



# 29 Moss Street

San Francisco, California

**Probate Sale / No Court Confirmation Required; Priced to Sell!**

Industrial Warehouse | \$932,750

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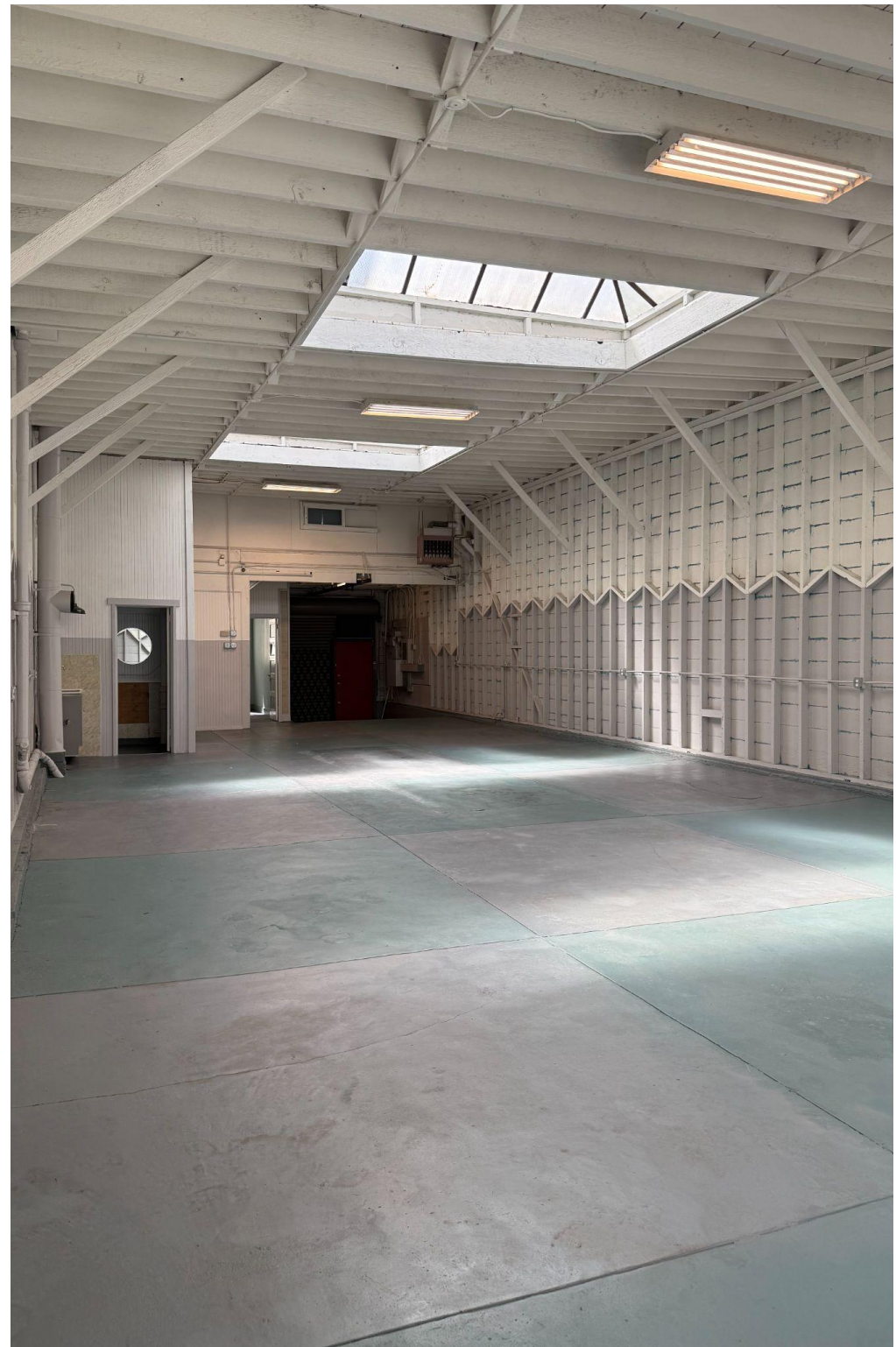
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# PROPERTY DESCRIPTION

## 29 Moss Street

An exceptional opportunity to acquire a character-rich industrial warehouse in the heart of San Francisco's South of Market (SoMa) district. Upstairs, a private office with a kitchenette provides a polished workspace removed from the production floor – ideal for ownership or management use. Natural light floods every level through large windows, making this feel nothing like a typical warehouse. Two bathrooms efficiently serve both floors.



