

FOR SALE OR LEASE - 1469 PACIFIC AVENUE, SAN FRANCISCO

HIGHLY IMPROVED FLEX BUILDING IN RARE NORTHWESTERN SF LOCATION



RC HILDEBRAND
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1469 Pacific Avenue San Francisco, CA

BUILDING SPECS

- Building is fully sprinklered
- Two (2) Automatic drive-in doors
- 600 Amps / 3-Phase Power / 240 Volt-Delta
- Elevator with access to all floors
- Increased Gas Line: 3" Line
- Ventilation duct shafts for future kitchen or refrigeration uses
- Building Size: 16,493 SqFt (per Floor Plans)
 - Ground Floor: 8,520 SqFt
 - Mezzanine: 3,670
 - 2nd Floor Office: 1,424
 - Basement: 2,643 SqFt
- Restrooms on 3 Levels (Basement, Ground Floor & 2nd Floor)
- Lot Size: 8,765 SqFt (per SF Assessors records)
- Zoning: NCD – Pacific Avenue Neighborhood Commercial
- Height Limit: 40-X
- APN #: 0185-029



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RECENT BUILDING IMPROVEMENTS

- Roof: Full recoat in 2023 with transferable warranty
- New HVAC in office areas and Heating in warehouse/production area
- Fully remodel of 2nd floor Office area with updated kitchenette
- Updated offices in warehouse/production area below mezzanine
- New composite flooring throughout office and mezzanine areas
- New exterior and interior paint
- Bathrooms –All bathrooms have been renovated & painted
- Enlarged drive-in entry area for maximum
- Added commercial loading zone area to front curb (Yellow Zone)
- Front Lobby Demo & soft remodel

TERMS

Purchase Price: \$7,150,000

Delivery: Vacant or potential Seller lease-back if desired

Lease Rate: \$3.25 psf/month, IG

Perfect Building for Car Collections, Car Clubs, Artist Space, Event Space, High-Tech Manufacturing, Robotics & Prototyping or Traditional Distribution / Warehouse Uses



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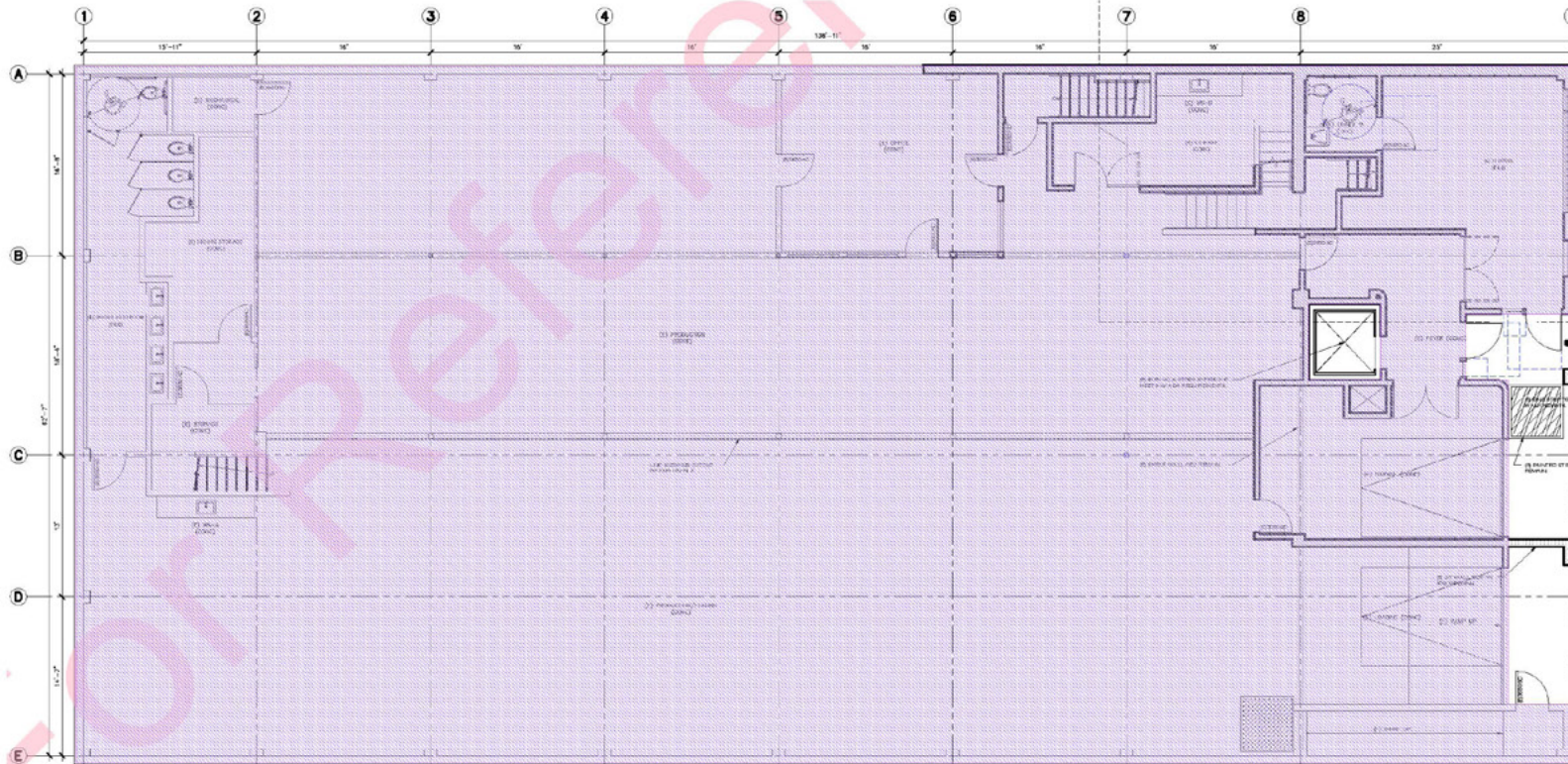


