

FOR SALE



PREMIER OFFERING IN THE PATH OF DEVELOPMENT

161 STARLITE ST, SOUTH SAN FRANCISCO, CA 94080

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161STARLITE.COM

 **Kidder
Mathews**

FOR SALE

MULTI
TENANT BUILDING

±85 FT
FUTURE DEVELOPMENT

OWNER
USER CANDIDATE

PREMIER INVESTMENT OPPORTUNITY

161 Starlite, located in the thriving commercial area of South San Francisco, presents a compelling investment opportunity.

This multi-tenant 63,047 SF industrial building sits on a expansive 2.14-acre lot in the path of progress. The building, divided into three units, provides rare dock high and grade level loading. New T5L zoning allows for various commercial uses and valuable dense residential development.

With one 29,639 SF unit vacant, representing almost 50% of the total square footage, it is an excellent owner user candidate. Investors have immediate upside potential to lease out the vacant space, and roughly 2.5 years to re-lease the occupied units or reposition the asset. Rarely does an asset provide for immediate increased revenue stream plus development potential.

The property's prime location, combined with its flexible zoning, makes it an appealing choice for investors aiming to capitalize on South San Francisco's expanding economy and demand for commercial or mixed-use projects.

FOR SALE

MULTI-TENANT INDUSTRIAL ASSET

PROPERTY INFORMATION

RENTABLE AREA	±63,047 SF
LAND SIZE	±93,218 SF/2.14 AC
APN	014-081-220
APPROX OFFICE	20%
BUILT	1965
CURRENT USE	Three unit industrial building
ZONING	T5L Lindenville Mixed Use High Density
DH/GL	3/2
CLEAR HEIGHT	16' -17'
POWER	2500 amps
INTERIOR	Sprinklered, Class A condition
OCCUPANCY	52% Occupied 48% Vacant (±29,639 SF)
CONSTRUCTION	Concrete tilt-up



2 MI

WALK TO SAN BRUNO
BART AND CALTRAIN

8 MIN

DRIVE TO SAN FRANCISCO
INT'L AIRPORT

CONDITION

- Class A recently renovated interior
- Skylights throughout providing exceptional natural lighting
- Existing 2500 amps of power
- Earthquake retrofit recently completed



INVESTMENT HIGHLIGHTS



LOADING

Rare dock high and grade loading combinations. Only 13% of Peninsula buildings provide dock high access.



