# 1288 HOWARD

1288
HOWARD STREET
SAN FRANCISCO
CA 94103

CBRE

OFFERING MEMORANDUM

## AFFILIATED BUSINESS DISCLOSURE

 operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves 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 at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

# THE OFFERING

## Position your business at the heart of San Francisco's dynamic SoMa district with the ground floor commercial condos at 1288 Howard.

Located beneath a luxury residential community and steps from Costco, IKEA, and a thriving cultural scene, these premium commercial spaces offer unmatched visibility, foot traffic, and connectivity. With sleek modern architecture, flexible layouts, and proximity to major transit and tech hubs, the property is ideally suited for a wide range of owner-users—including retail, office, showroom, creative production, and service-oriented businesses. Whether you're seeking a strategic flagship location or a long-term operational base, these commercial condos offer a smart, adaptable foothold in one of the city's most accessible and well-connected neighborhoods.

# THE MARKET


Located beneath a luxury residential community and steps from Costco, IKEA, and a thriving cultural scene, this premium retail space offers unmatched visibility, foot traffic, and connectivity.

| # | PROJECT/ADDRESS | DESCRIPTION |
|---|---|---|
| | **MULTIFAMILY** | |
| 1 | The George, 434 Minna Street | 400 Units |
| 2 | Serif SF, 960 Market Street | 242 Units |
| 3 | SOMA Residences, 1045 Mission Street | 278 Units |
| 4 | 1036 Mission Street | 83 Units |
| 5 | 1068 Mission Street | 256 Units |
| 6 | Prism Apartments, 1028 Market Street | 193 Units |
| 7 | 1066 Market Street | 303 Units |
| 8 | Blueground, 1075 Market Street | 90 Units |
| 9 | Trinity Place, 1169 Market / 1188 Mission | 1,399 Units |
| 10 | AVA 55 Ninth, 55 9th Street | 273 Units |
| 11 | Olume, 1401 Mission Street | 121 Units |
| 12 | NEMA, 8 10th Street | 754 Units |
| 13 | Fox Plaza, 1390 Market Street | 445 Units |
| 14 | 150 Van Ness Avenue | 420 Units |
| 15 | 100 Van Ness Avenue | 418 Units |

| # | PROJECT/ADDRESS | DESCRIPTION |
|---|---|---|
| | **MULTIFAMILY** | |
| 16 | 1500 Mission Street | 550 Units |
| 17 | The Oak, 1554 Market Street | 109 Units |
| 18 | The Brady, One Brady Street | 444 Units |
| 19 | Chorus, 30 Otis Street | 416 Units |
| | **OFFICE** | |
| 20 | 5M, 415 Natoma Street | 654,000 SF |
| 21 | The Mart SF, 1301-1355 Market Street | 729,000 SF |
| 22 | 1275 Market Street | 354,000 SF |
| 23 | 1455 Market Street | 1,000,000 SF |
| | **HOSPITALITY** | |
| 24 | The Line Hotel, 33 Turk Street | 236 Rooms |
| 25 | Proper Hotel, 45 McAllister Street | 131 Rooms |
| 26 | Yotel, 1095 Market Street | 203 Rooms |
| 27 | BEI San Francisco, 50 8th Street | 396 Rooms |

| # | PROJECT/ADDRESS | DESCRIPTION |
|---|---|---|
| | **DEVELOPMENTS** | |
| 28 | 469 Stevenson Street | Proposed 462 residential units; 4K SF retail. |
| 29 | 1055 Market Street | Proposed 150-room hotel. |
| 30 | 1125 Market Street | Proposed 12-story 180-room hotel; 3K ground floor restaurant; 10K SF co-working/office space. |
| 31 | 1270 Mission Street | 20 Approved 299 residential units; 2K SF retail. |
| 32 | 30 Van Ness Avenue | Proposed 333 residential units in 520' tower; 235K SF office; 7K SF retail. |
| 33 | One Oak Street | Proposed 453 residential units in 400' tower. |
| 34 | 10 South Van Ness Avenue | 984 residential units in 2 towers; 30K SF retail. |
| 35 | 98 Franklin Street | Proposed 385 residential units; secondary school |

# THE NEIGHBORHOOD

100
TRANSIT
SCORE

97
WALK
SCORE

# ZONING OVERVIEW

Regional Commercial District (RCD)

The property is located within San Francisco's Regional Commercial District (RCD), a flexible zoning designation that supports a wide range of commercial uses. This zoning offers an ideal environment for owner-users seeking a strategic location with broad operational flexibility.