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H | C | M
 Commercial Properties

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GROUND FLOOR



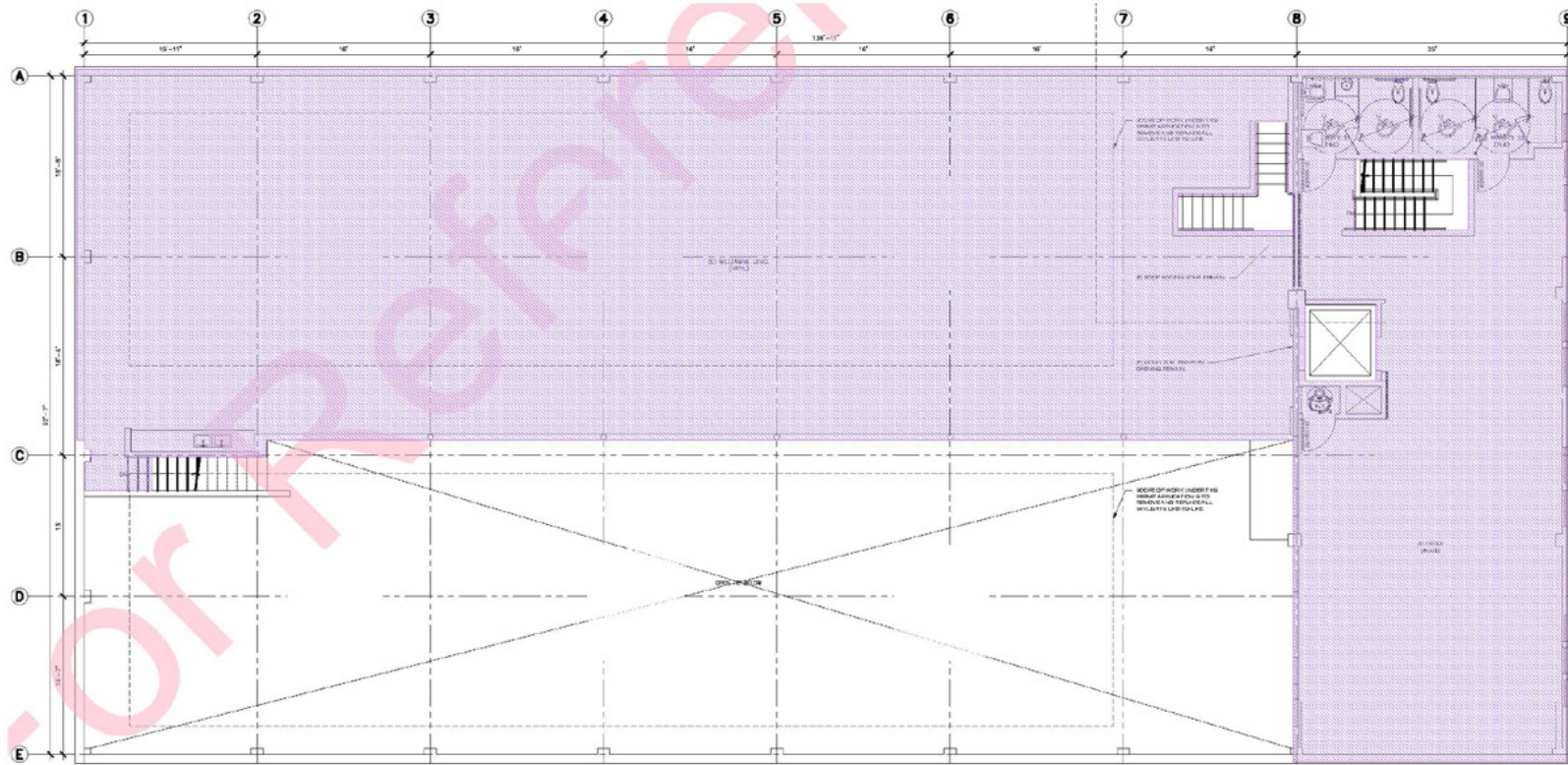
GROSS MAIN LEVEL SF: 8520 SF

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MEZZANINE + 2ND FLOOR



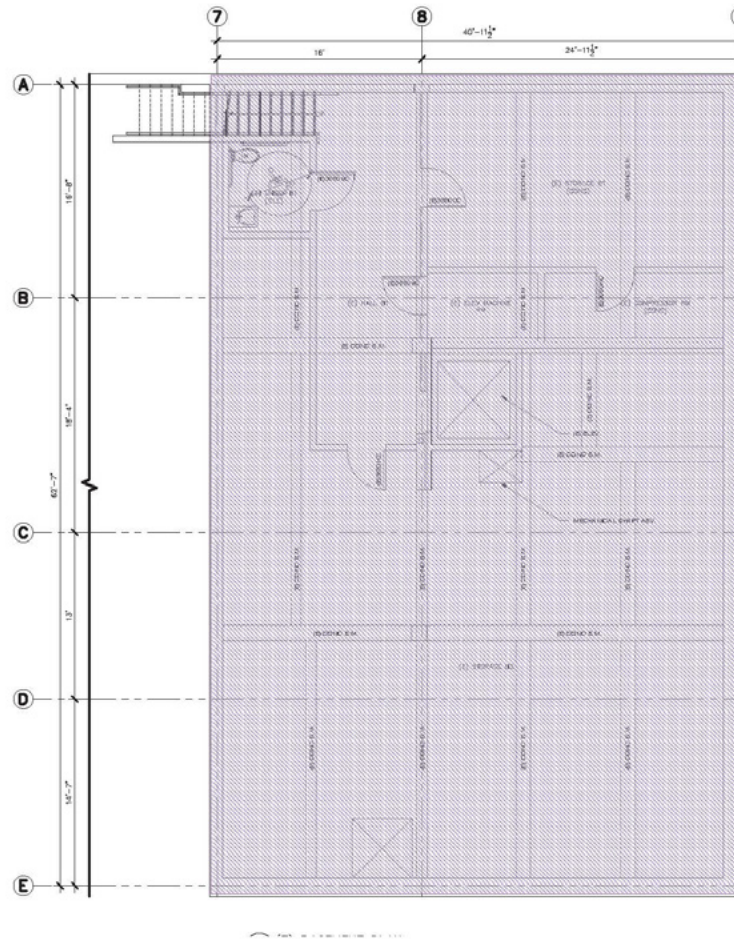