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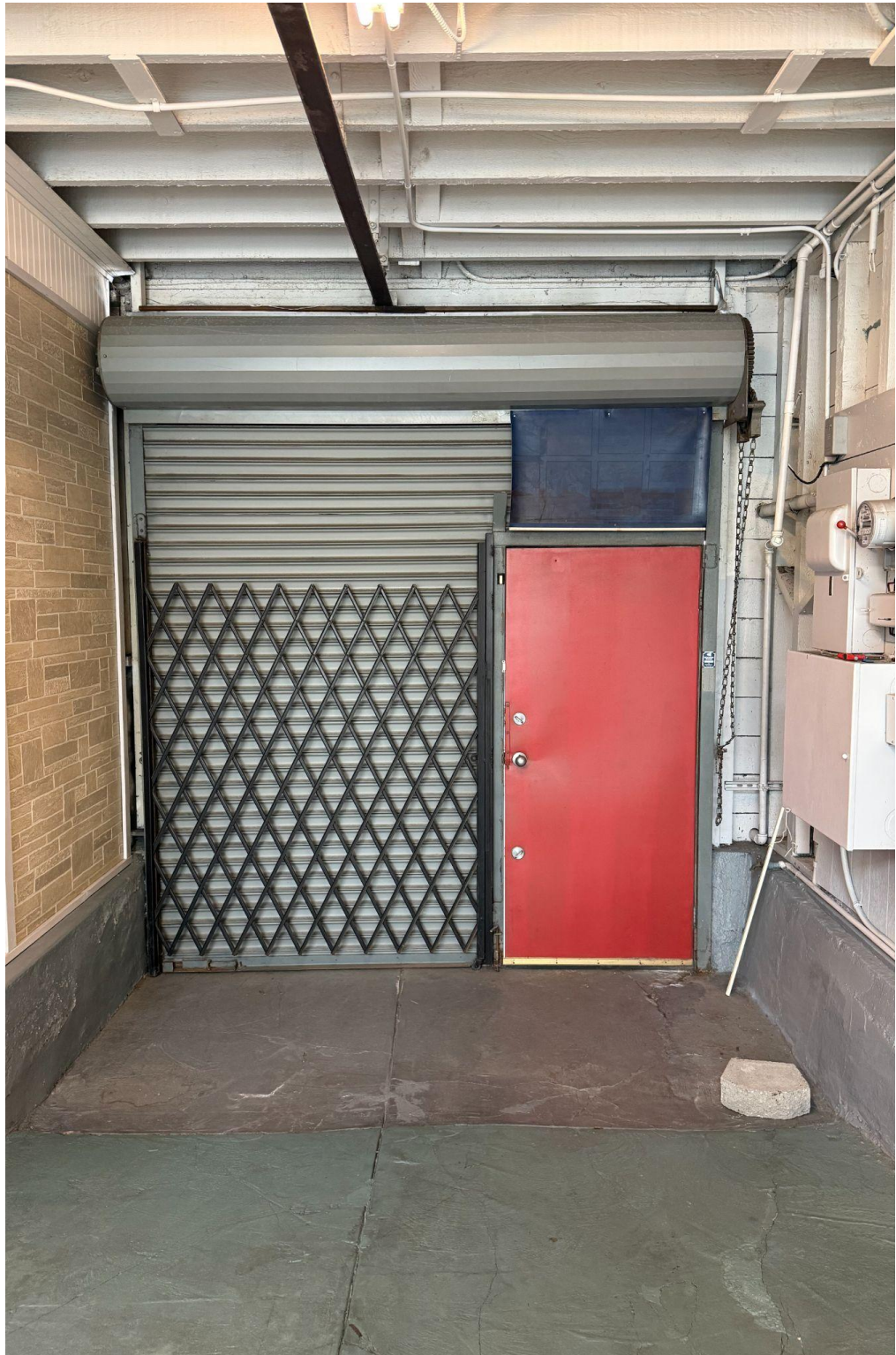
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# HIGHLIGHTS

