

AUTO SERVICE FACILITY

998 Folsom St | San Francisco, CA 94107

Industrial
Leasing Opportunity

Offering Memorandum



Subject Property

±2,665 SF For Lease

Corner Parcel In
Downtown San Francisco

MATTHEWSTM

Exclusively Listed By



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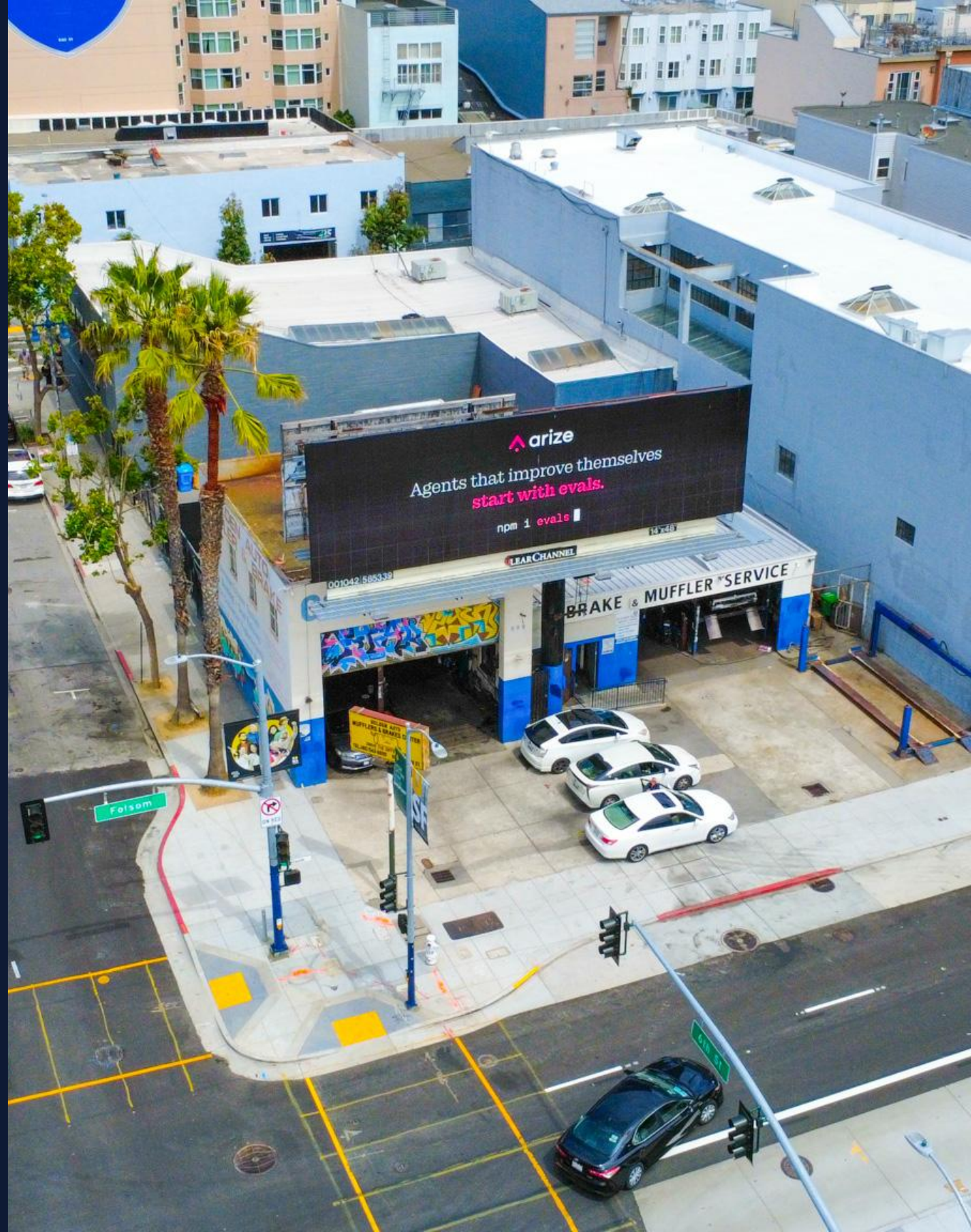
License No. 01963473 (CA)

