



STARBOARD CRE
LOCAL · INDEPENDENT · ENTREPRENEURIAL

FOR SALE IN SOMA DISTRICT



Allowing for future development - housing, office, mixed-use, hotel; the possibilities are endless.



140 11th Street
San Francisco, CA 94103

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Rentable Square Feet: ± 10,000 SF

Lot: ± 9,200 SF

Zoning: WMUG

Height: 55' height limit

Listing Price: \$5,890,000

Property Overview

Starboard CRE, as an exclusive advisor, is pleased to present the opportunity to purchase 140 11th Street in San Francisco. Located on 11th Street in SoMa, the asset is centrally located 1 block from BART. Currently an autobody shop, this provides the opportunity for an investor to retenant the property or an owner-user to take advantage of record-low interest rates. The property sits on a 9,200 square ft. lot, allowing for future development - housing, office, mixed-use, hotel; the possibilities are endless.

Property Highlights

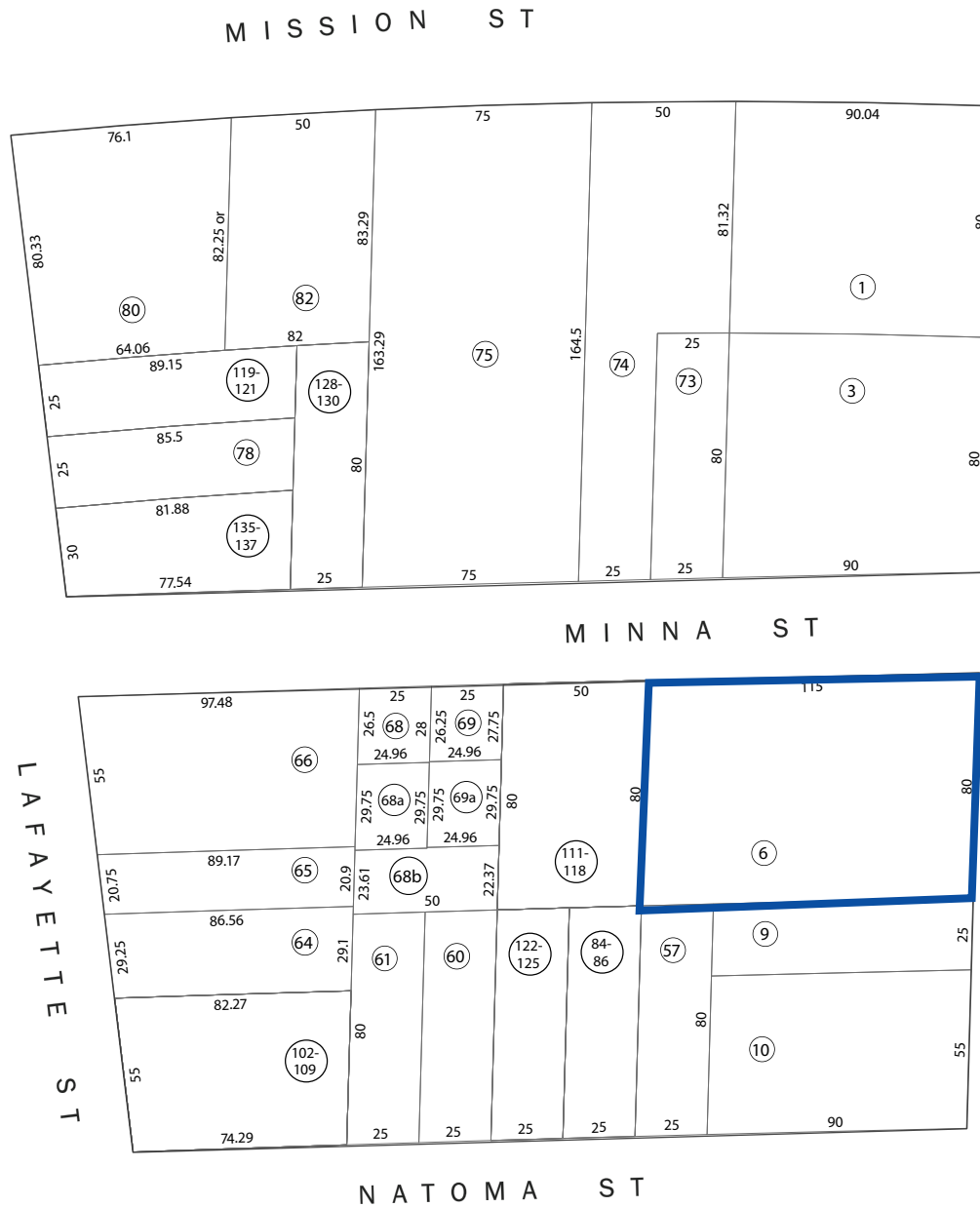
- Unprecedented location in heart of SoMa
- Rare opportunity to purchase a building currently set up as an autobody
- Perfect for an owner-user or an investor in a 1031 Exchange
- Interest rates are near all-time lows
- Future development opportunity down the road
- Corner location with dive-ins on both 11th and Minna Streets



WSOMA MIXED USE-GENERAL (WMUG) DISTRICT

- The WSoMa Mixed Use-General (WMUG) District is largely comprised of the low-scale, production, distribution, and repair uses mixed with housing and small-scale retail. The WMUG is designed to maintain and facilitate the growth and expansion of small-scale light manufacturing, wholesale distribution, arts production and performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing at a scale and density compatible with the existing neighborhood.
- Housing is encouraged over ground floor commercial and production, distribution, and repair uses. New residential or mixed use developments are encouraged to provide as much mixed-income family housing as possible. Existing group housing and dwelling units will be protected from demolition or conversion to nonresidential use by requiring conditional use review. Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.
- Hotels, nighttime entertainment, movie theaters, adult entertainment and heavy manufacturing uses are not permitted. Office use is restricted to customer-based services on the ground floor.