## 29 Moss Street

|                        |   |
|------------------------|---|
| <b>Address</b>         | 29 Moss Street, San Francisco, CA 94103             |
| <b>Cross Streets</b>   | Between 7th & 8th Streets, off Folsom               |
| <b>Building Size</b>   | 2,275 SF  |
| <b>APN#</b>            | 3731-068  |
| <b>Year Built</b>      | 1928  |
| <b>Use Type/Zoning</b> | Industrial Warehouse (IND-NEC)                      |
| <b>Ceiling Height</b>  | 14 feet   |
| <b>Bathrooms</b>       | 2   |
| <b>Roll-Up Door</b>    | Yes   |
| <b>Sale Type</b>       | Probate – AS-IS with No Court Confirmation Required |
| <b>Pricing</b>         | Transparently Priced to Sell @ \$932,750 (\$410/SF) |



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## ADDITIONAL PHOTOS



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## NEIGHBORHOOD INFO



### SOUTH OF MARKET | SAN FRANCISCO

South of Market is a wonderful neighborhood in San Francisco County, California. Its lively atmosphere and iconic attractions draw people from all over the country to the urban district, with many families and professionals residing in the community. The region is a perfect blend of old meets new, with most of the city's new construction occurring in the area. A wide array of up-to-date and well-maintained properties can be found throughout the region, many of which contain luxurious features and impressive architectural designs.

From scrumptious restaurants to waterfront shopping to sporting events, the South of Market neighborhood has it all. The walkability of the area, combined with its natural beauty and upscale amenities, makes it one of the best areas to live in all of San Francisco. With a reputation for being one of the most sought-after communities in California, South of Market is a phenomenal place to call home.

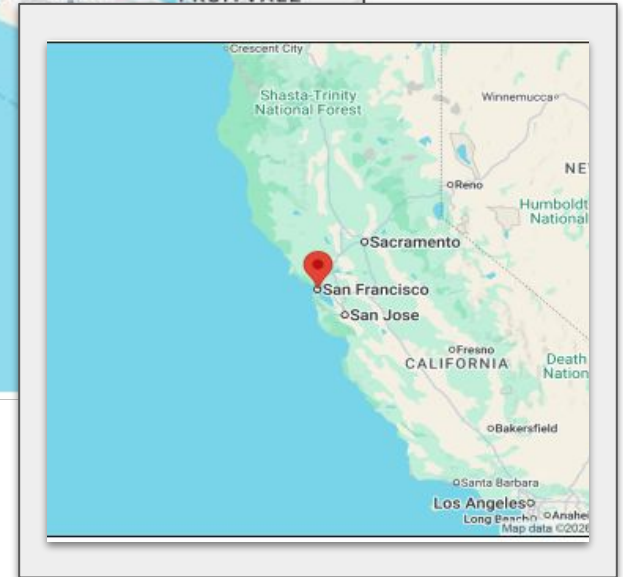
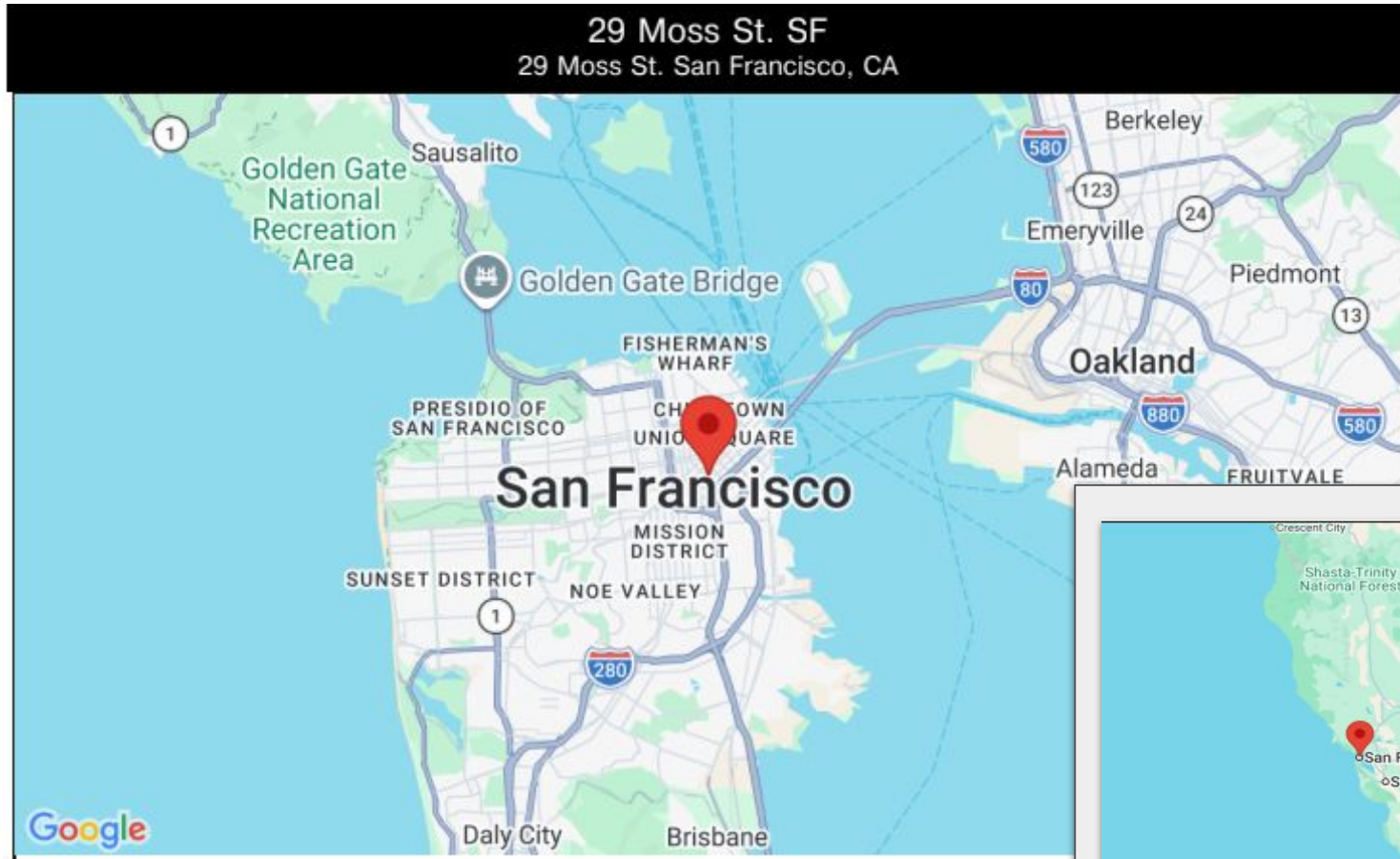
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# Location Map

