



1069-1073 HOWARD STREET, SAN FRANCISCO

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OPPORTUNITY OVERVIEW

ONE OF A KIND MULTI-TENANT COMMERCIAL BUILDING FOR SALE

Offered at \$5,694,000

Boasting just over 13,800 square feet per tax records, 1069-1073 Howard Street is a beautiful poured concrete industrial building. Located on a 3,746 square-foot rectangular lot on the southeast corner of Howard and Moss streets. It is filled with potential for investment for your place of business or for tenants. It is currently leased to a single tenant with many options for the future.

Designed by the architect, Walter C. Falch, the structure is a concrete frame industrial building designed in the Classical Revival style. The property features 3 levels over a basement, all with usable footage. The rectangular-plan building clad in smooth and scored stucco, is capped by a flat roof. It has 2 pedestrian entrances on Howard Street and both a loading dock and a separate freight elevator on Moss Street, one at street level and one at truck height.

The property is in the Western SOMA Light Industrial and Residential Historic District with a height limit of 85 feet. Bring your architect or contractor to fully understand any development potential. It is located within the Mixed Use General (MUG) Zoning District, SOMA Youth and Family Zone Special Use District (SUD), and the SOMA Special Sign District (SSD) per a San Francisco Planning Department Letter of Determination.

Originally designed and constructed to house printing presses and attendant operations, 1069-1073 Howard Street retains many qualities and characteristics embodying the historicity of the South of Market District. High ceilings, large windows, updated bathrooms, and a tastefully renovated spaces create an elegant look and feel. The building is serviced by a freight elevator, commercial electrical service, ethernet wiring throughout and comes equipped with security cameras, 2 kitchens, 5 beautiful bathrooms and more. It includes a hidden Speakeasy and wine cellar in the basement and many other interesting features.





OPPORTUNITY OVERVIEW

ONE OF A KIND MULTI-TENANT COMMERCIAL BUILDING FOR SALE

The building is currently fully leased to a single tenant, with an option to be delivered vacant. It is currently used as a collaborative workspace for artists, photographers, designers, chefs, craft makers and other creatives, and a letterpress shop and unique retail store on its ground floor. With a walk score of 96, it is well located with access to 101 and 280 Freeways, as well as BART, MUNI, CalTrain and Bus transit options.

KEY FEATURES:

- Hardwood floors throughout
- Full size dock height roll-up door
- Full kitchen on 2nd floor
- Catering kitchen on 3rd floor
- Antique oak speak easy on bottom floor
- Blast vault room
- Sound proof music room
- Freight elevator service for all floors
- Five fully updated bathrooms
- Event coordinator sleeping quarters for overnight events
- Large plate glass window on ground floor for retail uses
- Poured in place concrete foundation
- 600 amp 3 phase power
- Basement with plenty of storage
- Entire building is constructed of concrete
- Cat-5 wiring throughout





SOMA DISTRICT



SoMa, or South of Market, is a vast, warehouse-filled district. It encompasses Mission Bay and South Beach, where the Giants play baseball at waterfront AT&T Park. Surrounding Yerba Buena Gardens is an arts center, sleek convention complex Moscone Center and several museums, including the acclaimed San Francisco Museum of Modern Art (SFMOMA). The area is dotted with upscale dining options and high-energy nightclubs

RESTAURANTS

1. SoMa StrEat Food Park
2. Anton's Pizza & Deli
3. Basil Thai
4. Iza Ramen SOMA
5. Rocco's Cafe
6. Sightglass Coffee
7. Extreme Pizza
8. Fondue Cowboy
9. Tú Lan
10. Deli Board
11. Mathilde French Bistro

