

55 POTRERO AVENUE

SAN FRANCISCO CA 94103

WAREHOUSE/SHOWROOM BUILDING FOR LEASE



DAVIS NGUYEN Davis@theDNgroupSF.com | 415.412.5703 | DRE 0150997

THE  GROUP

PROPERTY OVERVIEW

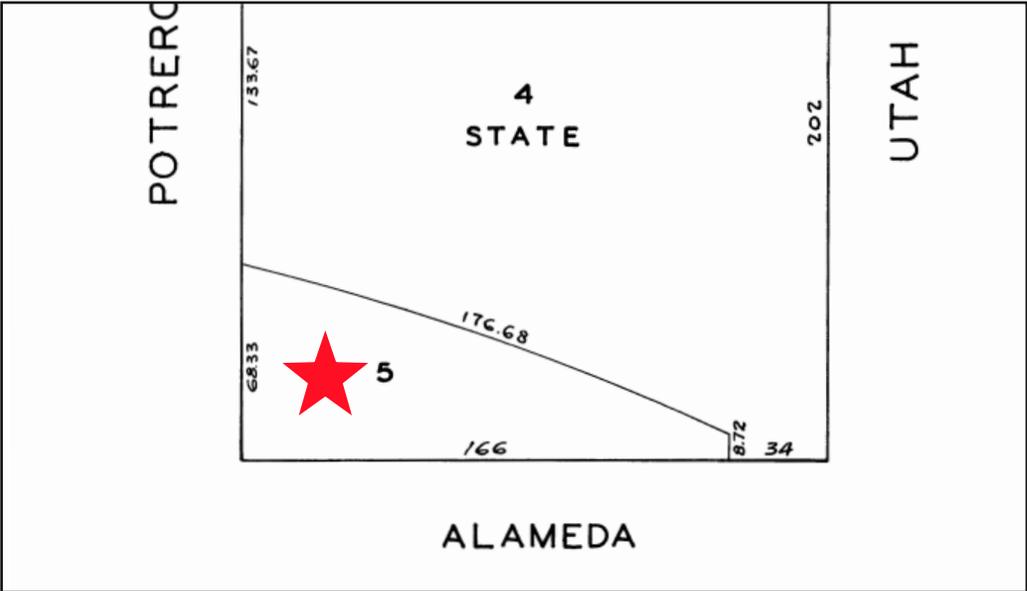
55 POTRERO AVENUE

San Francisco CA 94103

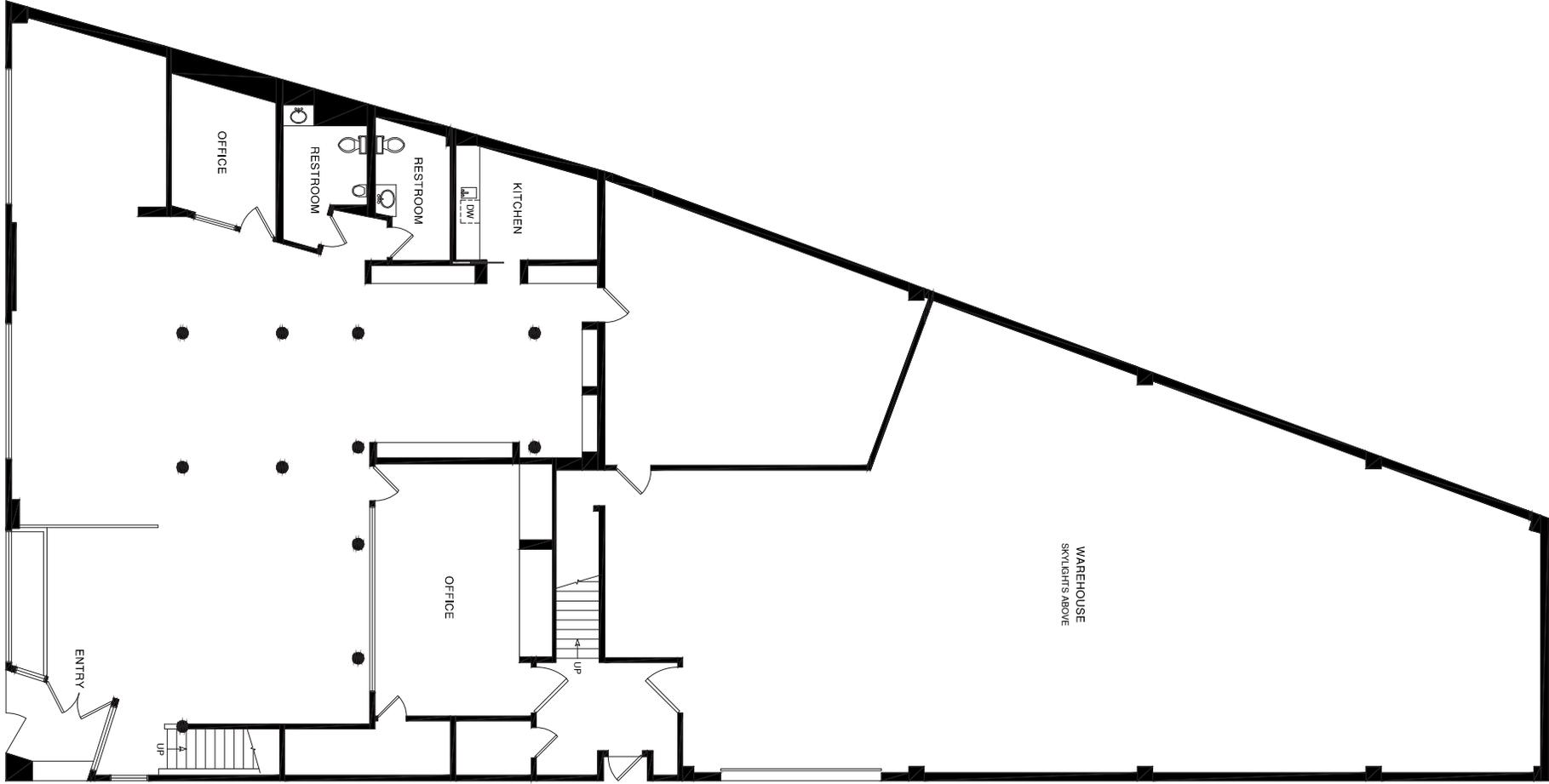
Compass Commercial is pleased to present the opportunity to lease a premier warehouse/showroom building situated in the Showplace Square District of San Francisco. 