

Marcus & Millichap

MICHAEL DAIGIAN
FLORAL DESIGN

OFFERING MEMORANDUM

INDUSTRIAL CONDO

BAY PARK BUSINESS CENTER

3450 3rd Street Unit 3D, San Francisco, CA 94124

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OFFERING SUMMARY

Prime Industrial Condominium in San Francisco's Vibrant Central Waterfront

Located within the prestigious Bay Park Business Center, a meticulously planned 7.2-acre industrial/flex office park, this 3,150 square-foot industrial condominium offers a rare opportunity in the heart of San Francisco's dynamic Central Waterfront neighborhood. Positioned between the thriving Dogpatch and India Basin districts, this property benefits from a strategic location known for its blend of industrial functionality and urban accessibility, with proximity to major transportation hubs, dining, and cultural amenities.

Location Advantages

Situated in the Central Waterfront, the Bay Park Business Center is part of a burgeoning area known for its industrial heritage and modern redevelopment. The surrounding Dogpatch and India Basin neighborhoods offer a vibrant mix of artisanal businesses, tech startups, and creative enterprises, fostering a dynamic business ecosystem. With easy access to public transit, major highways, and San Francisco's downtown core, this location ensures seamless connectivity for employees, clients, and suppliers.





INVESTMENT HIGHLIGHTS

This industrial condominium presents a unique opportunity for businesses seeking a functional, well-located space or investors looking to capitalize on the strong demand for flexible industrial and office properties in San Francisco. Its modern amenities, zoning versatility, and prime location make it a standout choice in a competitive market. Don't miss the chance to own or lease this exceptional property in one of San Francisco's most sought-after industrial hubs. Schedule a tour today to explore its full potential!

- **Proximity to Interstate-280 and Highway 101**
- **Owner-User Opportunity**
- **12' Clear Height**
- **Seller Financing Available**



PROPERTY HIGHLIGHTS

- **Versatile Layout:** The unit features a grade-level roll-up door and a generous 12-foot clear height, ideal for a variety of industrial and flex uses. Approximately 2,600 square feet of warehouse space provides ample room for storage, production, or distribution operations.
- **Modern Office Loft:** The upstairs office loft is designed with contemporary finishes, offering two distinct office suites and a shared common area equipped with a kitchenette. This flexible space is perfect for administrative functions, creative studios, or collaborative work environments.
- **Zoning Flexibility:** Zoned PDR-2 (Core Production, Distribution, and Repair), the property supports a diverse range of uses, including industrial, office, and retail activities, making it an excellent fit for owner-users or investors seeking leasing opportunities.
- **Move-In Ready:** The property will be delivered vacant, allowing for immediate occupancy or customization to suit specific business needs.

OFFERING SUMMARY

		
Listing Price	Seller Financing	Price/SF
\$1,500,000	Available	\$476.19

FINANCIAL

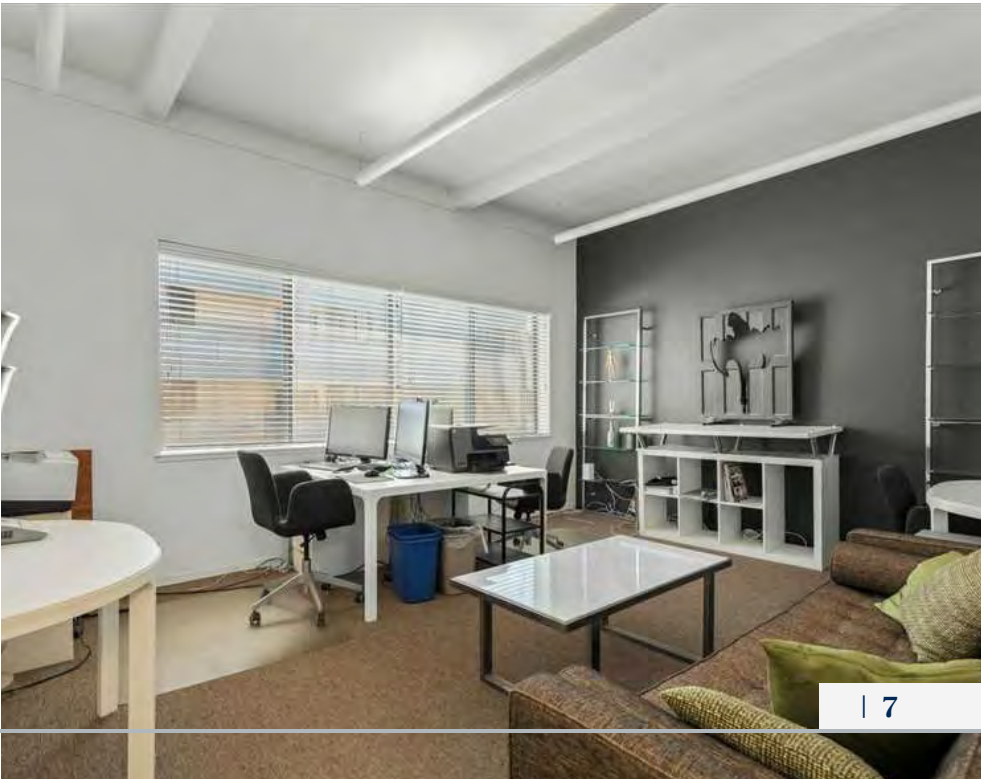
Listing Price	\$1,500,000
Price/SF	\$476.19

