

Offering Memorandum – For Lease

1595 Fairfax Avenue

Unit B, San Francisco, CA

*Mixed-Use Commercial
Industrial Property in India Basin*

Property Highlights

- Industrial service yard in primary industrial zone
- Flexible space suitable for contractor or light industrial users
- Existing industrial tenants operating on-site
- Located within the Bayview–Hunters Point industrial corridor
- Strong demand for industrial and service yard space in southeastern San Francisco



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1595 Fairfax Avenue Unit B

1595 Fairfax Avenue presents a flexible industrial service property located in the Bayview–Hunters Point industrial corridor of southeastern San Francisco. The property currently accommodates multiple service-oriented tenants including equipment rental, construction services, and printing operations, making it well suited for contractors, logistics users, or light industrial businesses.

The site benefits from its strategic location within San Francisco's primary industrial district, offering proximity to major transportation routes, port facilities, and regional logistics infrastructure



Property Type	Mixed Use Commercial/Industrial
Use Type	Trade Office / Light industrial
Parcel ID	5242-016
Bldg SF	10,110
# of Units	2
Lot SF	2,147 sqft
Year Built	1939



ZHGROUP
REAL ESTATE SERVICES



Prime Location

Situated in the vibrant Bayview district with convenient access to major transportation routes, including nearby freeway connections and public transit.



3-phase electrical service

✓ Property equipped with 3 Phase 40 Amps electrical infrastructure to support a variety of industrial and office operations.

✓ Sufficient for most light-industrial and fabrication needs.

Heating and Cooling

✓ Equipped with a central HVAC system for climate control.



Private, secure entry

✓ Dedicated access for operational control.

✓ Smooth loading flow for daily operations.

On-Site Parking

✓ Ample on-site parking with easy street and public lot access, seamless convenience for tenants, clients, and visitors.

Strong nearby business ecosystem

✓ Located among active industrial, logistics, and service operators.



Flexible PDR-1-G zoning

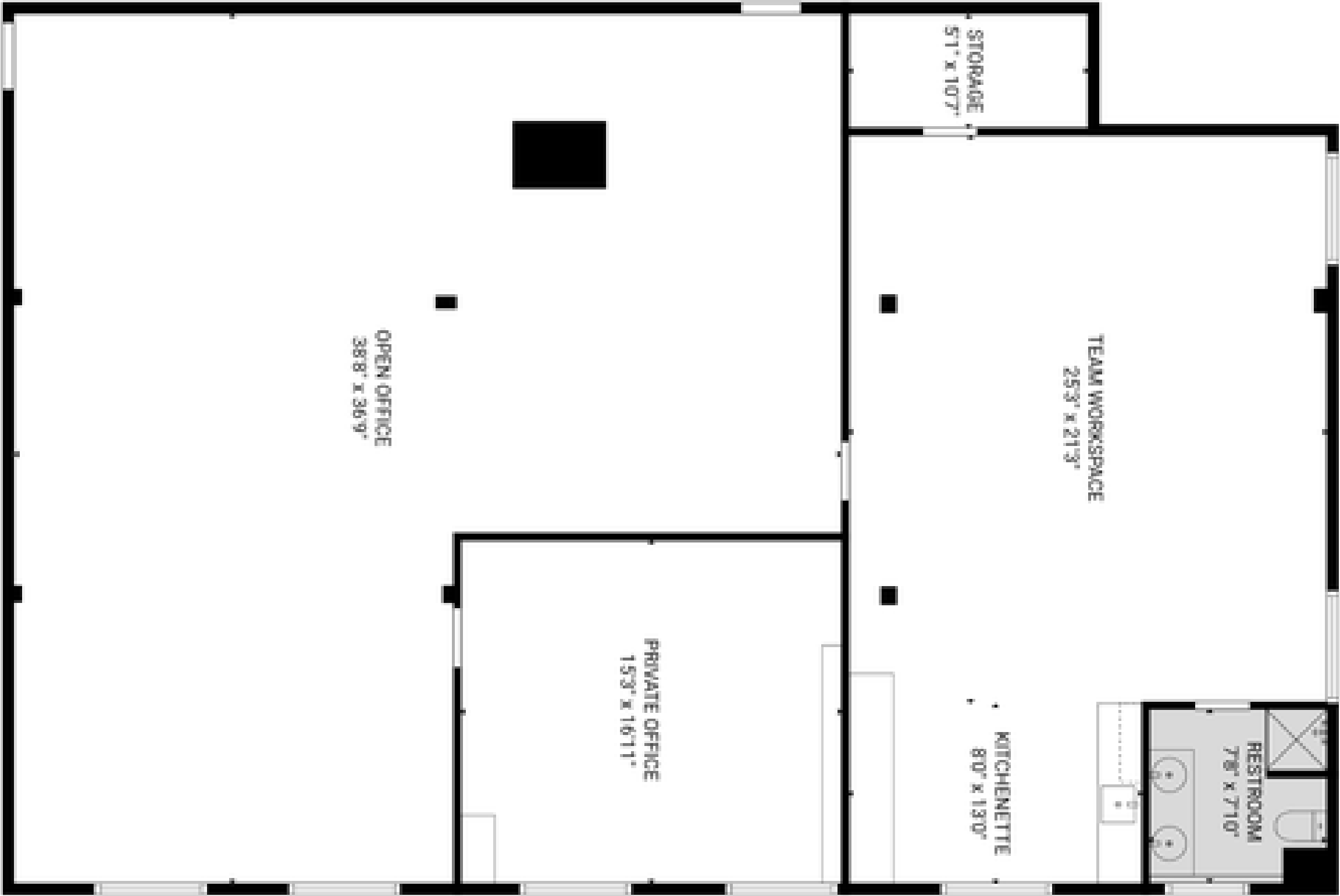
✓ Supports light industrial, trade office, retail (formula retail allowed), and service uses.