55 Potrero Avenue consists of two floors with approximately 9,455 square feet and is situated on a 6,830 square foot lot. The property features an open floor plan on the ground floor with a roll-up door, a private office, a kitchen, high ceilings, and skylights that provide an abundance of natural light. The second floor has large windows, three office areas, and two restrooms.



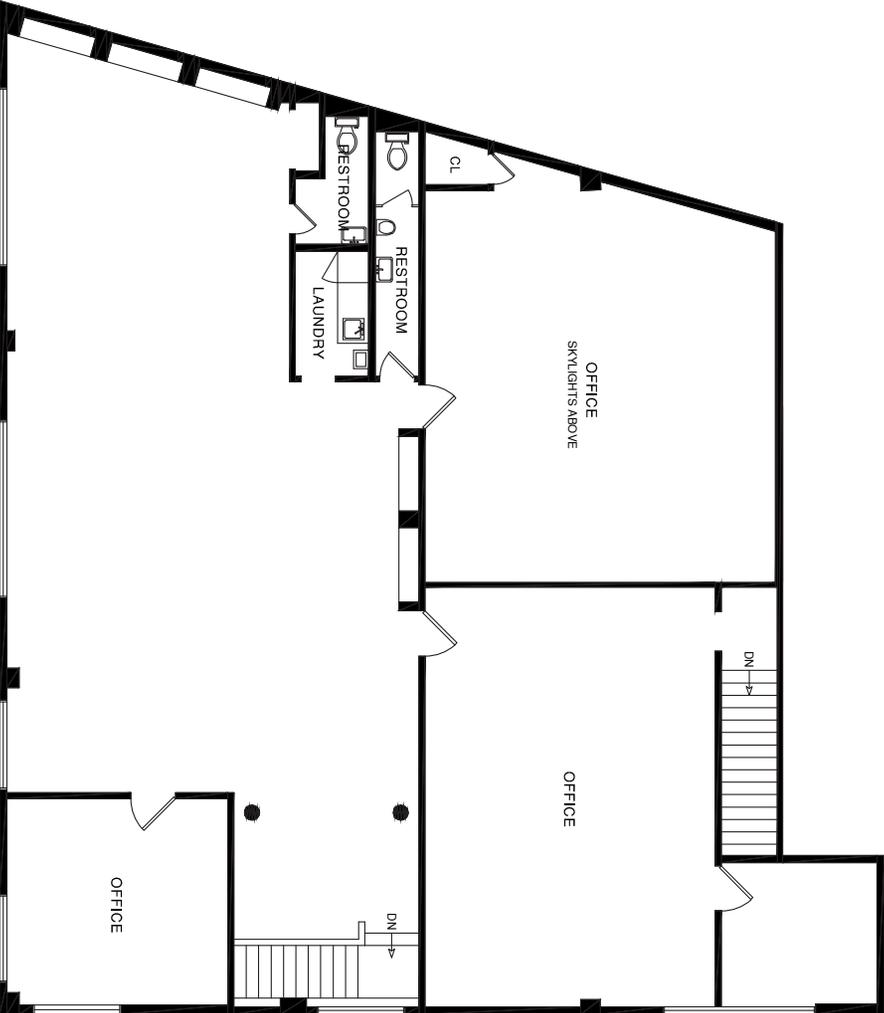
Asking Rent	Please Call
Building SqFt	± 9,455
Lot SqFt	± 6,830
Zoning	PDR-1-G
APN	3907-005



