

**1190A SHAFTER AVENUE** SAN FRANCISCO CA 94124

INDUSTRIAL WAREHOUSE CONDOMINIUM FOR SALE

EXCLUSIVELY LISTED BY:

DAVIS NGUYEN

Davis@theDNgroupSF.com

415.418.4171

DRE 01509978

ADAM FILLY

Adam@AdamFilly.com

415.516.9843

DRE 01354775

## TABLE OF CONTENTS

**03** Executive Summary

**04** Location Map

**05** Photos



**Davis Nguyen**  
**415.418.4171**  
Davis@theDNgroupSF.com  
theDNgroupSF.com  
DRE #01509978



**Adam Filly**  
**415.516.9843**  
Adam@AdamFilly.com  
AdamFilly.com  
DRE # 01354775

COMPASS COMMERCIAL



# EXECUTIVE SUMMARY

<b>1190A SHAFTER AVENUE</b>	
<b>San Francisco CA 94124</b>	
	<b>Offered at \$998,000</b>
<b>APN</b>	4786-083
<b>Unit Size</b>	± 1,875 Square Feet + Bonus Mezzanine
<b>Zoning</b>	PDR-1-B
<b>Year Built</b>	1988

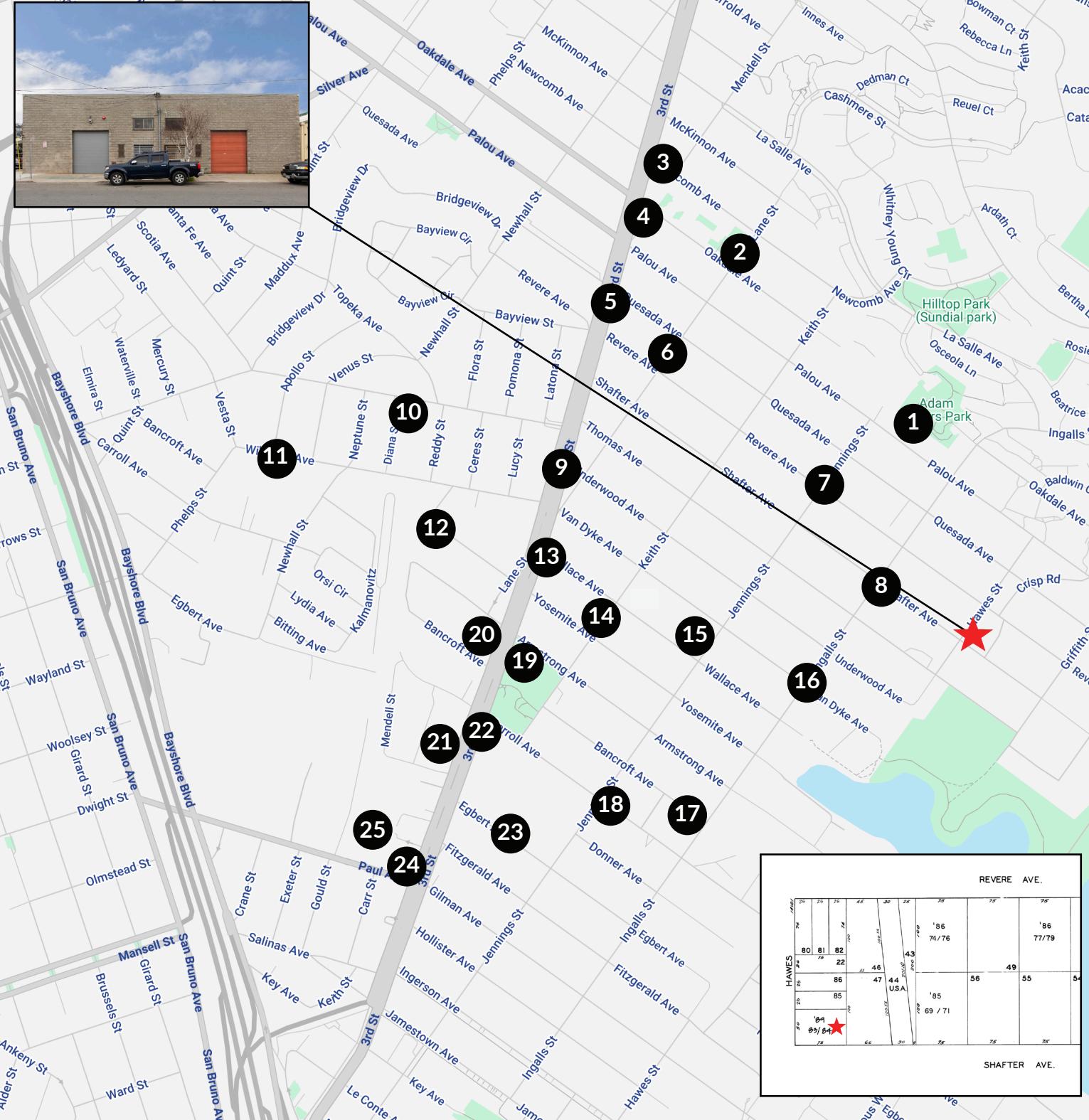
Compass Commercial is pleased to present the opportunity to purchase 1190A Shafter Avenue, an industrial warehouse condominium located in San Francisco's Bayview District. Built in 1988, the property offers approximately ±1,875 square feet of warehouse space plus a bonus mezzanine, providing flexible and efficient functionality.