PROPERTY

Square Feet	3,150 SF
Grade Level Doors	One
Parking Spaces	Three Designated
Year Built	1987
Zoning	PDR-2
Power	3p 240v
Clear Height	12 Feet

EXPENSES

Parking/Association Fees	\$8,868
Insurance	\$2,268
Gas/Electricity	\$3,372
Garbage/Water/Sewer	\$4,824
Property Taxes	\$17,572
TOTAL	\$36,904



ADDITIONAL PHOTOS // **Industrial Condo - Bay Park Business Center**



Industrial Condo - Bay Park Business Center // ADDITIONAL PHOTOS



ADDITIONAL PHOTOS // Industrial Condo - Bay Park Business Center



Industrial Condo - Bay Park Business Center // ADDITIONAL PHOTOS





Mission District

Potrero Hill

San Francisco

INTERSTATE
280

SUBJECT PROPERTY

3rd Street

Cargo Way

Illinois Street

Potrero Hill
Recreation Center



Pier 80



SUBJECT PROPERTY

Pier 90

FLORA GRUBB GARDENS

3rd Street

Cargo Way

DEMOGRAPHICS // Industrial Condo - Bay Park Business Center

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	21,225	329,535	743,545
2024 Estimate			
Total Population	21,028	324,501	732,344
2020 Census			
Total Population	22,812	335,714	756,484
2010 Census			
Total Population	18,961	288,679	688,930
Daytime Population			
2024 Estimate	26,926	486,022	1,095,073
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	8,409	143,803	336,295
2024 Estimate			
Total Households	8,260	141,391	331,250
Average (Mean) Household Size	2.5	2.3	2.3
2020 Census			
Total Households	8,053	138,134	324,447
2010 Census			
Total Households	6,545	117,197	299,113

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	30.8%	38.4%	37.3%
\$150,000-\$199,999	12.8%	12.3%	12.6%
\$100,000-\$149,999	11.7%	12.2%	12.9%
\$75,000-\$99,999	6.8%	7.1%	7.7%
\$50,000-\$74,999	9.7%	7.8%	7.7%
\$35,000-\$49,999	6.3%	5.1%	5.0%
\$25,000-\$34,999	4.3%	3.5%	3.7%
\$15,000-\$24,999	5.4%	4.8%	4.7%
Under \$15,000	12.2%	8.7%	8.5%
Average Household Income	\$149,911	\$176,431	\$176,181
Median Household Income	\$123,681	\$151,645	\$150,765
Per Capita Income	\$62,286	\$79,097	\$80,938
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	21,028	324,501	732,344
Under 20	21.9%	15.7%	14.8%
20 to 34 Years	24.3%	26.2%	26.2%
35 to 39 Years	8.9%	9.9%	9.3%
40 to 49 Years	14.1%	14.7%	13.7%
50 to 64 Years	18.4%	18.9%	18.6%
Age 65+	12.5%	14.6%	17.4%
Median Age	37.0	40.0	41.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	15,388	257,752	586,985
Elementary (0-8)	8.9%	7.8%	7.0%
Some High School (9-11)	7.2%	4.8%	4.5%
High School Graduate (12)	15.5%	12.6%	11.5%
Some College (13-15)	16.5%	12.7%	12.3%
Associate Degree Only	5.8%	4.7%	4.9%
Bachelor's Degree Only	27.6%	31.9%	34.6%
Graduate Degree	18.5%	25.4%	25.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	34.0	34.0	34.0

Industrial Condo - Bay Park Business Center // DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 732,344. The population has changed by 6.30 percent since 2010. It is estimated that the population in your area will be 743,545 five years from now, which represents a change of 1.5 percent from the current year. The current population is 48.2 percent male and 51.8 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 39.0. The population density in your area is 9,315 people per square mile.



EMPLOYMENT

In 2024, 446,707 people in your selected area were employed. The 2010 Census revealed that 72.3 percent of employees are in white-collar occupations in this geography, and 9.7 percent are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



HOUSEHOLDS

There are currently 331,250 households in your selected geography. The number of households has changed by 10.74 percent since 2010. It is estimated that the number of households in your area will be 336,295 five years from now, which represents a change of 1.5 percent from the current year. The average household size in your area is 2.3 people.