## 29 Moss Street, San Francisco



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# Aerial Location Map

29 Moss Street, San Francisco



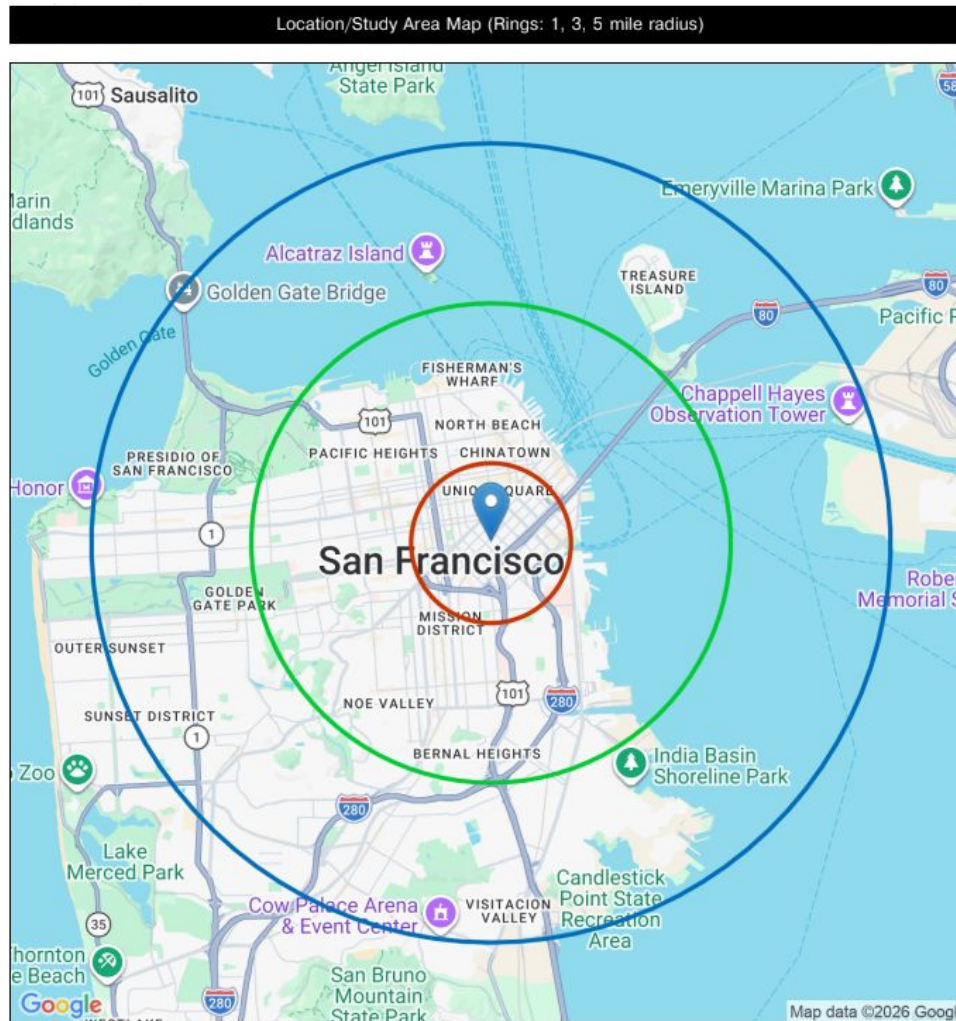
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# Demographic Analysis

