

CONFIDENTIAL OFFERING MEMORANDUM

428 - 436 11TH ST.

SAN FRANCISCO, CA

**FOR SALE OR LEASE**



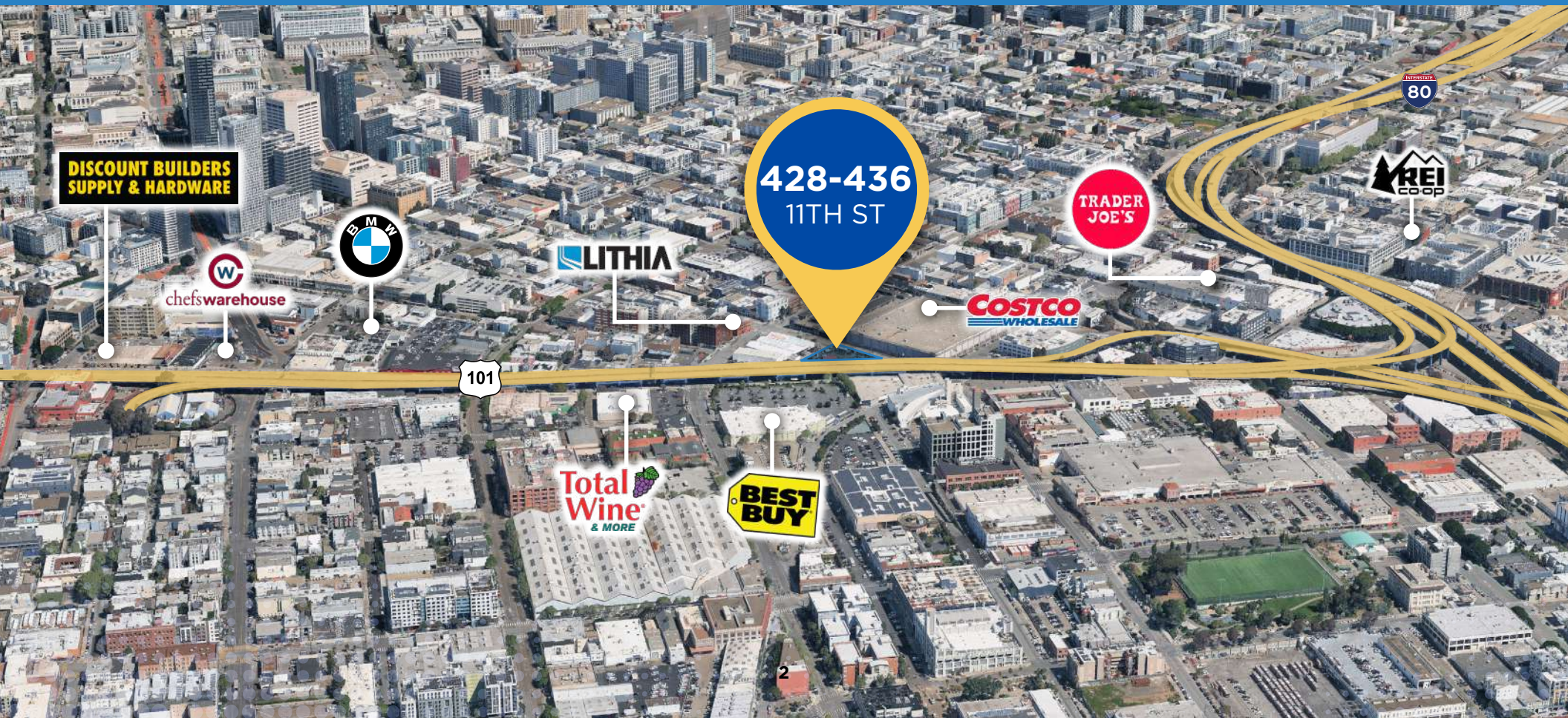
- Paved and Fenced Land with Utilities at 11th & Harrison, Across from Costco
- ±18,073 SF Bounded by 11th & 13th Streets
- Zoned: SALI (Service, Arts, Light Industrial)
- Leased to Clear Channel

# WESTERN SOMA

Western SoMA is a neighborhood defined by its up and coming developments and close proximity to some of the most desirable sub-markets in San Francisco: Mission District, the Hub District, Central SoMa, Potrero Hill, and Mid-Market. Conveniently situated near the intersection of the largest volume vehicle thoroughfares in the city—Interstate 80 and Highway 101—residents enjoy quick access to all parts of the city.

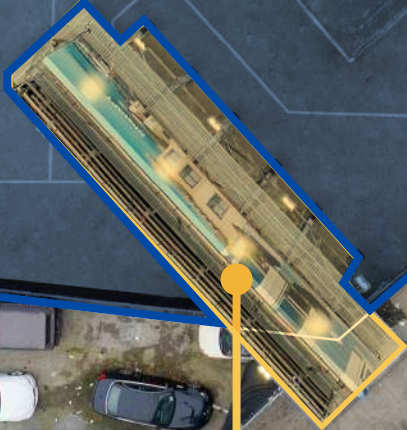
In 2019 the City designated the western portion of SoMa as a Community Benefit District. This legislation encouraged new developments, public amenities, and affordable housing while promoting general safety and cleanliness.