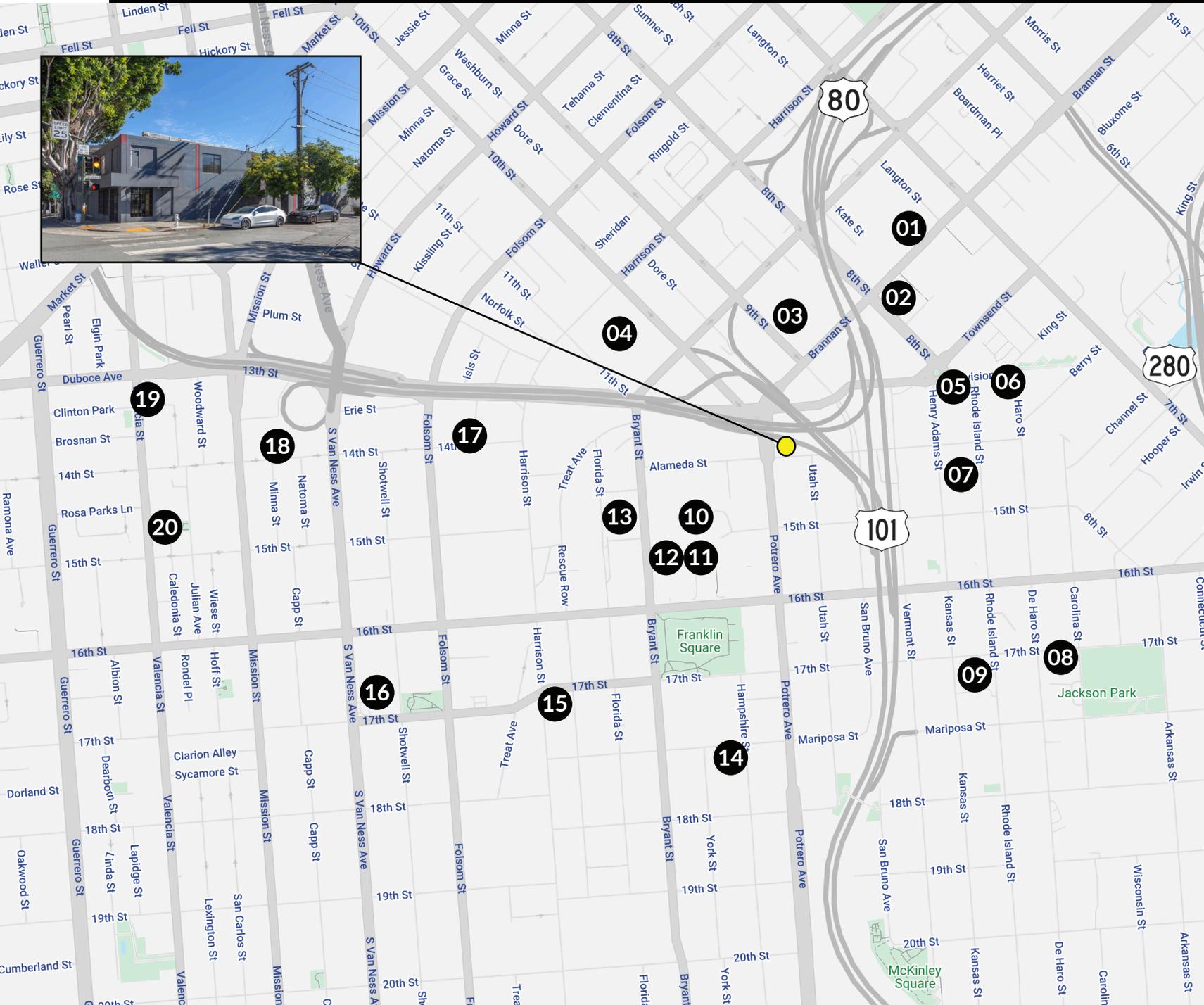
FLOOR PLAN - GROUND FLOOR



FLOOR PLAN - 2ND FLOOR



LOCATION MAP



LOCATION MAP

- 1) REI
- 2) Peet's Coffee
- 3) Trader Joe's
- 4) Costco Wholesale
- 5) Niku Steakhouse
- 6) Dumpling Time - Design District
- 7) San Francisco Design Center
- 8) Philz Coffee
- 9) Whole Foods
- 10) Safeway
- 11) Noah's NY Bagels
- 12) Petco
- 13) Sports Basement