## 29 Moss Street, San Francisco



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# Demographics

## 29 Moss Street, San Francisco

### Key Facts: 1 Mile Radius

#### KEY FACTS



#### EDUCATION



#### BUSINESS



#### EMPLOYMENT



#### Households by Income

The largest group : \$200,000+ (26.25%)

The smallest group : \$25,000 - \$34,999 (4.06%)

| Indicator             | Value(%) |   |
|-----------------------|----------|---|
| < \$15,000            | 15.61    | ■ |
| \$15,000 - \$24,999   | 6.86     | ■ |
| \$25,000 - \$34,999   | 4.06     | ■ |
| \$35,000 - \$49,999   | 6.51     | ■ |
| \$50,000 - \$74,999   | 10.25    | ■ |
| \$75,000 - \$99,999   | 9.52     | ■ |
| \$100,000 - \$149,999 | 11.57    | ■ |
| \$150,000 - \$199,999 | 9.38     | ■ |
| \$200,000+            | 26.25    | ■ |

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# Demographics

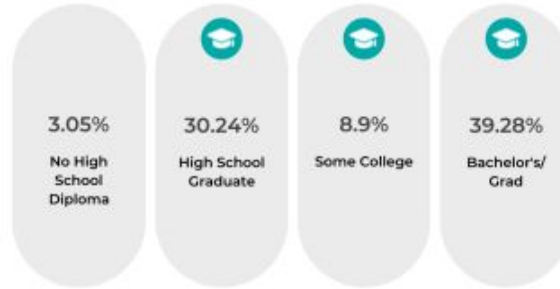
## 29 Moss Street, San Francisco

### Key Facts: 3 Mile Radius

#### KEY FACTS



#### EDUCATION



#### BUSINESS



#### EMPLOYMENT



#### Households by Income

The largest group : \$200,000+ (39.74%)

The smallest group : \$25,000 - \$34,999 (3.17%)

| Indicator             | Value(%) |   |
|-----------------------|----------|---|
| < \$15,000            | 9.2      | ■ |
| \$15,000 - \$24,999   | 4.93     | ■ |
| \$25,000 - \$34,999   | 3.17     | ■ |
| \$35,000 - \$49,999   | 4.09     | ■ |
| \$50,000 - \$74,999   | 7.64     | ■ |
| \$75,000 - \$99,999   | 8.78     | ■ |
| \$100,000 - \$149,999 | 12.04    | ■ |
| \$150,000 - \$199,999 | 10.41    | ■ |
| \$200,000+            | 39.74    | ■ |

# Demographics

## 29 Moss Street, San Francisco

### Key Facts: 5 Mile Radius

#### KEY FACTS



#### EDUCATION



#### BUSINESS



#### EMPLOYMENT



#### INCOME



#### Households by Income

The largest group : \$200,000+ (38.28%)

The smallest group : \$25,000 - \$34,999 (3.2%)

| Indicator             | Value(%) |   |
|-----------------------|----------|---|
| < \$15,000            | 8.23     | ■ |
| \$15,000 - \$24,999   | 4.57     | ■ |
| \$25,000 - \$34,999   | 3.2      | ■ |
| \$35,000 - \$49,999   | 4.29     | ■ |
| \$50,000 - \$74,999   | 8.27     | ■ |
| \$75,000 - \$99,999   | 9.84     | ■ |
| \$100,000 - \$149,999 | 12.69    | ■ |
| \$150,000 - \$199,999 | 10.64    | ■ |
| \$200,000+            | 38.28    | ■ |