David Harrington
Broker of Record

Broker Lic. No.: 01320460 (CA)

Firm Lic. No.: 02168060 (CA)

MATTHEWS™



PROPERTY OVERVIEW

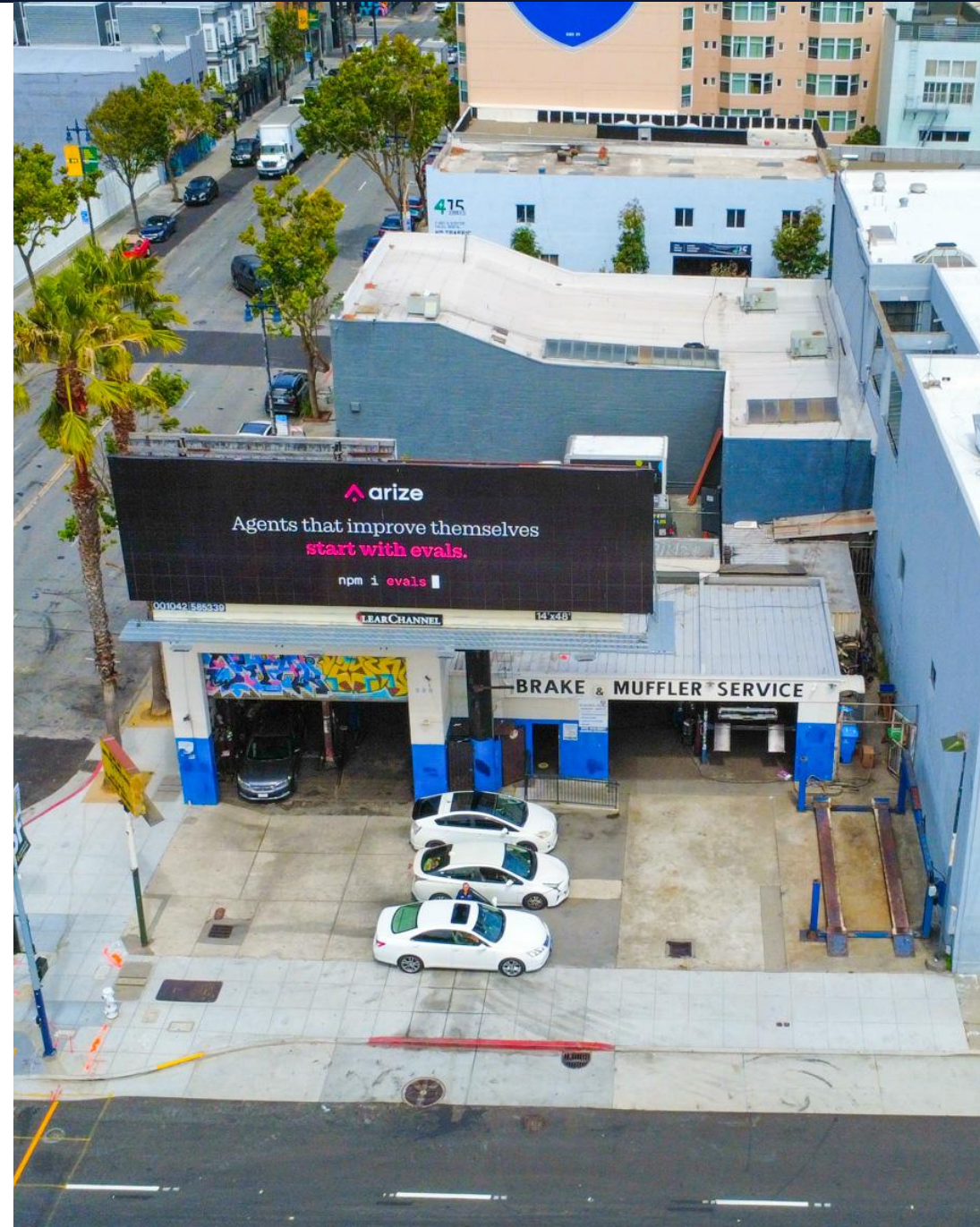
998 Folsom St
San Francisco, CA 94107



INVESTMENT HIGHLIGHTS

Property Highlights

- ±2,665 SF automotive repair facility
- ±5,050 SF corner parcel
- Automotive repair facility operating for over 40 years
- Existing automotive repair improvements
- Oversized service bay with approximately 20' clear height (tenant to verify)
- Wide service bay accommodating multiple vehicles
- Existing exterior vehicle lift
- Frontage parking for customers and employees
- Excellent visibility at the signalized corner of Folsom St. & 6th St.
- Prominent building signage opportunity
- Over 39,600 vehicles per day
- Immediate access to I-80, US-101 & I-280
- Centrally located in SoMa
- Asking Rent: \$3.00/SF Base + \$0.53/SF for Taxes and Insurance
- Tenant responsible for building maintenance