NIGHTLIFE/BARS

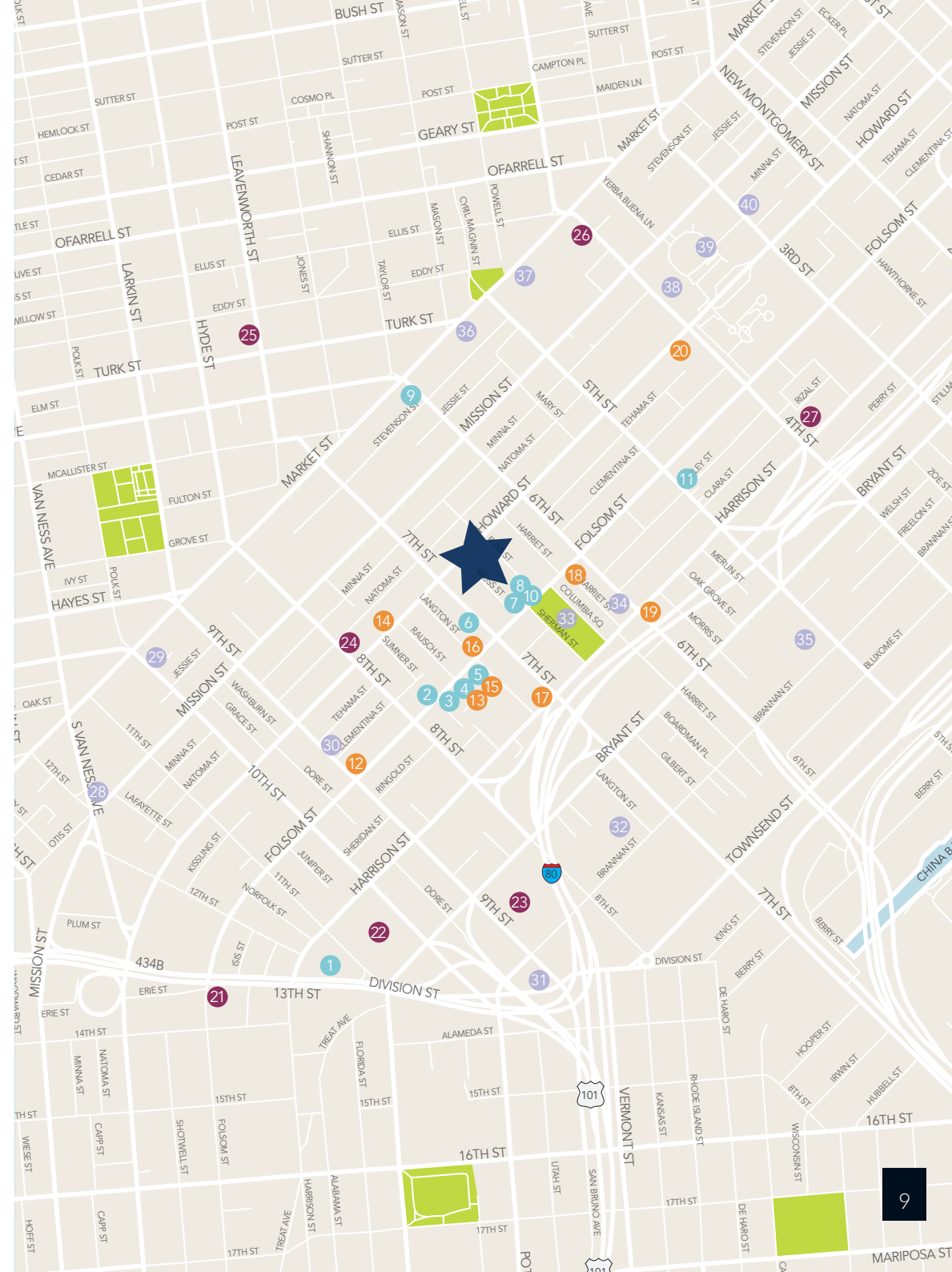
12. Azúcar Lounge
13. Bloodhound
14. Cellarmaker Brewing Co.
15. Trademark & Copyright
16. Terroir
17. Rumors
18. 1015 Folsom
19. The EndUp
20. City Wine & Spirits