# Population Trends

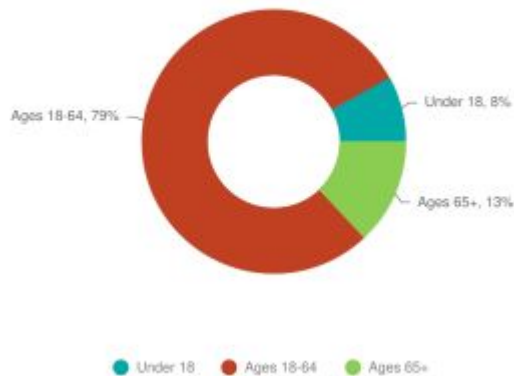
29 Moss Street, San Francisco

Key Facts: 1 Mile Radius

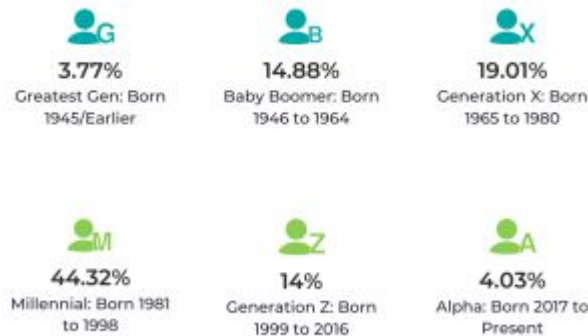
## POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

|                                   |  |   |
|-----------------------------------|--|---|
| <b>120,118</b><br>Population      | <b>64,654</b><br>Households                | <b>37.5</b><br>Median Age               |
| <b>1.67</b><br>Avg Size Household | <b>\$91,347</b><br>Median Household Income | <b>\$1,181,560</b><br>Median Home Value |
| <b>83</b><br>Wealth Index         | <b>31</b><br>Housing Affordability         | <b>81.6</b><br>Diversity Index          |

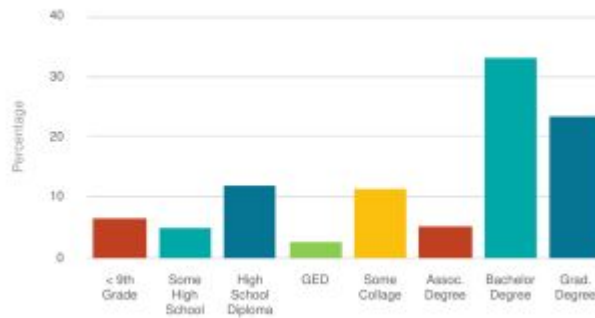
## POPULATION BY AGE



## POPULATION BY GENERATION



## POPULATION BY EDUCATION



## HISTORICAL & FORECAST POPULATION



## DAYTIME POPULATION



# Population Trends

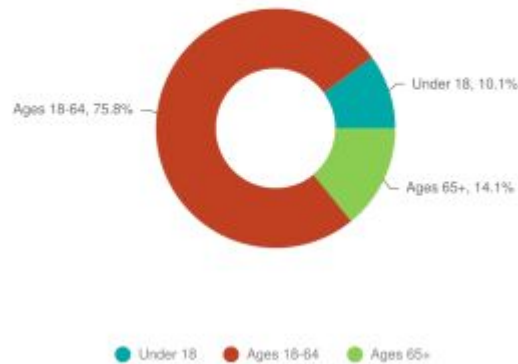
29 Moss Street, San Francisco

Key Facts: 3 Mile Radius

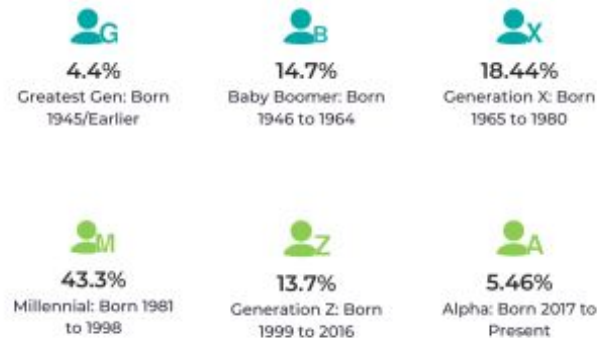
## POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

|                                  |   |   |
|----------------------------------|---|---|
| <b>470,382</b><br>Population     | <b>236,875</b><br>Households                | <b>37.4</b><br>Median Age               |
| <b>1.9</b><br>Avg Size Household | <b>\$150,572</b><br>Median Household Income | <b>\$1,599,153</b><br>Median Home Value |
| <b>130</b><br>Wealth Index       | <b>38</b><br>Housing Affordability          | <b>76.7</b><br>Diversity Index          |