GROSS MEZZANINE + 2ND
LEVEL SF: 5330 SF

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LOWER LEVEL



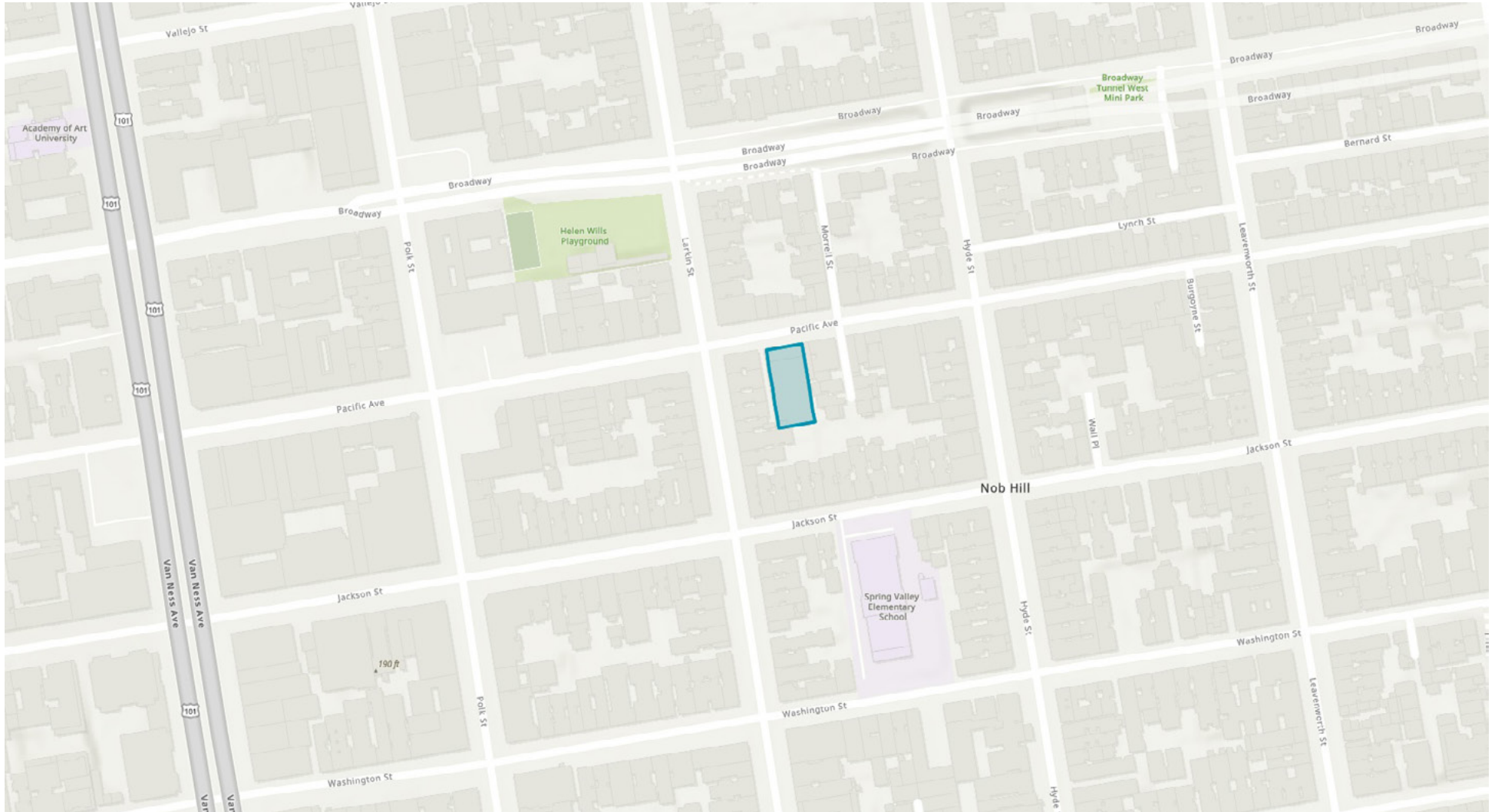
GROSS BASEMENT
LEVEL SF: 2643 SF