GROCERIES

21. Rainbow Grocery
22. Costco Wholesale
23. Trader Joe's
24. Harvest Urban Market
25. Golden Gate Market
26. Trader Joe's
27. Whole Foods Market

POINTS OF INTEREST

28. Equinox Van Mission
29. FITNESS SF - Mid Market
30. Zozì's Loft
31. FITNESS SF - SoMa
32. REI
33. Victoria Manalo Draves Park
34. Chevron
35. San Francisco Flower Mart
36. IKEA
37. Westfield San Francisco
38. Metreon
39. Yerba Buena Gardens
40. SF Museum of Modern Art



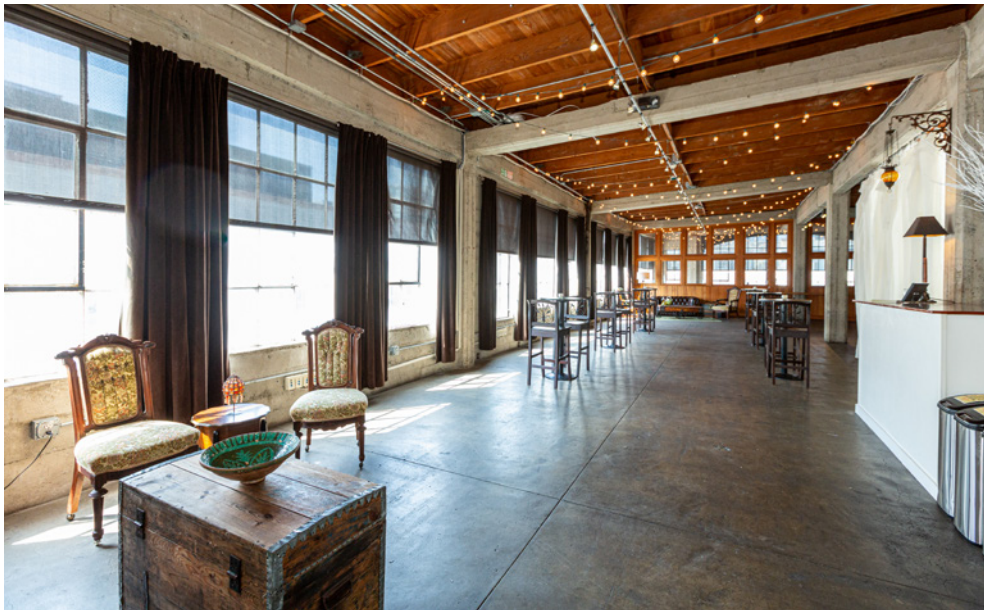




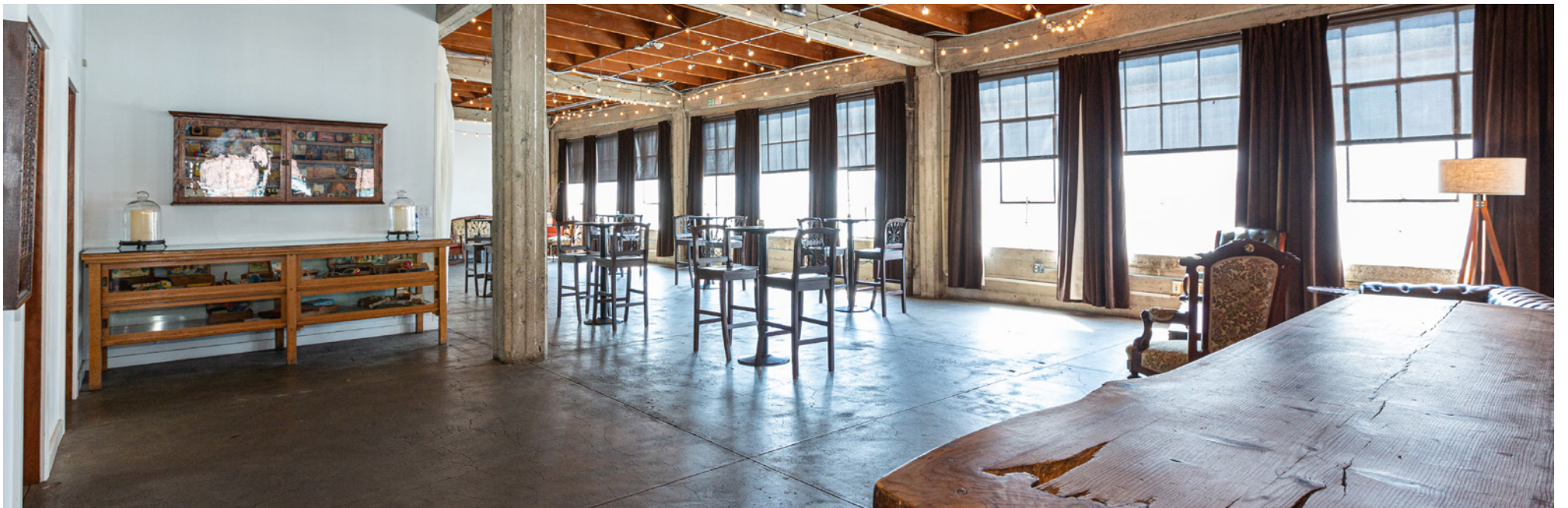














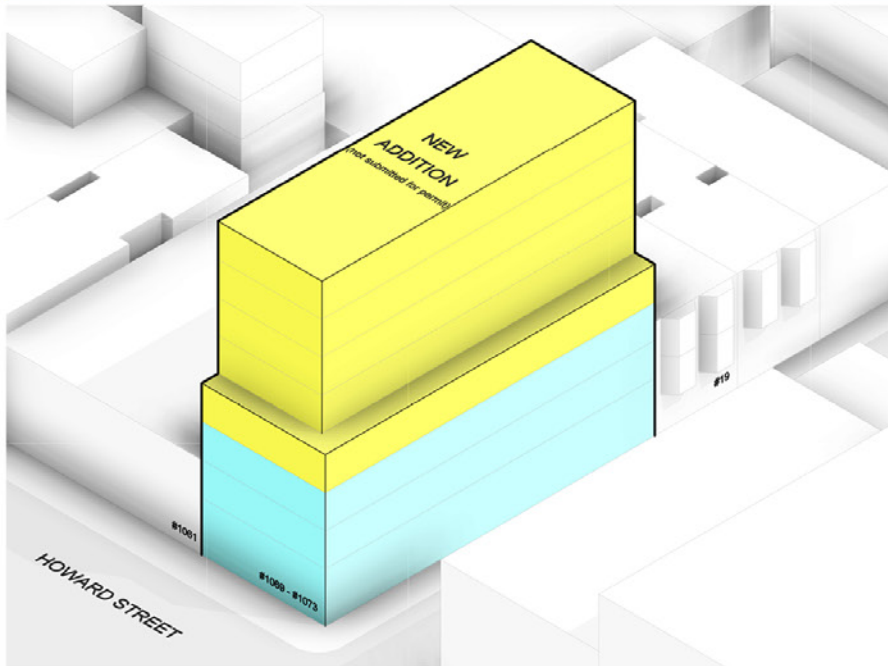


SCENARIO 1

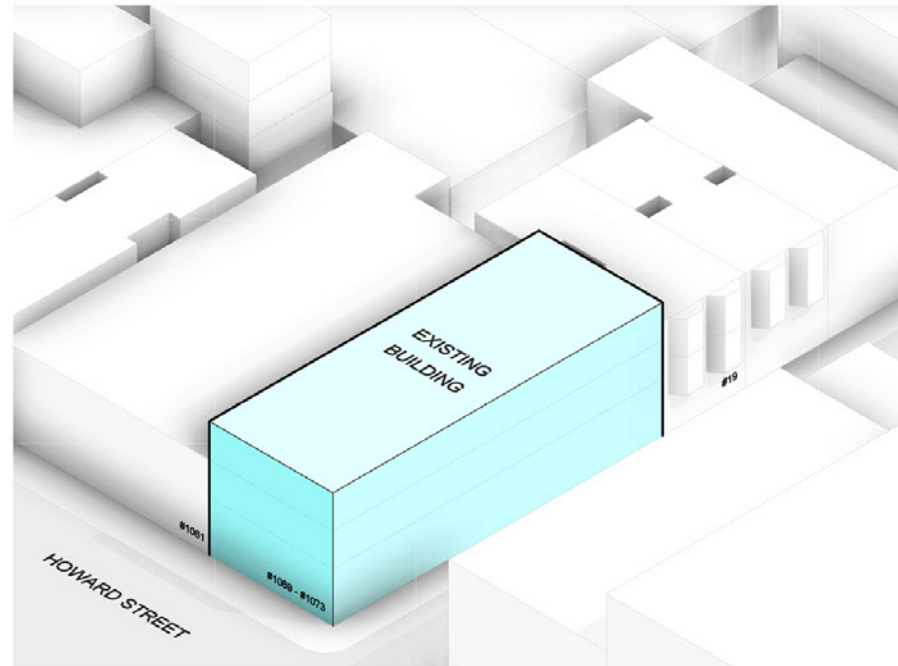
1069-1073 HOWARD ST

SAN FRANCISCO, CA

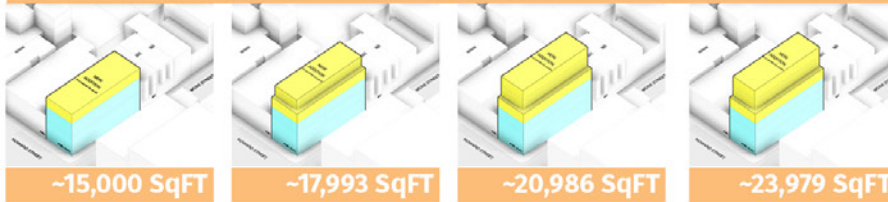
EST. NEW BUILDING (FINISHED + UNFINISHED AREAS) ~26,972 SqFT



EXISTING BUILDING (FINISHED + UNFINISHED AREAS) ~11,250 SqFT