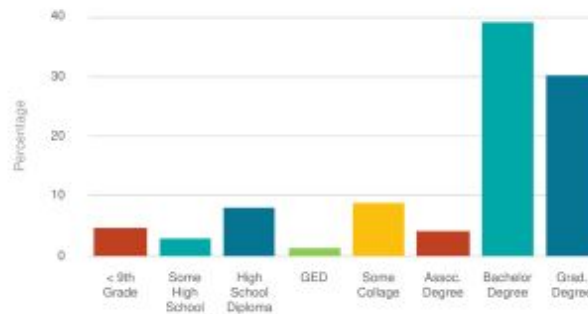
## POPULATION BY AGE



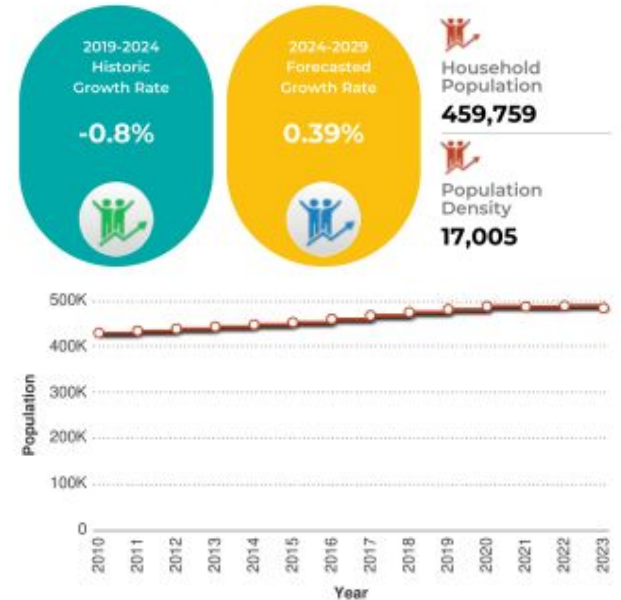
## POPULATION BY GENERATION



## POPULATION BY EDUCATION



## HISTORICAL & FORECAST POPULATION



## DAYTIME POPULATION



# Population Trends

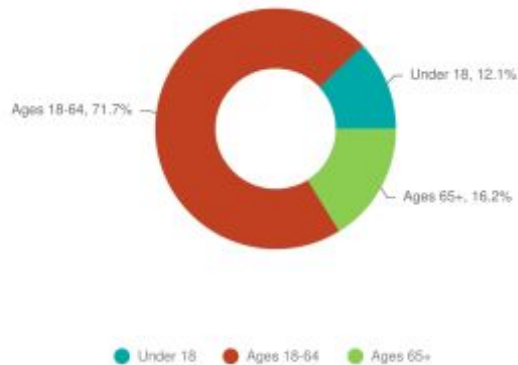
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Key Facts: 5 Mile Radius

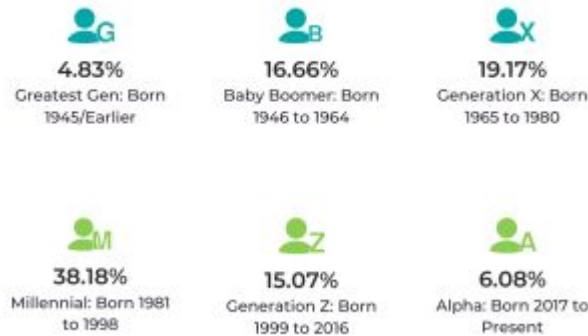
## POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

|                                   |   |   |
|-----------------------------------|---|---|
| <b>754,108</b><br>Population      | <b>337,941</b><br>Households                | <b>38.5</b><br>Median Age               |
| <b>2.16</b><br>Avg Size Household | <b>\$144,323</b><br>Median Household Income | <b>\$1,474,764</b><br>Median Home Value |
| <b>139</b><br>Wealth Index        | <b>40</b><br>Housing Affordability          | <b>78.6</b><br>Diversity Index          |