**PERMITTED USES INCLUDE:**

- Retail & Office
- Eating & Drinking Establishments
- Production, Distribution & Repair (PDR)
- Arts & Creative Uses
- Certain Auto Services

**ADDITIONAL HIGHLIGHTS:**

- Large-scale lots and wide streets support diverse business types
- High visibility along major transit corridors (9th & 10th Streets)

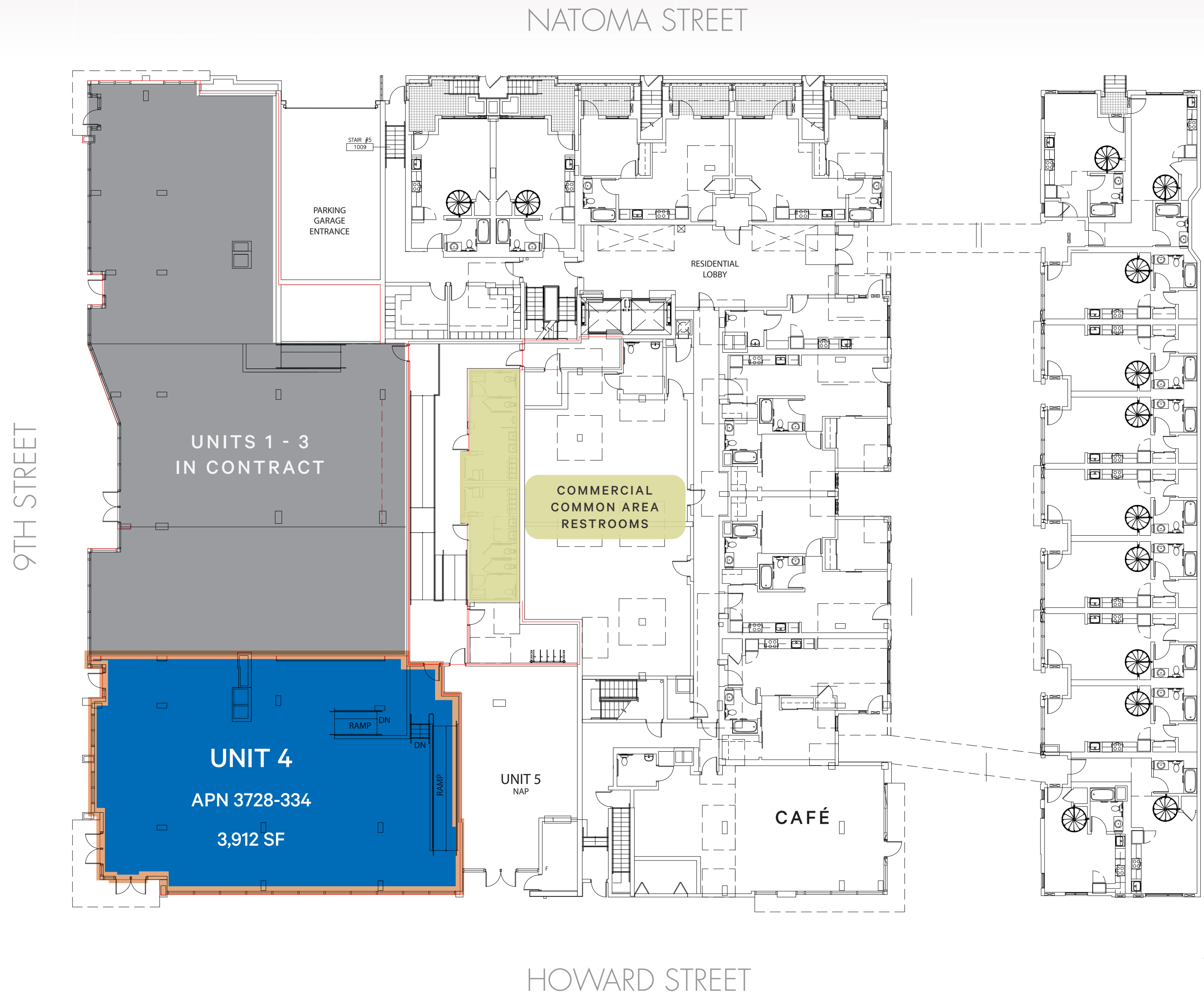
# THE SPACE - UNIT 4

BUILT OUT COMMON AREA RESTROOMS

HARD CORNER

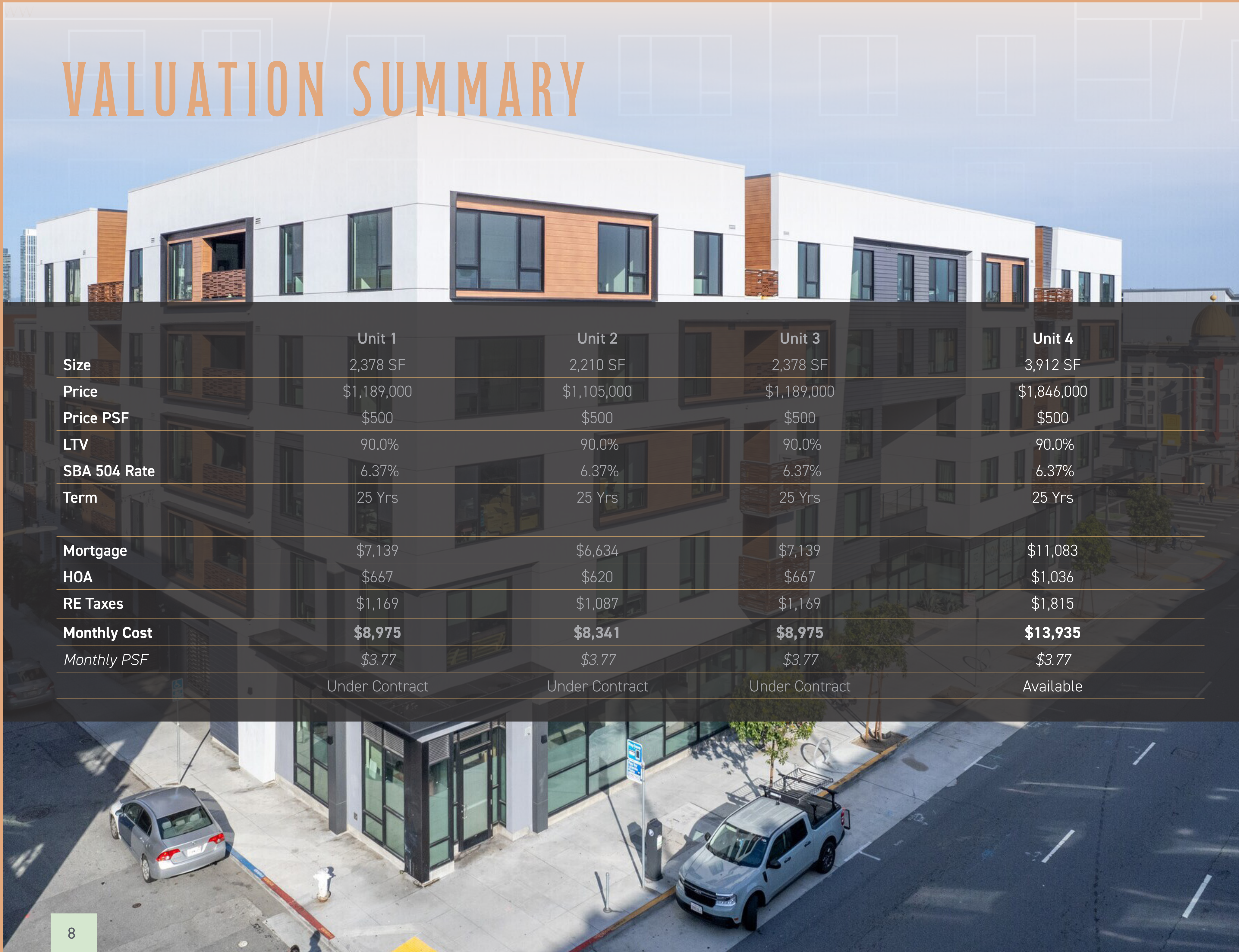
15' CEILING HEIGHTS

TYPE 2 VENTING IN PLACE




*Demising scheme shown for illustrative purposes only.*

# VALUATION SUMMARY



| | Unit 1 | Unit 2 | Unit 3 | Unit 4 |
|---|---|---|---|---|
| **Size** | 2,378 SF | 2,210 SF | 2,378 SF | 3,912 SF |
| **Price** | $1,189,000 | $1,105,000 | $1,189,000 | $1,846,000 |
| **Price PSF** | $500 | $500 | $500 | $500 |
| **LTV** | 90.0% | 90.0% | 90.0% | 90.0% |
| **SBA 504 Rate** | 6.37% | 6.37% | 6.37% | 6.37% |
| **Term** | 25 Yrs | 25 Yrs | 25 Yrs | 25 Yrs |
| | | | | |
| **Mortgage** | $7,139 | $6,634 | $7,139 | $11,083 |
| **HOA** | $667 | $620 | $667 | $1,036 |
| **RE Taxes** | $1,169 | $1,087 | $1,169 | $1,815 |
| **Monthly Cost** | **$8,975** | **$8,341** | **$8,975** | **$13,935** |
| *Monthly PSF* | *$3.77* | *$3.77* | *$3.77* | *$3.77* |
| | Under Contract | Under Contract | Under Contract | Available |