20' clearance height

✓ Ideal for storage, production, or vertical racking.

Efficient floor plan

✓ Clear-span layout that's easy to adapt for different business types.



TOTAL: 2147 sq. ft
2nd Floor: 2147 sq. ft
Excluded Areas: Storage: 54 sq. ft, Walls: 98 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP.
MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



\$3,936/MO
\$22 PER SF/YR

1595B FAIRFAX AVENUE
SAN FRANCISCO, CA 94124

Availability:	Immediately	Floor Level	2nd Floor (Stair Access Only)
Leasing Type:	Modified Gross	Year Built:	1939
Zoning:	PDR-1-G	Restroom:	1
Unit A - Sq Ft:	±2,147 sqft	Electrical Capacity:	40 amp, 3-Phase
Space Condition:	As-Is	HVAC:	Heating and Cooling

Estimated based on full asking rent; excludes utilities and pass-throughs.



1595B Fairfax Ave. San Francisco, CA, USA

Indian Basin industrial corridor

DISTRICT



1. 1595B Fairfax Ave



2. Opera House

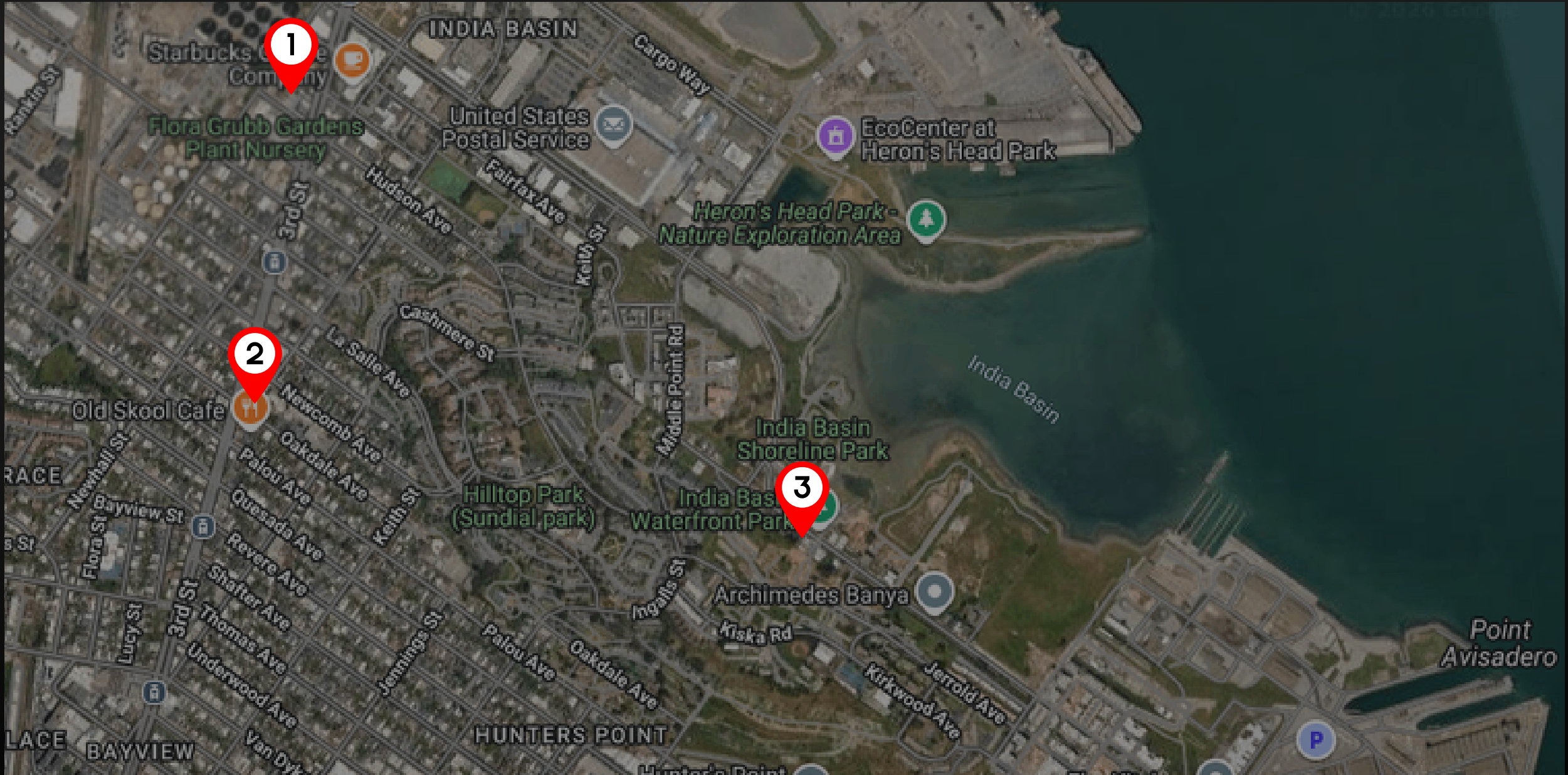


3. Waterfront Park

Location Advantages

- Established industrial corridor in southeastern San Francisco
- Access to regional highways serving the Bay Area
- Close proximity to port and logistics facilities
- Strong demand for contractor and service yard space
- Surrounded by industrial, manufacturing, and distribution businesses

The property is located in the Bayview-Hunters Point district, One of San Francisco's primary industrial and production zones. The area historically served as a shipbuilding and industrial hub and continues to support logistics, contractor yards, manufacturing, and service businesses.





Walkable to local amenities on 3rd Street, with quick access to major freeways and the T Third Street Muni line.



~4 MIN walk to T Third St Muni
(3rd & Fairfax area)
~14 MIN drive to Caltrain 4th & King
~20 MIN drive to Civic Center BART



06 MIN to Dogpatch / Mission Bay
08 MIN to Mission District
12 MIN to Financial District



01 MIN to US-101 On-Ramp
03 MIN to I-280 On-Ramp
05 MIN to I-80

1595 Fairfax Avenue Unit B offers immediate access to multiple amenities. This central, highly walkable urban core supports strong tenant stability and high rental demand.