HOUSING

The median housing value in your area was \$1,000,000 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 104,849.00 owner-occupied housing units and 194,263.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$150,765, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 113.94 percent since 2010. It is estimated that the median household income in your area will be \$171,215 five years from now, which represents a change of 13.6 percent from the current year.

The current year per capita income in your area is \$80,938, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$176,181, compared with the U.S. average, which is \$101,307.



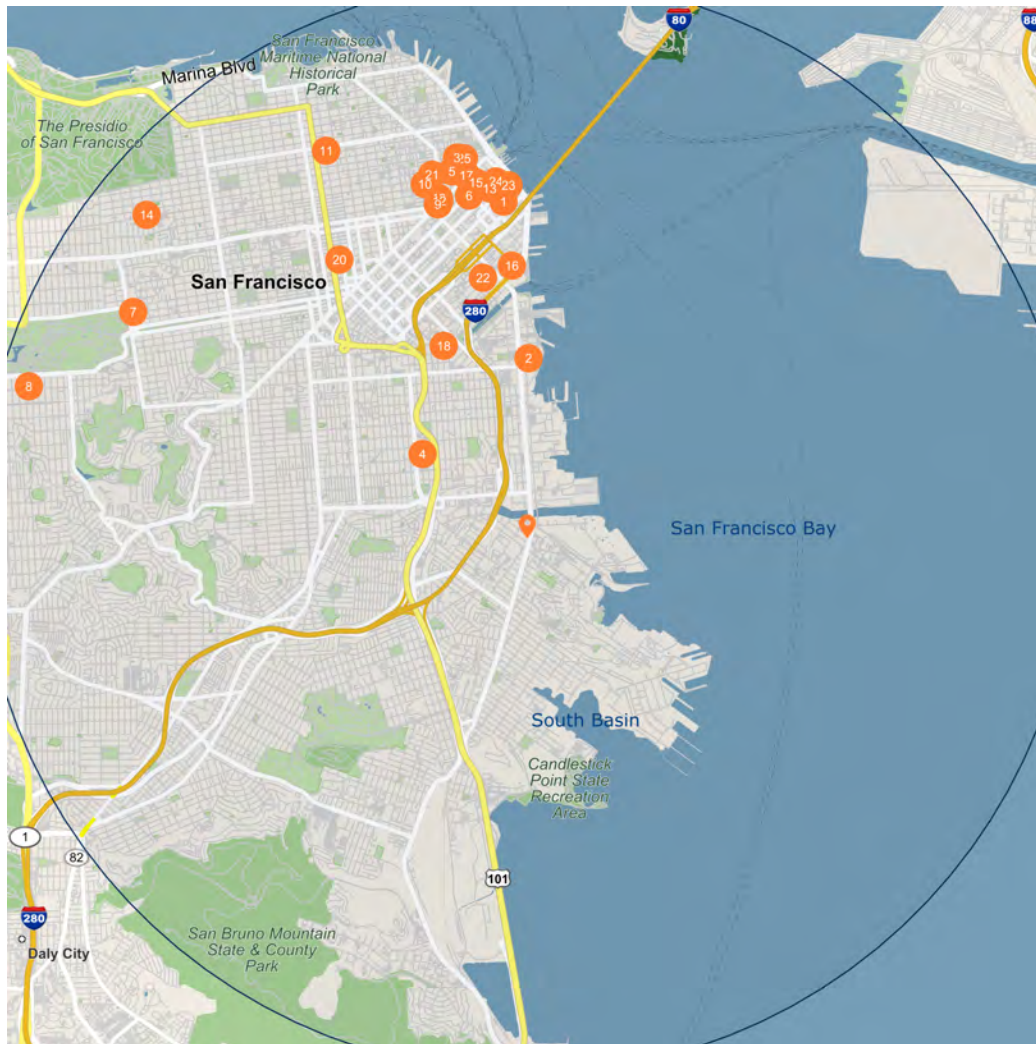
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 56.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 4.9 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 9.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.0 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 14.6 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHICS // Industrial Condo - Bay Park Business Center

