

1610 Evans Avenue
SAN FRANCISCO, CA

FOR SALE
\$1,499,000



WAREHOUSE FOR SALE

5,000 SQ FT PLUS 750 SQ FT MEZZANINE OFFICE

IDEAL BAYVIEW LOCATION

Probate Agent
Real Estate Services

URBANGROUP
REAL ESTATE

CONTENTS

1. Executive Summary
2. Property Overview
3. Property Photos

The information contained in this document has been obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. It is your responsibility to independently confirm its accuracy and completeness. You and your tax and legal advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SALES AND INVESTMENT TEAM

URBAN GROUP REAL ESTATE
LOUIS CORNEJO
Investment Sales

Office: 415.863.1775
Direct: 415.786.3662
Email: louis@urbangroupsf.com
DRE: 01518102 / 01885834

PROBATE AGENT REAL ESTATE SERVICES
ANDREW DE VRIES, MBA

Office: 415.585.5200
Email: andrew@probateagent.com
DRE: 01368031/00663471

INVESTMENT SUMMARY

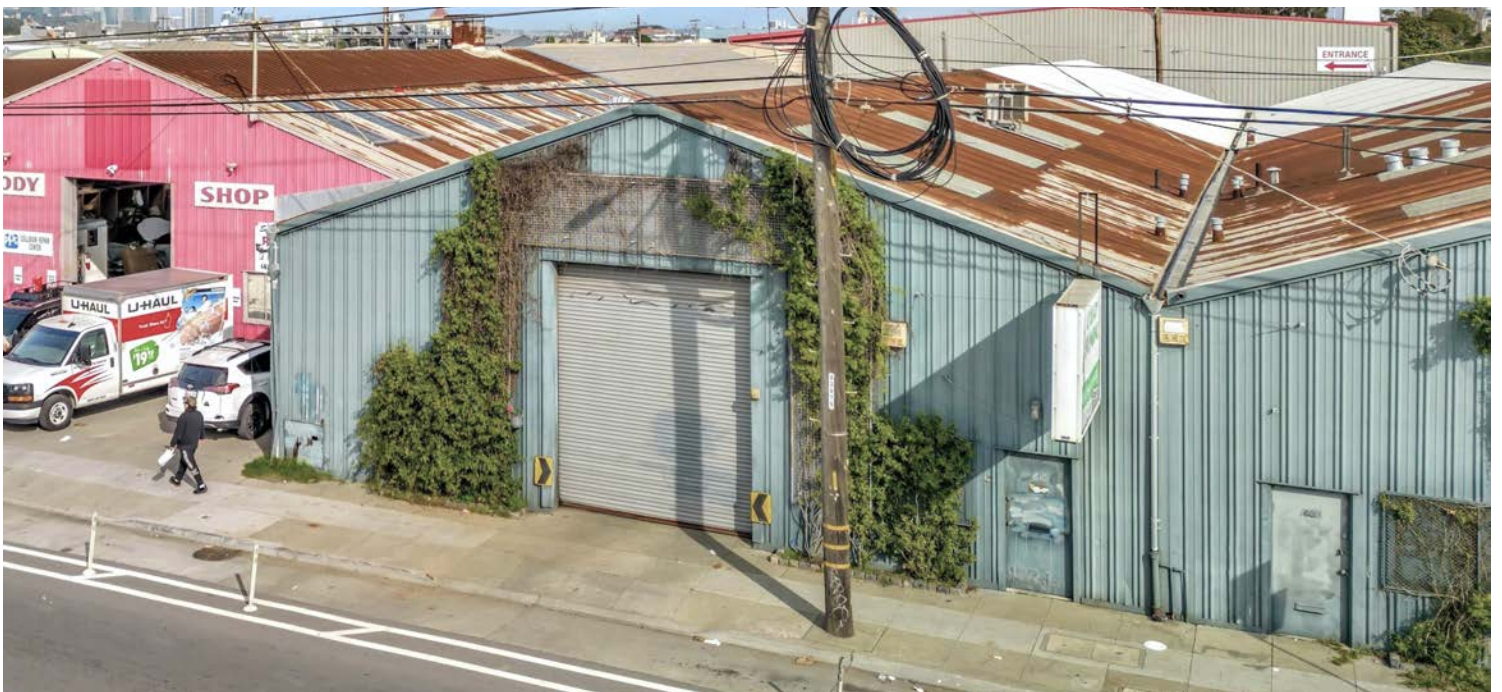
As exclusive agents, Urban Group Real Estate and Probate Agent Real Estate Services is pleased to present 1610 Evans Avenue, San Francisco, CA for purchase.