OTHER OPTIONS (TOTAL BUILDING AREA)



Legend
 property site: dashed line
 PROPOSED (NEW) structure: yellow
 EXISTING finished structure: light blue
 EXISTING unfinished structure: dark blue
 adjacent structures: grey
 Full Value Added Report
<https://report.citystructure.com/1069-howard-st-san-francisco-value-added>

CityStructure.com

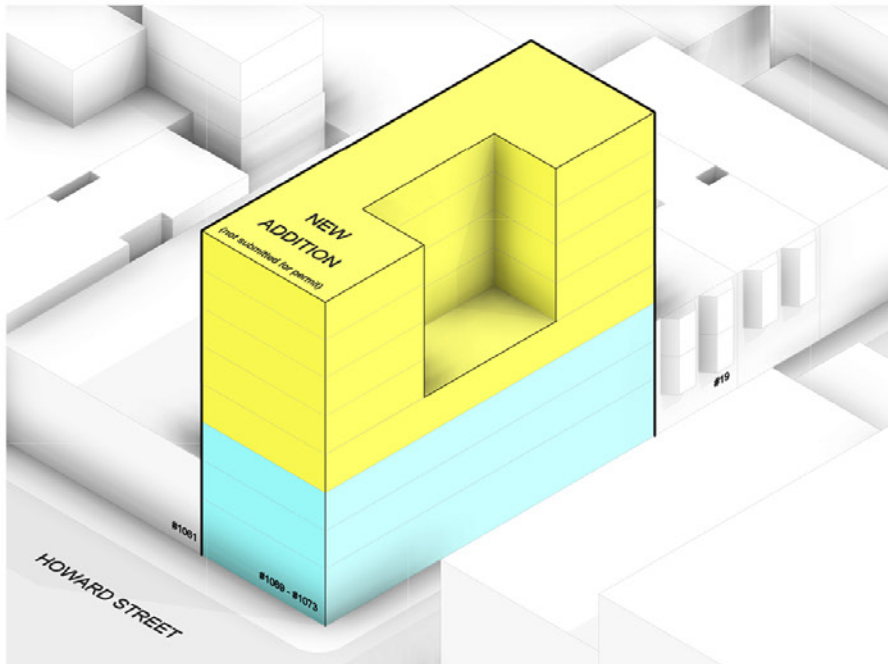
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SCENARIO 2