15 Bayview Hunters Point Express



22nd St. CalTrain Station



54 Felton



24th St Mission Bart Station



T Third Street Muni Line



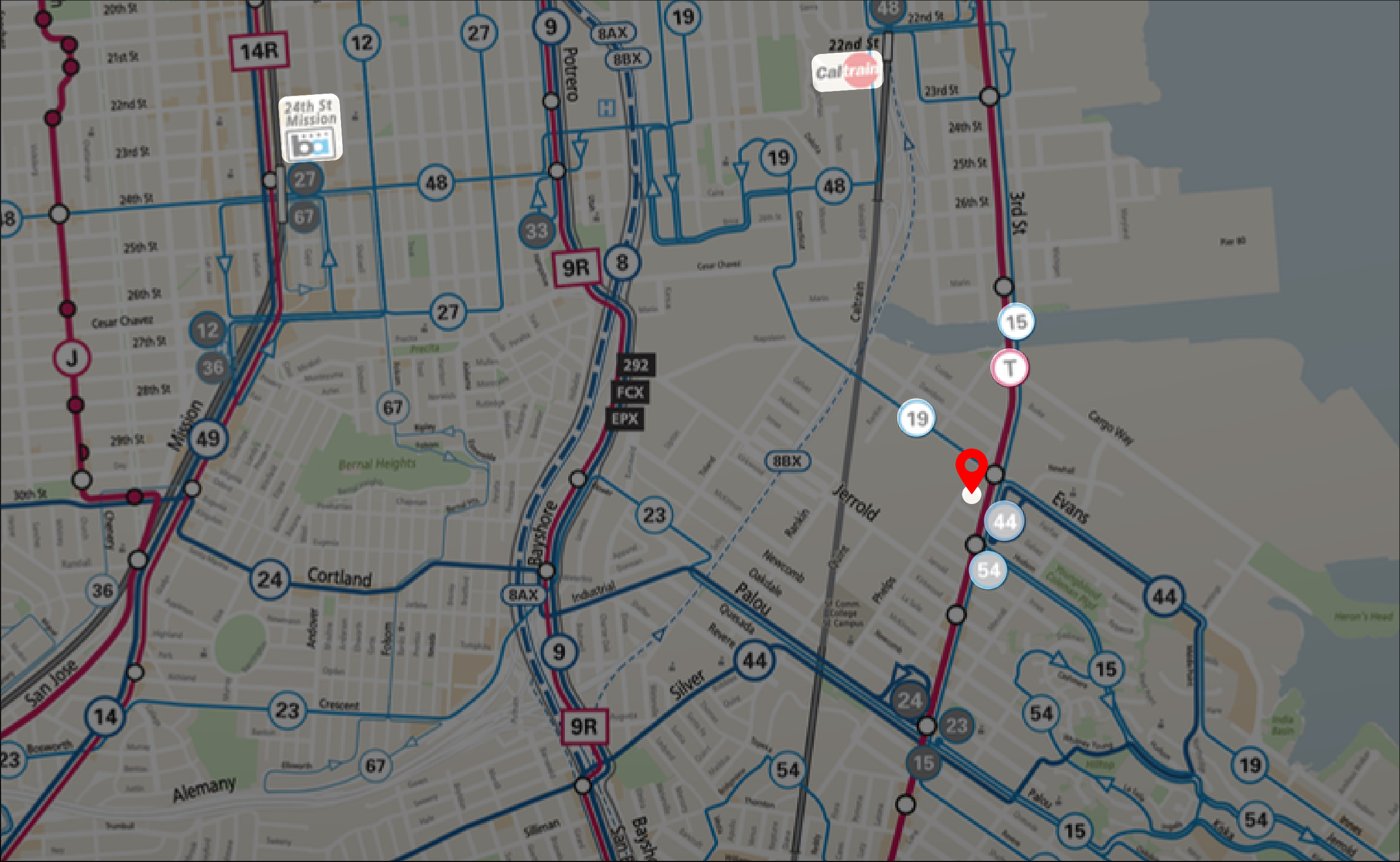
44 O'Shaughnessy



19 Polk



1595B Fairfax Ave



1595B Fairfax Ave benefits from exceptional access to transit. Major routes stop just steps away, and the area's central location provides easy connections to regional transit lines ensuring comprehensive access across the city.