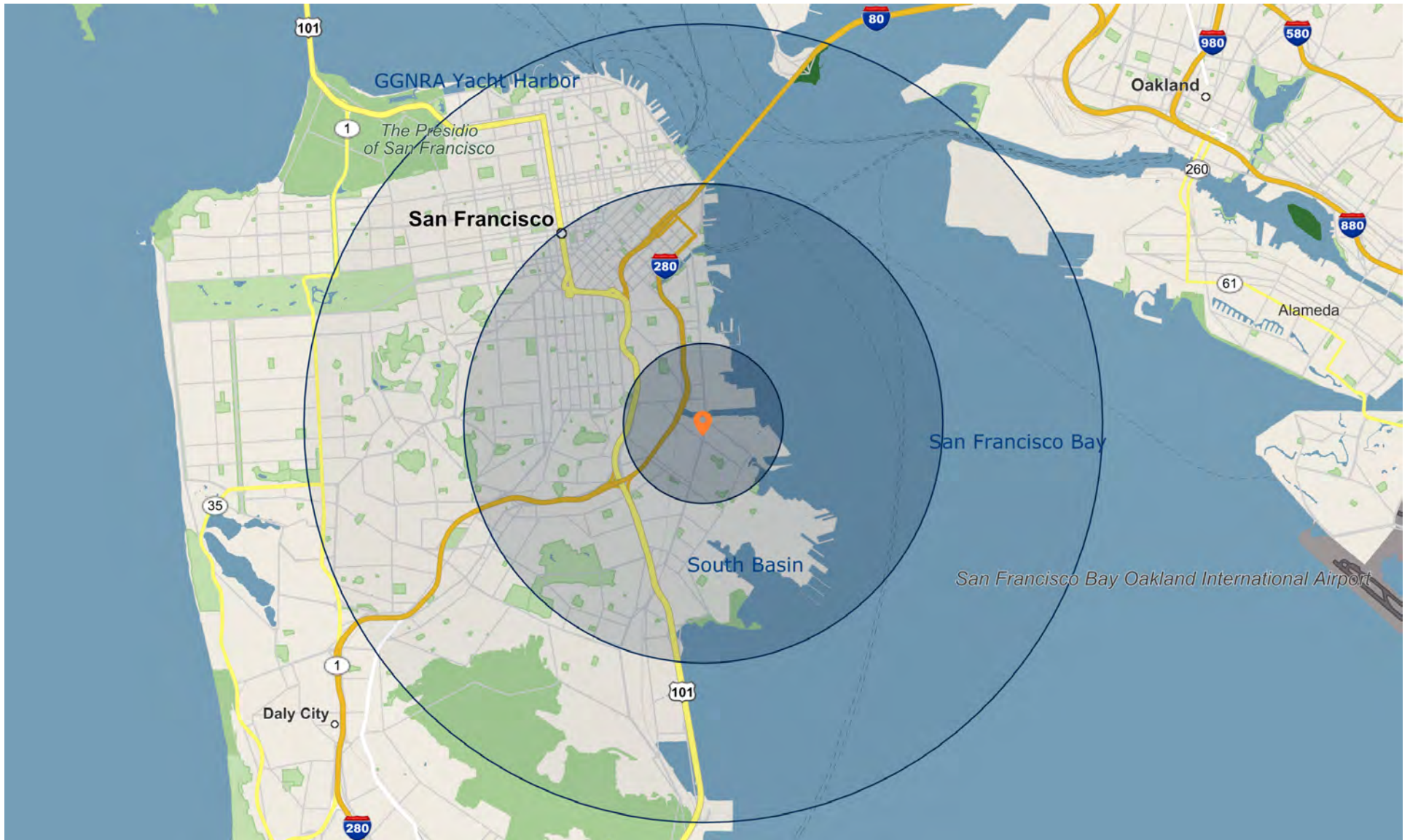


Major Employers

Employees

1	Charlotte Russe Holdings Corp	9,455
2	Uber Technologies Inc-UBER	9,000
3	Ggc Administration LLC-Golden Gate Capital	8,590
4	City & County San Francisco-San Francisco General Hospital	8,000
5	Tarrant Capital Ip LLC-Tpg Growth	5,490
6	Okta Inc-OKTA	5,209
7	St Marys Medical Center Inc-Surgery Department	5,037
8	Safeway Inc-Safeway	5,022
9	General Wireless Operations Inc-Radioshack	5,003
10	Pacific Bell Telephone Company-AT&T California	4,444
11	Pacific Bell Telephone Company	4,444
12	McKesson Property Company Inc-McKesson	4,360
13	Facebook Park Tower	4,000
14	1life Healthcare Inc-1 Life Healthcare	3,522
15	Maplebear Inc-Instacart	3,181
16	Cloudflare Inc-CLOUDFLARE	3,150
17	ISO Services Inc	2,869
18	Samsara Inc-Samsara	2,804
19	Stitch Fix Inc-Stitch Fix	2,781
20	City & County San Francisco-San Francisco Pub Utilities Comm	2,700
21	Lava Intermediate Inc	2,601
22	Sutter Bay Hospitals-California PCF Med Ctr RES Inst	2,578
23	Gap Inc-GAP	2,500
24	New Relic Inc	2,474
25	Millennium Management LLC	2,276

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