140 11TH STREET

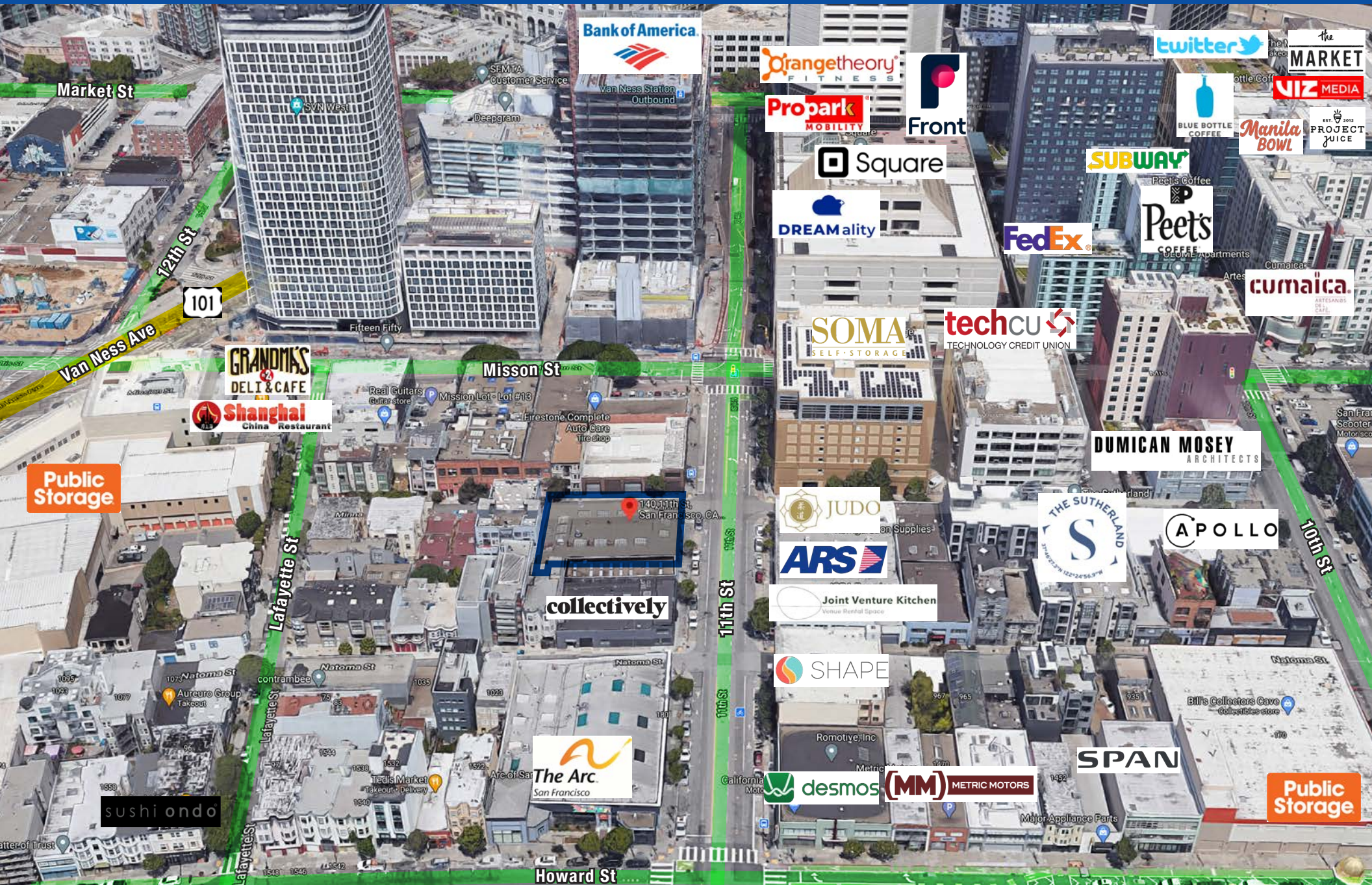


11TH ST



MACRO POINTS OF INTEREST

140 11TH STREET
SAN FRANCISCO, CA 94103



- 1 PICON
- 2 SHAPE
- 3 ROMOTIVE, INC.
- 4 DESMOS
- 5 SOMA SELF-STORAGE
- 6 JOINT VENTURE KITCHEN
- 7 DIGITAL ADVERTISING MAP
- 8 CALIFORNIA CHOPPERS
- 9 METRIC MOTORS
- 10 COLLECTIVELY, INC.
- 11 CONTRAMBEE
- 12 SUSHI ONDO
- 13 AMERICAN REFRIGERATION SUPPLIES INC
- 14 JORA PERUVIAN CUISINE POP UP
- 15 FIRESTONE COMPLETE AUTO CARE
- 16 AUREURO GROUP, LLC





*The largest,
independently
-owned commercial
real estate firm in
San Francisco.*

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California like we do

Full Service Firm

We do it all

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Since 1991, Starboard CRE has organically cultivated substantial relationships with investors, tenants, developers, architects, and accountants throughout the San Francisco-Bay Area. Locally based, Starboard agents are positioned to distinguish the San Francisco real estate market like no other, knowing the ins and outs of the city and having access to networks of more than 2,000 buildings and over 100 million square feet of space. Through these networks and unique inside knowledge, Starboard CRE makes it achievable to assist buyers quickly in finding their ideal space in one of the most unique real estate markets in the world.