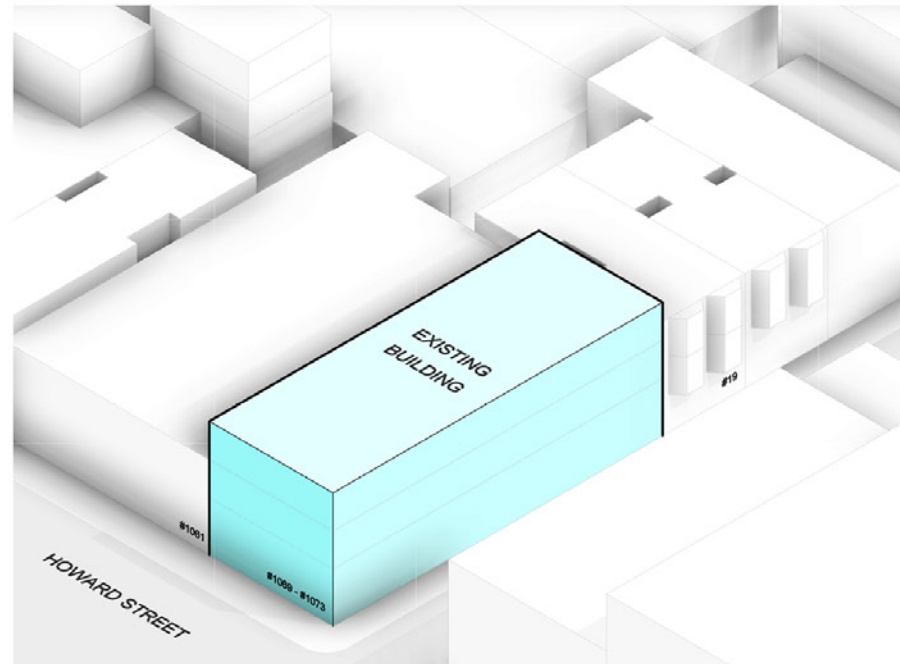
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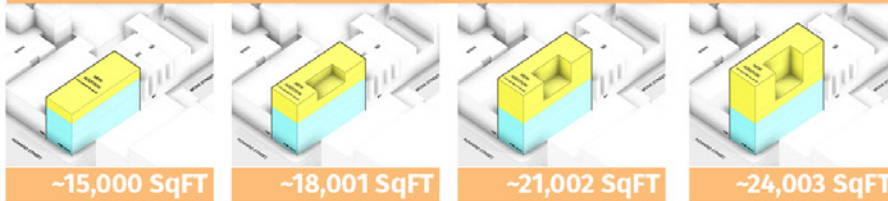
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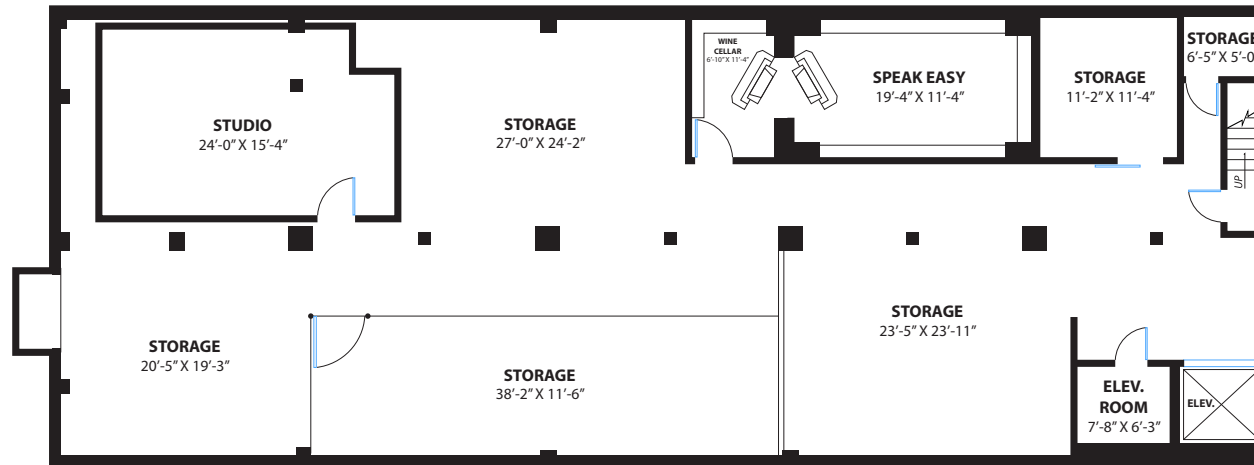