 **921 Howard St Apartments**
±203 Units | Built in 2023



San Francisco Chronicle



 **921 Howard St Apartments**
±203 Units | Built in 2023



 **Mosso**
±463 Units | Built in 2016

ECON GLASS
COMMERCIAL & RESIDENTIAL
GLASS SPECIALISTS



Golden Auto Muffler & Brake Center

Subject Property

Gene Friend Recreation Center

6th St ±39,600 VPD

Folsom St ±28,500 VPD



998 Folsom St

San Francisco, CA 94080

Rent \$9,407

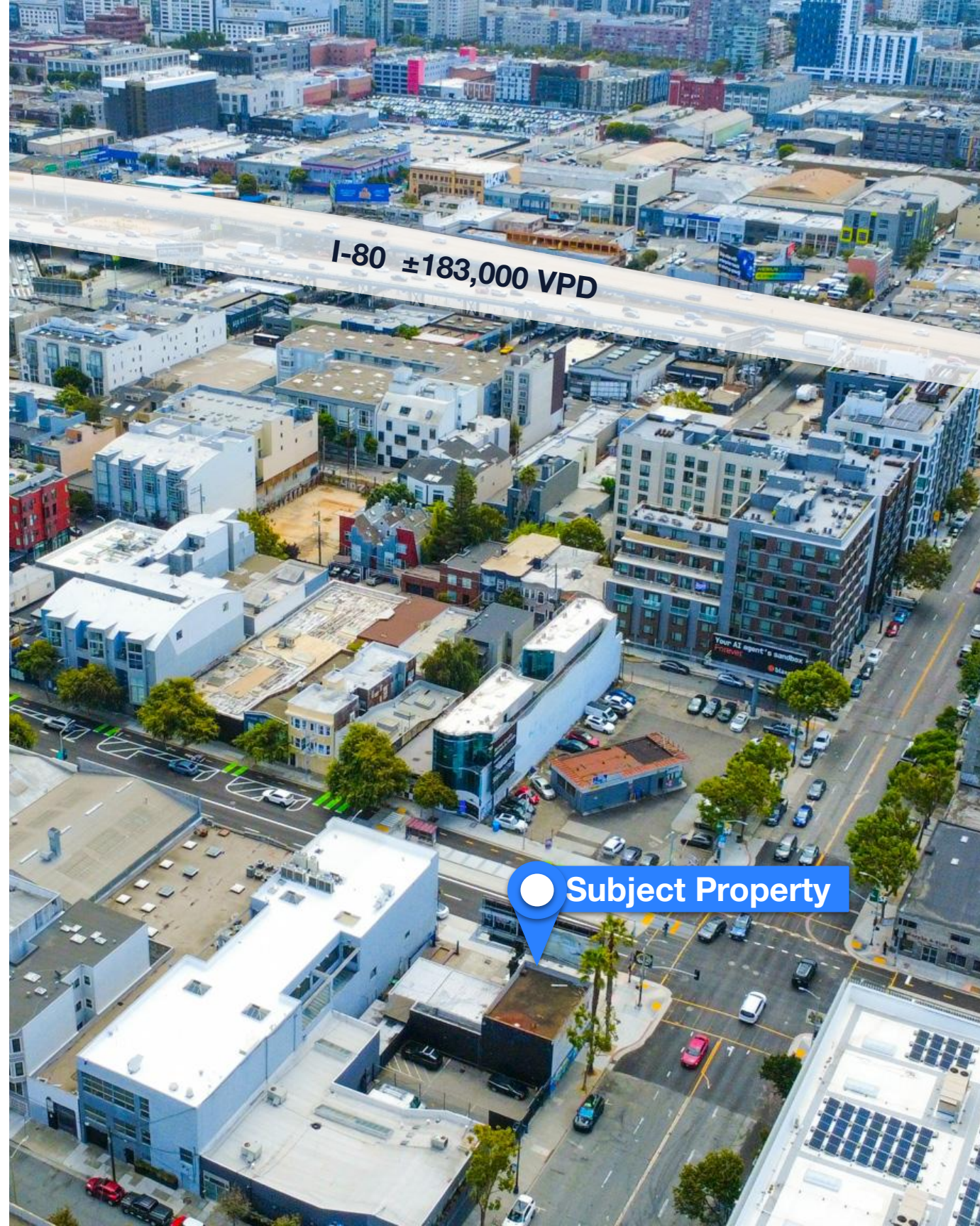
Lease Type Modified Gross

Price Per SF 3.00 Base Rent +
.53 For Opex

Year Built 1957

Lot Size ±5,050 SF

Building SF ±2,665 SF



MARKET OVERVIEW

998 Folsom St
San Francisco, CA 94107



SAN FRANCISCO, CA

Total Population
836,000+

Annual Visitors
23 Million

Tourism Economic Impact
\$8.8 Billion

GDP
\$600+ Billion

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	130,464	462,547	731,663
Current Year Estimate	125,645	463,168	736,796
2020 Census	117,367	471,237	769,060
Growth Current Year-Five-Year	3.84%	-0.13%	-0.70%
Growth 2020-Current Year	7.05%	-1.71%	-4.20%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	67,747	228,457	323,923
Current Year Estimate	65,698	229,904	327,470
2020 Census	61,985	233,926	335,749
Growth Current Year-Five-Year	3.12%	-0.63%	-1.08%
Growth 2020-Current Year	5.99%	-1.72%	-2.47%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$174,141	\$234,067	\$232,400

SAN FRANCISCO, CA

San Francisco is one of Northern California's most sought-after coastal markets, recognized for its high quality of life, strong economic fundamentals, and consistent real estate performance. The city is defined by its coastline, bay, and a well-established mix of retail, dining, and employment centers that support a highly affluent and stable resident base. Demand for multifamily remains strong, driven by proximity to major job hubs in Downtown and Silicon Valley, as well as access to San Francisco International Airport and major transportation corridors.

With limited land availability and strict development regulations, San Francisco presents significant barriers to new supply, helping to sustain long-term property value growth and stable rental demand. The market benefits from a renter profile that prioritizes location, lifestyle, and convenience, allowing multifamily assets to achieve premium positioning and strong occupancy levels. For owners, San Francisco represents a durable investment environment within a coastal market that continues to outperform due to its supply constraints, demographic strength, and long-term desirability.



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This Leasing Package contains select information pertaining to the business and affairs of 998 Folsom St | San Francisco, CA 94107 ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.