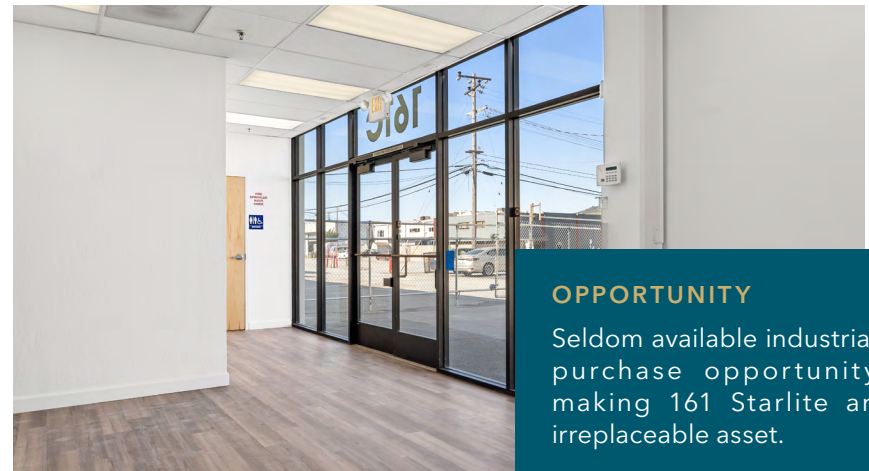
UNITS

161 Starlite has three units of various sizes ranging from $\pm 14,000$ SF - $\pm 31,000$ SF.



REDEVELOPMENT PATH

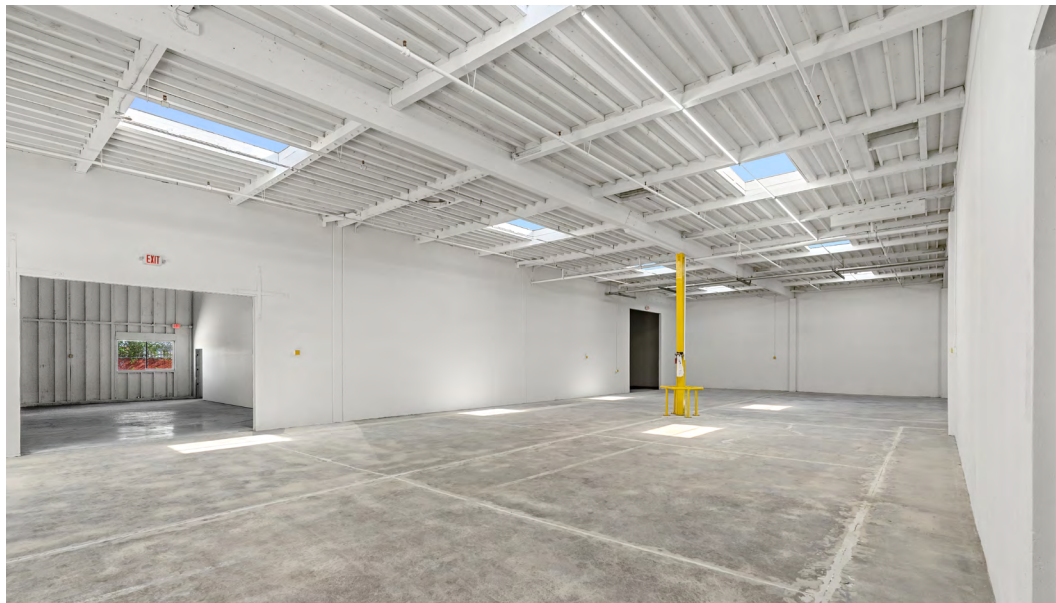
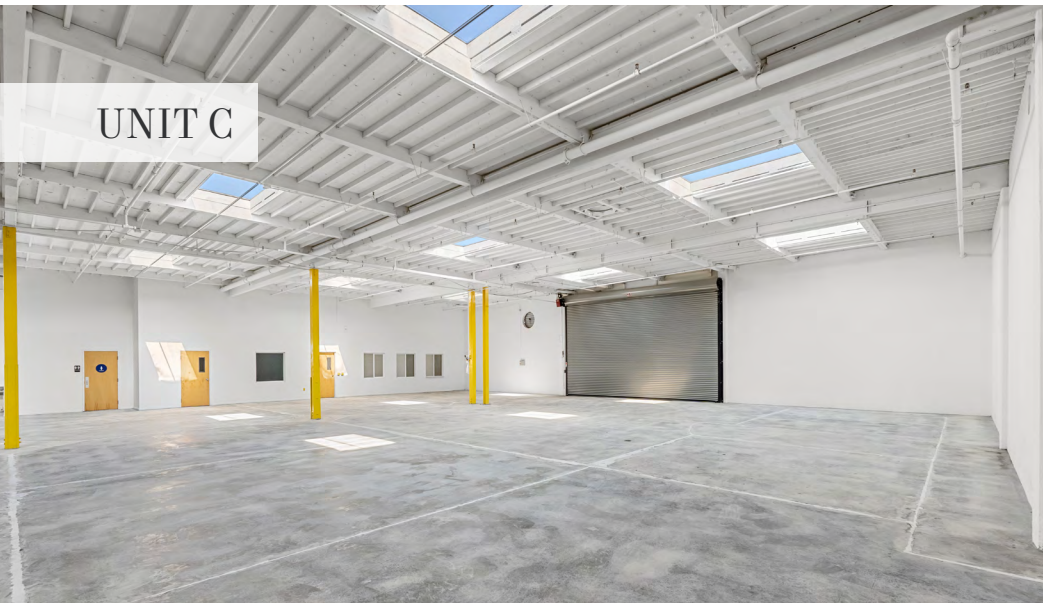
Occupy today and benefit from future dense development. Lindenville has recently been re-zoned dense residential.



OPPORTUNITY

Seldom available industrial purchase opportunity making 161 Starlite an irreplaceable asset.

FOR SALE



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HIGHLY- ACCESSIBLE LOCATION

*161 Starlite St is conveniently
located near major confluences and
just minutes from Downtown SF*

1.2 MI

INTERSTATE 101

2.3 MI

INTERSTATE 380

2.6 MI

SFO FREIGHT TERMINAL

3.2 MI

INTERSTATE 82

3.8 MI

SF INT'L AIRPORT

4.0 MI

INTERSTATE 80

5.5 MI

HIGHWAY 35

10.8 MI

PORT OF SF

11.0 MI

DOWNTOWN SF



Exclusively listed by

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