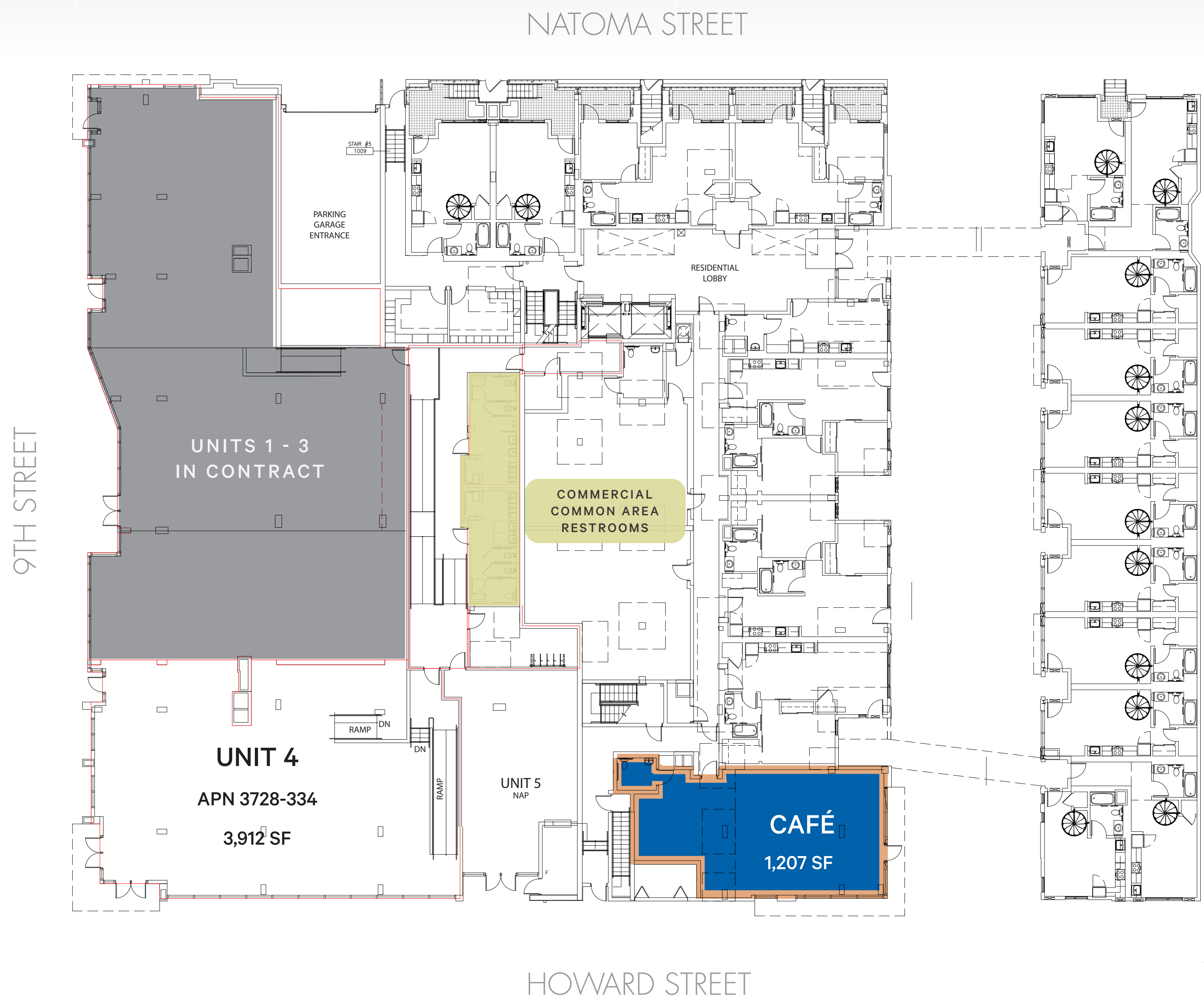
# THE SPACE - CAFÉ

**TURN-KEY CAFÉ BUSINESS FOR SALE**
Contact brokers for key money details

**BUILT OUT RESTROOMS**

**TYPE 2 VENTING STUBBED OUT**

**BEER/WINE LIQUOR LICENSE INCLUDED**

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# CAFÉ GALLERY


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## INVESTMENT CONTACTS

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