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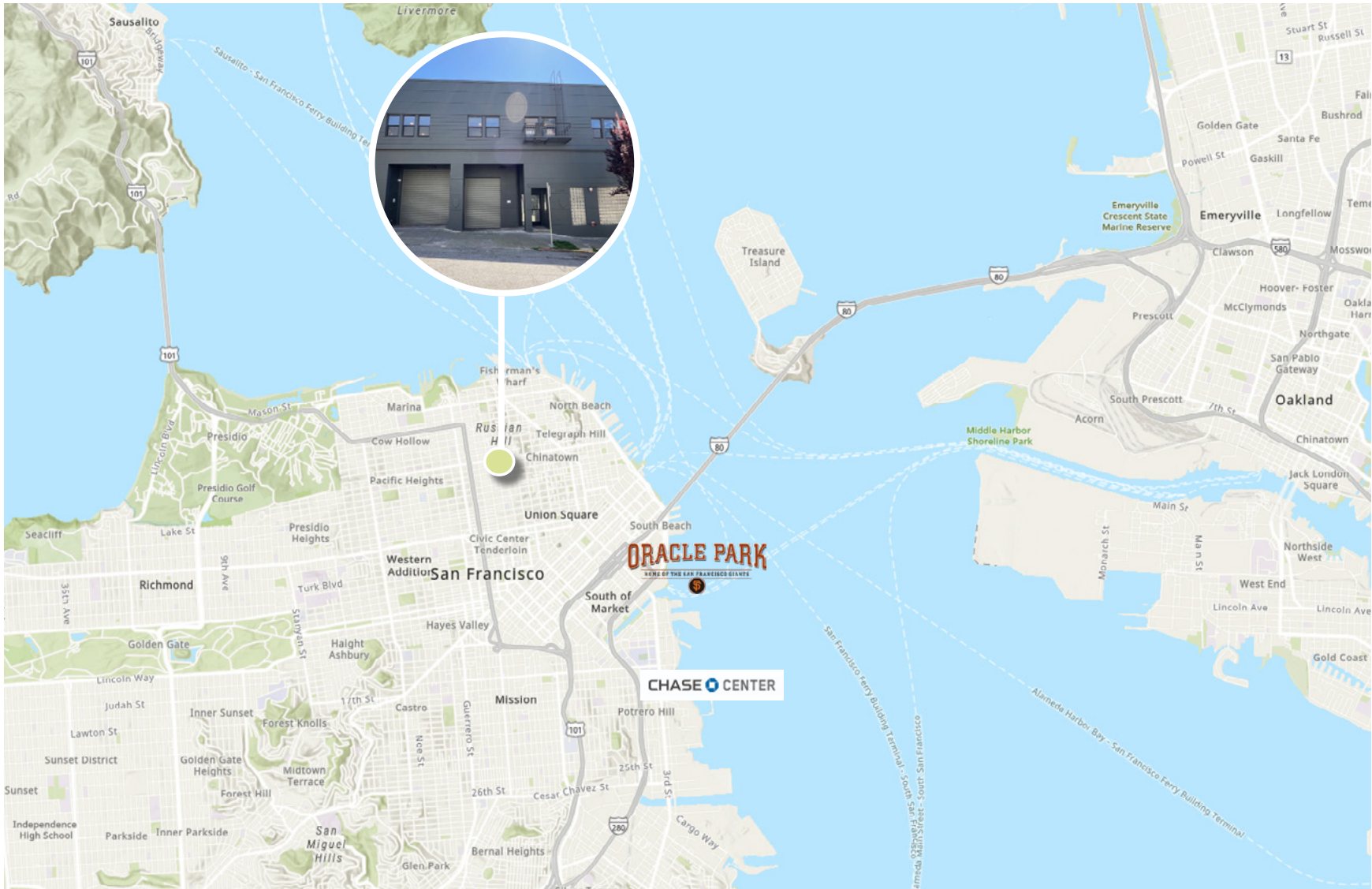
LOCATION OVERVIEW



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