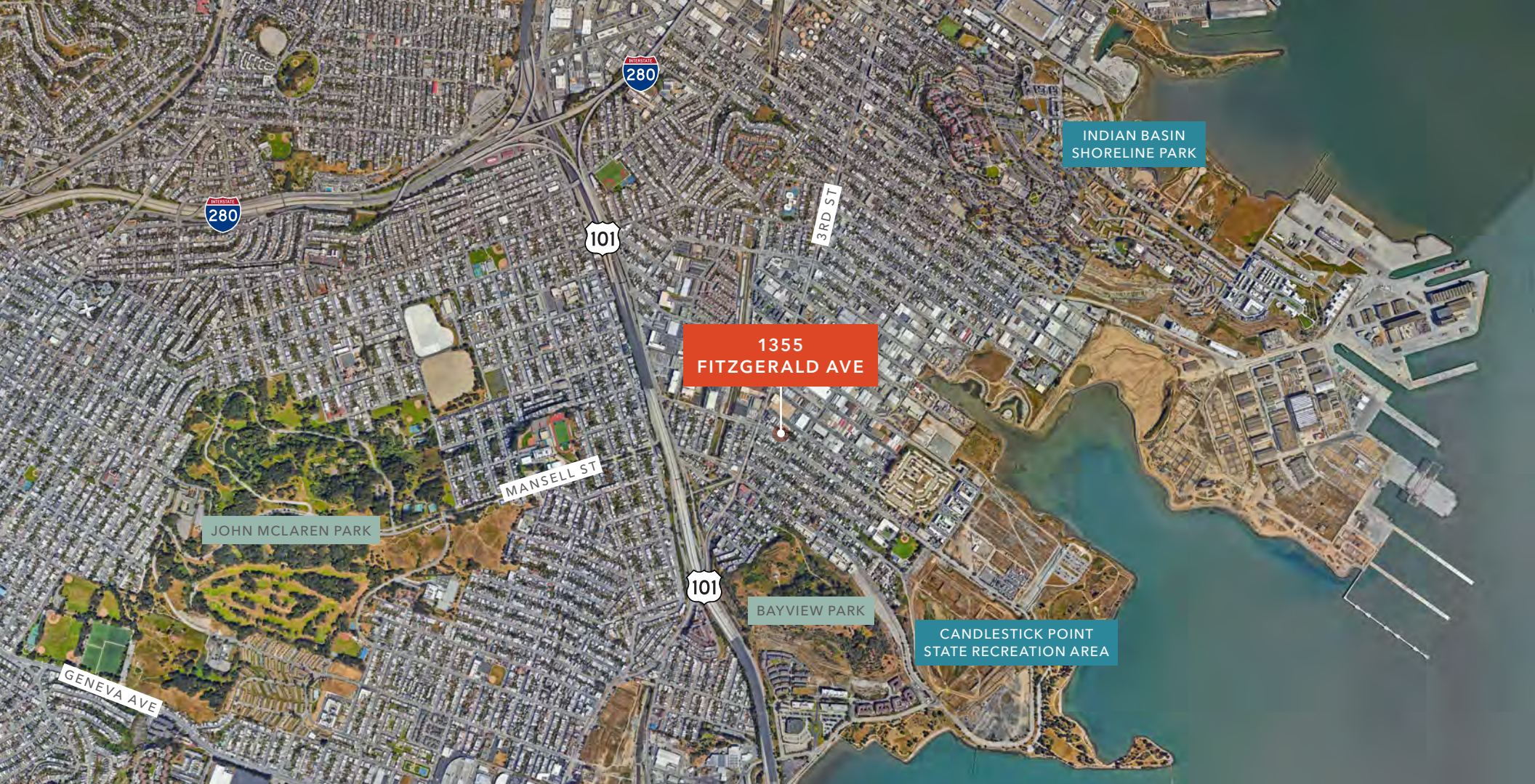
OWNER VS. RENTER OCCUPIED

OWNER RENTER



EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	6.9%	5.6%	4.8%
HIGH SCHOOL DIPLOMA	21.2%	15.4%	13.7%
SOME COLLEGE	16.9%	13.4%	12.6%
ASSOCIATE	6.9%	5.7%	5.4%
BACHELOR'S	22.0%	29.1%	32.3%
GRADUATE	10.8%	20.9%	23.6%



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