1610 Evans is a 5,000 square foot warehouse situated on a 50' by 100' parcel in the Bayview neighborhood of San Francisco. This property boasts a range of impressive features including clear height ranging 13'-20', 100-amp electric service, and a convenient 15' high drive-in door, complemented by PDR-2 zoning. The property is approximately 1,800 square foot office and 3,200 square foot warehouse space. Additionally, the building offers 1,000 square foot mezzanine storage, 750 square foot mezzanine private office, kitchenette and two restrooms.

Conveniently located on Evans Avenue near the intersection with Third Street, 1610 Evans benefits from its proximity to major freeways and the San Francisco Bay Bridge offering unparalleled connectivity and accessibility. This makes it an exceptional opportunity for owner users and investors alike seeking a great value in a prime San Francisco industrial location.

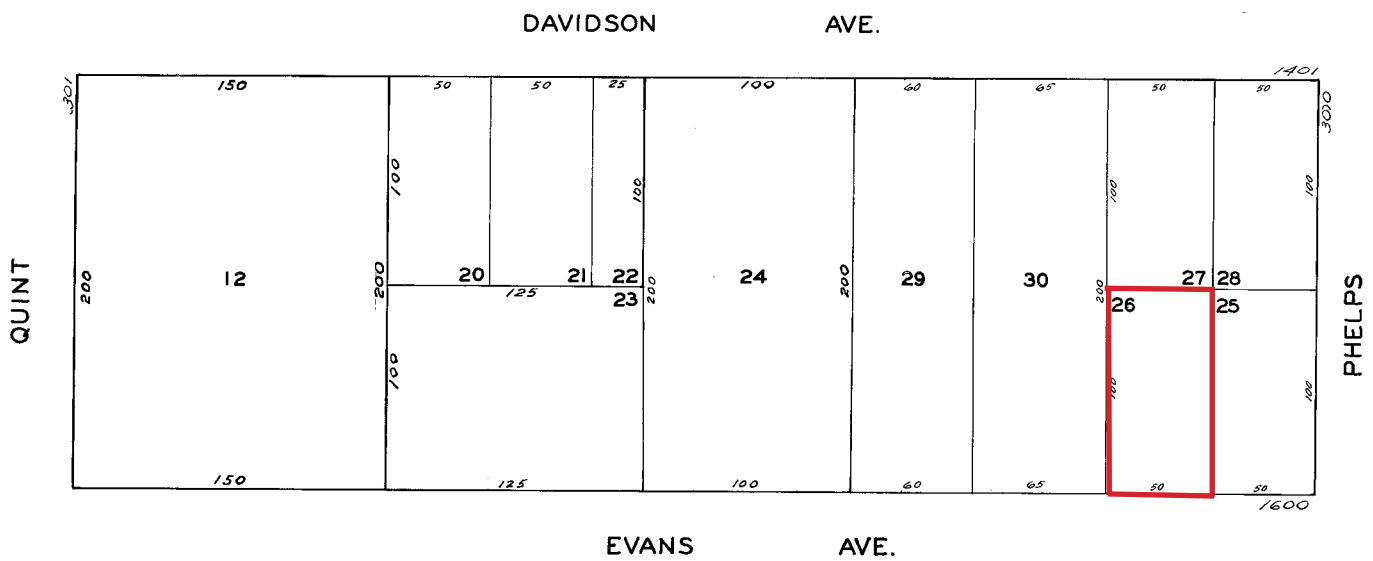
THE PERKS:

- ✓ Ideal Bayview Location
- ✓ PDR-2 Zoning
- ✓ Well-maintained property
- ✓ Delivered Vacant
- ✓ Great Value at \$300 PSF



PROPERTY OVERVIEW

Address	1610 Evans Avenue, San Francisco, CA
Parcel Number	5226-026
Neighborhood	Bayview
Zoning	PDR-2
Building Sq. Ft.	5,000 sq ft
Parcel Area	5,000 sq ft
Year Built	1965
Construction	Metal
Electrical Service	100 Amps Single Phase



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



Confidentiality Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains brief, selected information pertaining to the Property. However, neither the Owner nor Urban Group Real Estate Inc. purport this Package to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Any information contained herein is obtained from sources considered reliable. However, neither the Owner, nor Urban Group Real Estate Inc., make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential Memorandum or its contents, nor no legal liability is assumed or implied with respect thereto. In addition, neither the Owner nor Urban Group Real Estate Inc. is responsible for any misstatement of facts, errors, omissions, withdrawal from market, or change in terms, conditions or price without notice.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to the below:

URBAN GROUP REAL ESTATE INC.

1328 Valencia Street
San Francisco, CA 94110
Phone: 415.863.1775
Fax: 415.863.4713
DRE 01885834

URBANGROUP
REAL ESTATE