This property features an open work area, a private office, and a roll-up door, creating a functional layout well-suited for a variety of industrial and operational uses. The zoning is PDR-1-B, allowing for a wide range of permitted uses.

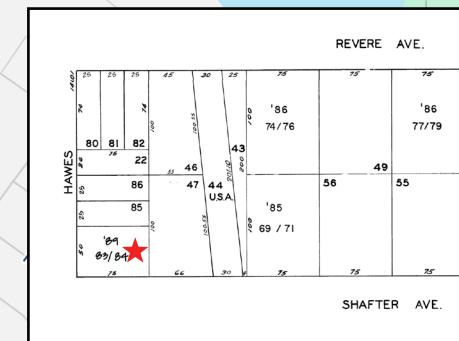
Situated in a well-established industrial area, the property benefits from close proximity to major freeways and convenient access to San Francisco's industrial corridors, offering an excellent opportunity for both investors and owner-users.

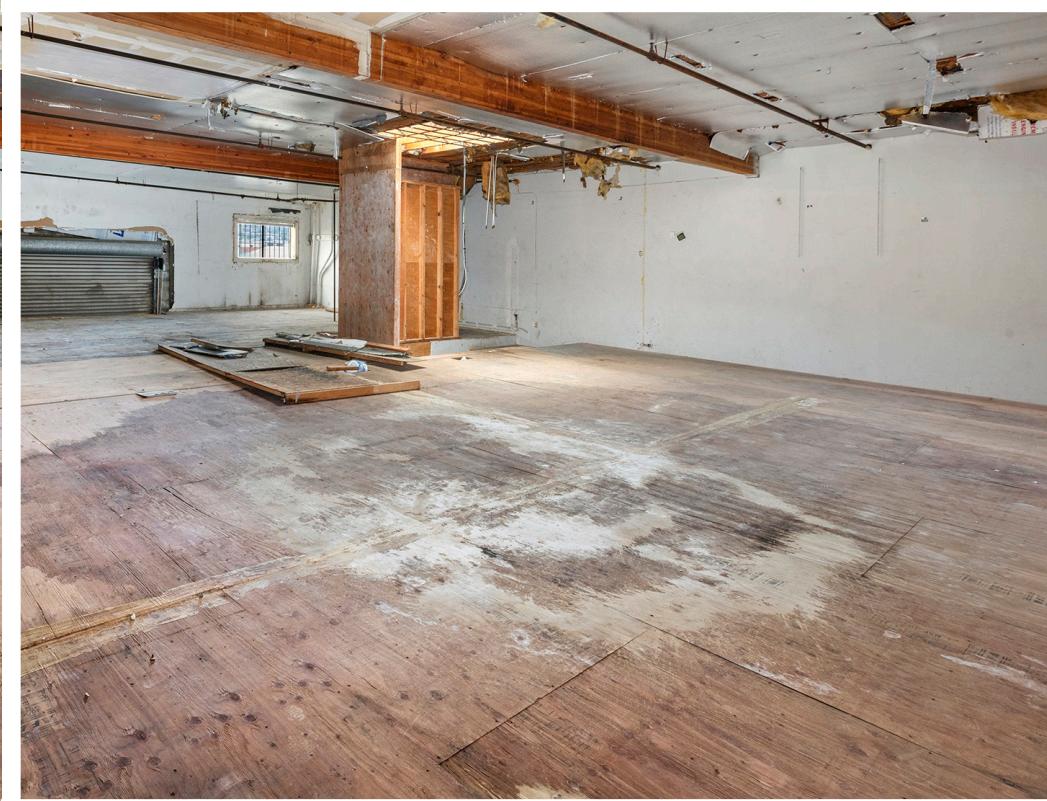
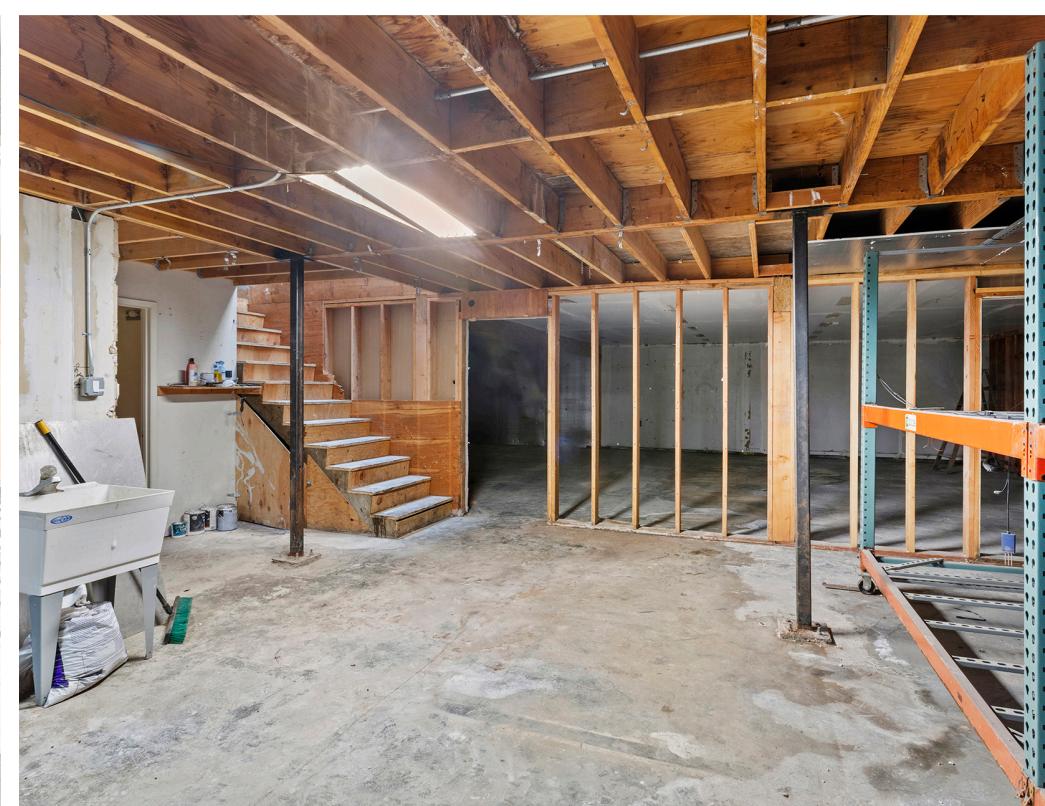


# LOCATION MAP



1. The Vegan Hood Chefs
2. Fords Grocery
3. Bayview Opera House
4. Old Skool Cafe
5. Bayview Branch Library
6. Bayview Hunter's Point YMCA
7. Lee's Food Market
8. SF Fire Station 17
9. Gratta Wines and Market
10. Florence Fang Community Farm
11. Foods Co
12. Canyon Cinema
13. McDonald's
14. Craftsman And Wolves
15. Gyros & Tzatziki
16. City Lunch Restaurant
17. Cheneral
18. Ken Cheung Noodle
19. Bayview KC Jones Park
20. Frank Grizzly's
21. Mi Rancho Supermarket
22. DSPTCH
23. Laughing Monk Brewing
24. B&J Burgers
25. SF Supply Master





# CONFIDENTIALITY & DISCLOSURE

## COMPASS COMMERCIAL

All materials and information received or derived from Compass Commercial - San Francisco & Los Angeles its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Compass Commercial - San Francisco & Los Angeles its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source,

whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Compass Commercial - San Francisco & Los Angeles will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Compass Commercial - San Francisco & Los Angeles makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Compass Commercial - San Francisco & Los Angeles does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial - San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.

### **Davis Nguyen**

415.418.4171  
Davis@theDNgroupSF.com  
DRE #01509978

### **Adam Filly**

415.516.9843  
Adam@AdamFilly.com  
DRE #01354775