Legend
 property site: dashed line
 PROPOSED (NEW) structure: yellow
 EXISTING finished structure: light blue
 EXISTING unfinished structure: dark blue
 adjacent structures: white
 Full Value Added Report
<https://report.citystructure.com/1069-howard-st-san-francisco-value-added>

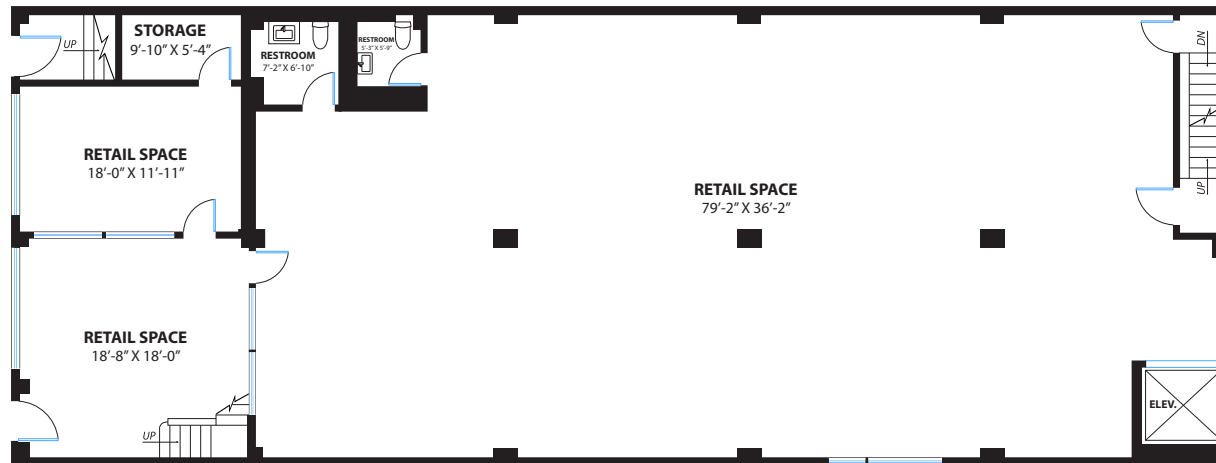
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FLOORPLANS