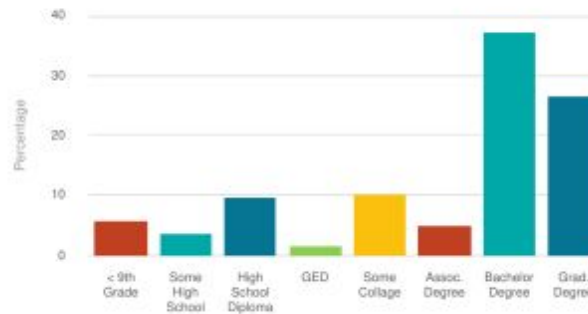
## POPULATION BY AGE



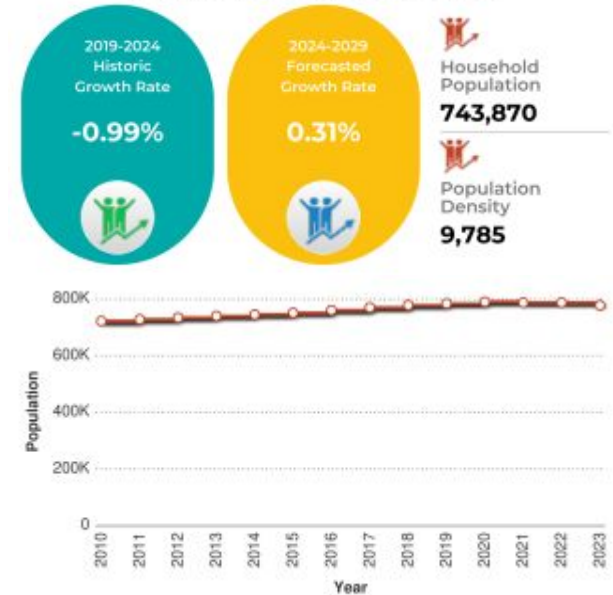
## POPULATION BY GENERATION



## POPULATION BY EDUCATION



## HISTORICAL & FORECAST POPULATION



## DAYTIME POPULATION



# Population Trends

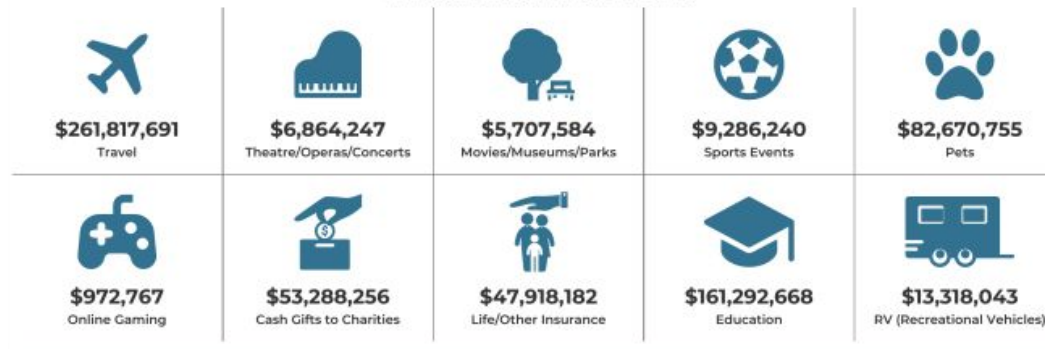
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Key Facts: 1 Mile Radius

## LIFESTYLE SPENDING



## ANNUAL LIFESTYLE SPENDING



## TAPESTRY SEGMENTS



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# Population Trends

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Key Facts: 3 Mile Radius

## LIFESTYLE SPENDING



## ANNUAL LIFESTYLE SPENDING



## TAPESTRY SEGMENTS



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# Population Trends

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Key Facts: 5 Mile Radius

## LIFESTYLE SPENDING



## ANNUAL LIFESTYLE SPENDING



## TAPESTRY SEGMENTS



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Our commercial and investment group is comprised of experienced, long-standing professionals in the investment and commercial real estate space.

## **Our Commercial & Investment Services Include:**

- Multi-Unit Investments
- Office
- Industrial
- Retail Sales & Leasing
- Land Sales & Development
- Vineyards & Wineries
- Valuations
- Mixed-Use Development
- Business Opportunities
- Consulting Services

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