- 14) The Morris
- 15) Gus's Community Market
- 16) Mission Bowling Club
- 17) Pink Onion
- 18) Standard Deviant Brewing
- 19) Burma Love
- 20) Four Barrel Coffee

Nearby MUNI

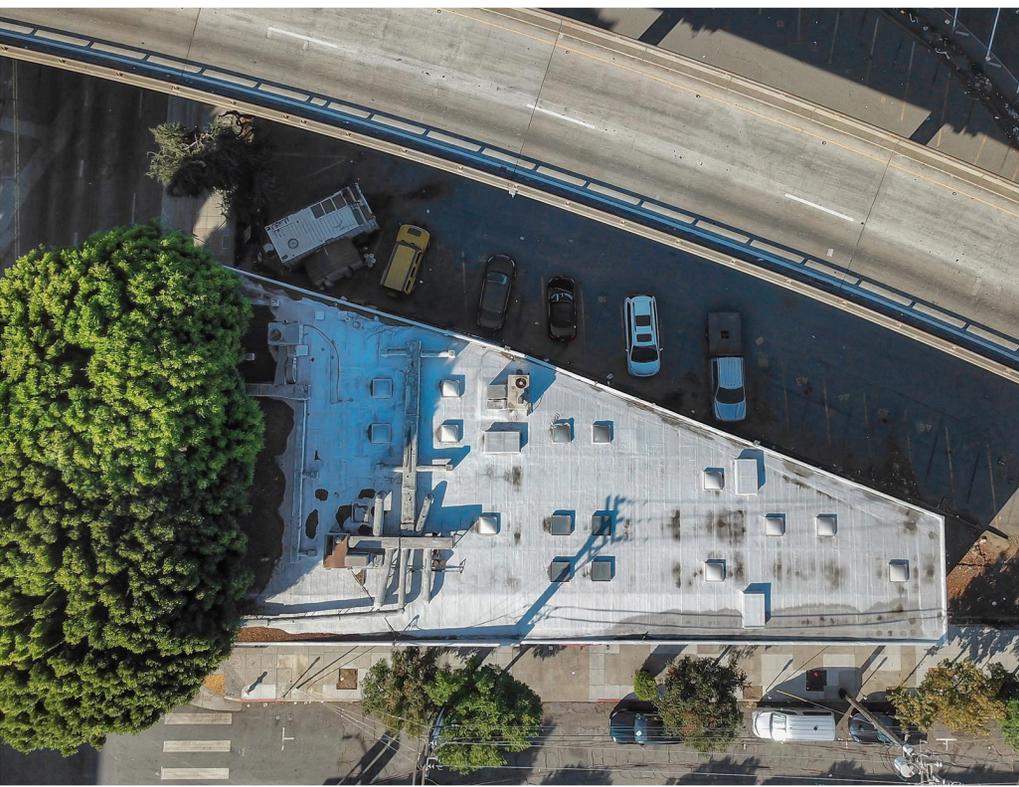
- 9 San Bruno
- 8 Bayshore
- 3 Ashbury/18th St











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

415.319.8166

Davis@theDNgroupSF.com

theDNgroupSF.com

DRE #01509978