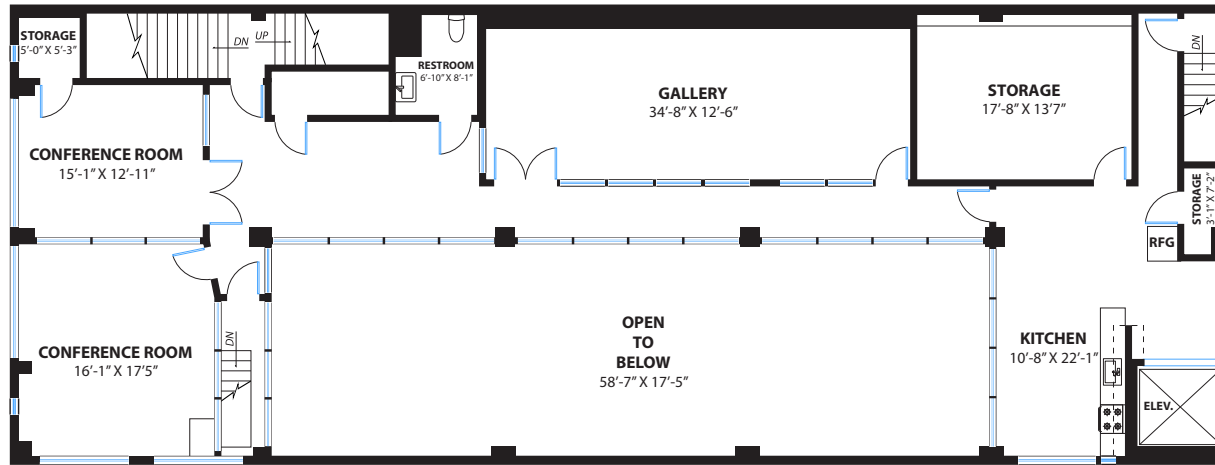


FIRST FLOOR

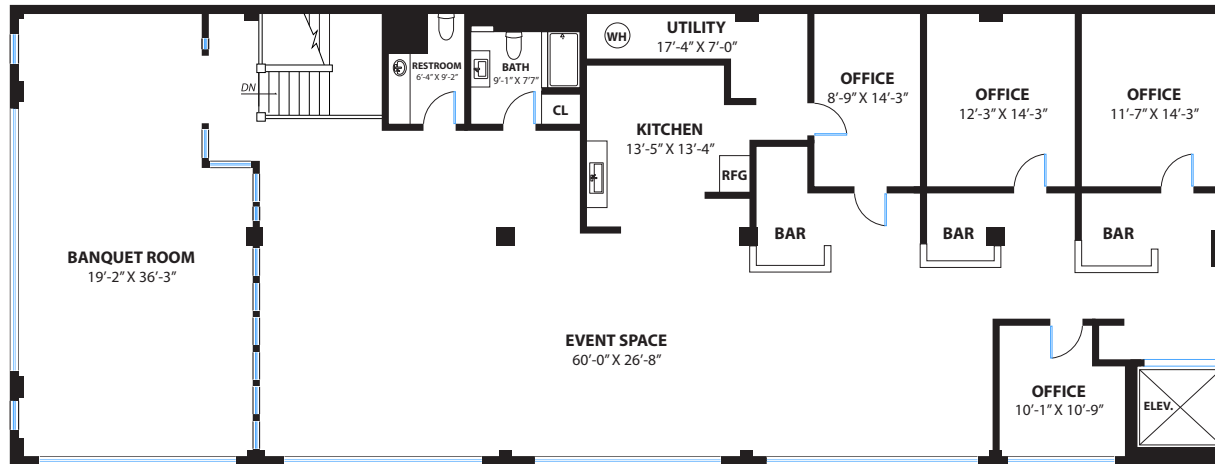


SECOND FLOOR

Rendering and measurements provided by Open Homes Photography. All measurements are approximate and may not be exact. Vanguard has not and will not verify same. Do not rely on the accuracy of this floor plan or the measurements contained therein when determining the price to pay for the property, or making decisions regarding buying or selling the property, without independent verification. Buyer and seller are advised to verify the rendering and measurements with the appropriate professionals.



THIRD FLOOR



FOURTH FLOOR

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