The neighborhood boasts of a growing density of off-the-beaten path restaurants that draw a crowd, including nine Michelin star restaurants (1601 Bar & Kitchen, Bellota, Birdsong, Californios, Izakaya Rintaro, Niku Steakhouse, Okane, Omakase, Shizen). Western SoMa offers the widest diversity of premium grocery options in the city (Costco, Trader Joe's, Whole Foods, Rainbow Grocery, Foods Co., Safeway, & independents). Western SoMa is evolving into one of the most desirable residential enclaves in the City.



428-436  
11TH ST

2 SIDED  
BILLBOARD



APN 3523-012



**COSTCO**  
WHOLESALE

HARRISON

11TH ST

**LEASED TO LITHIA**

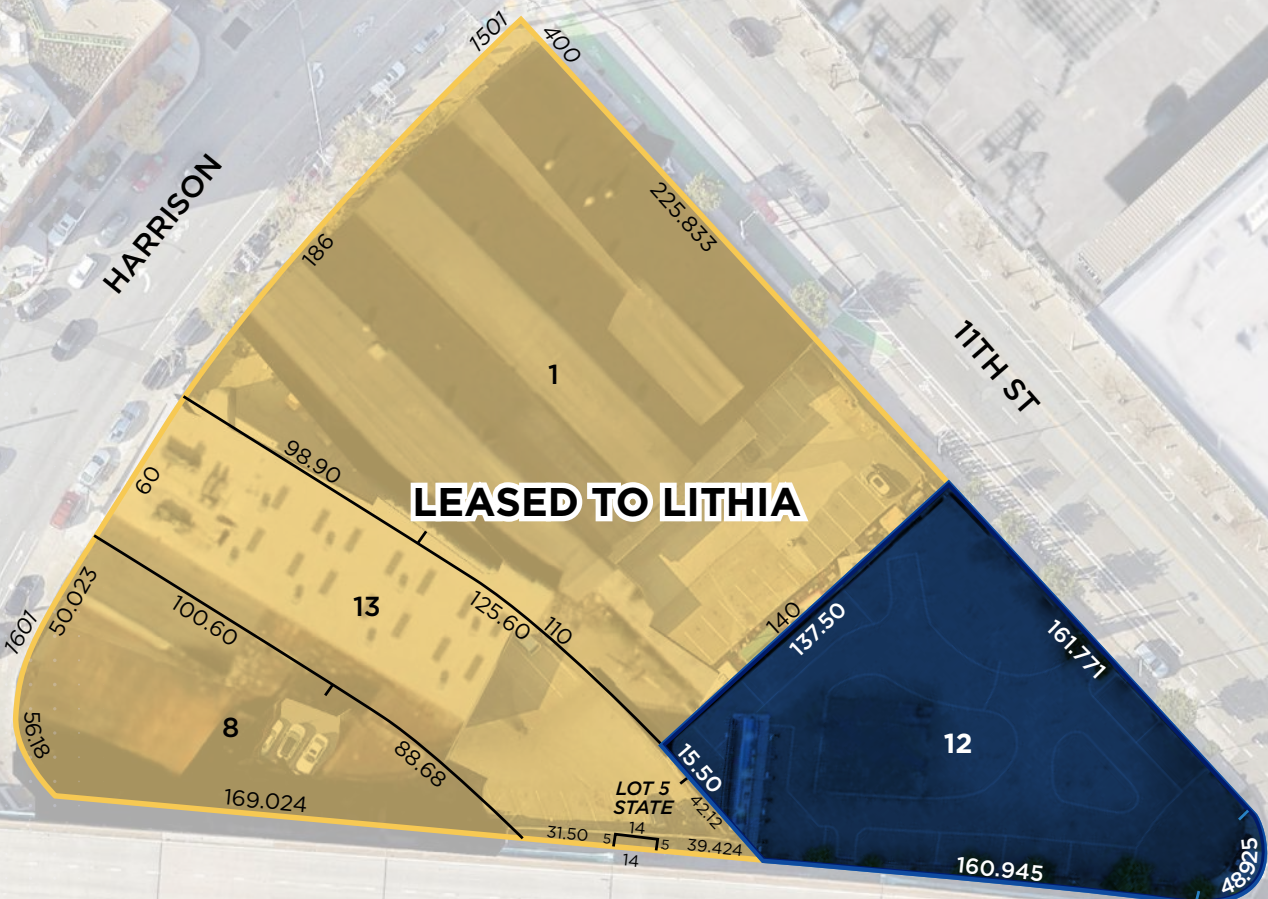


13TH ST

BLOCK 3901

BLOCK 3902

BLOCK 3903



Lot	Color	Dimensions (ft)
1	Yellow	1501, 400, 225.833, 186, 98.90, 60
13	Yellow	100.60, 125.60, 110, 140, 137.50, 161.771
8	Yellow	1601, 50.023, 100.60, 169.024, 88.68, 58.918
12	Blue	140, 137.50, 161.771, 160.945, 48.925, 15.50
4	Black	31.50, 14, 15, 39.424, 14

BERKELEY

OAKLAND

ALAMEDA

OAK AIRPORT

electrify america

EVgo

TESLA SUPERCHARGER

428-436 11TH ST

TESLA SUPERCHARGER Volterra

EVgo

101

MCALLISTER

GROVE

MARKET

HOWARD

FOLSOM

11TH ST

12TH ST

VAN NESS

SOUTH VAN NESS

TESLA SUPERCHARGER

Revel WAYMO



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