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NEARBY AMENITIES

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1 Tiffany's Cafe



2 Soo Fong



3 La Laguna Taqueria



4 Big H BBQ



5 Vasquez Coffee



6 The Deli Lama



7 Smoke Soul Kitchen



8 Old Skool Cafe



9 Gumbo Social



10 Super Save Market



11 Grocery Outlet



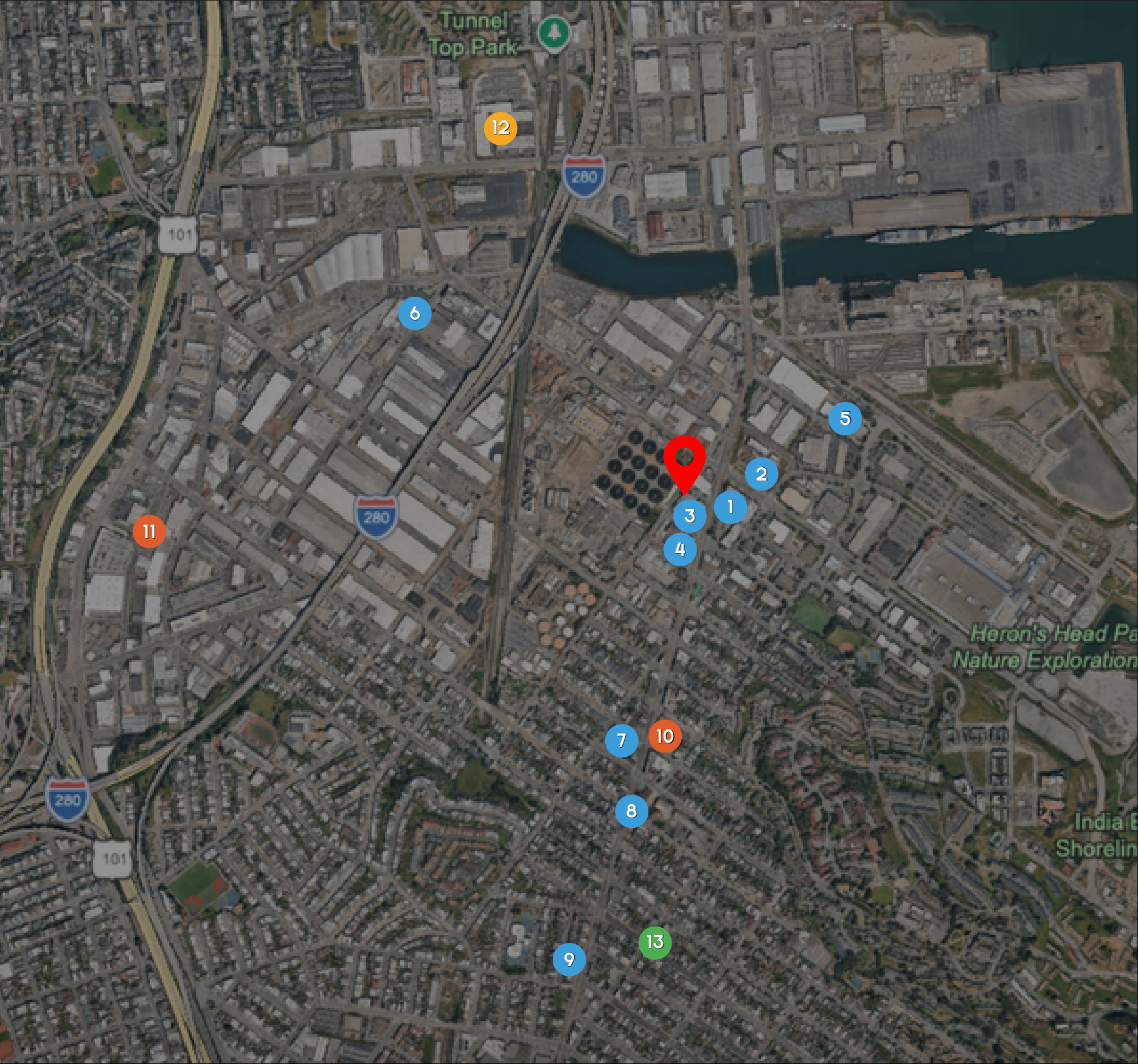
12 Alto Pharmacy



13 Bayview YMCA

- Restaurants
- Pharmacy
- Fitness
- Grocery

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This central, highly walkable urban core supports strong tenant stability and high rental demand.



1595B Fairfax Ave, San Francisco, CA, USA



The PDR-1-G (General) District is intended to retain and encourage existing production, distribution, and repair activities and promote new business formation. Prohibits Residential and Office uses, and limits Retail and Institutional uses.

Allows for more intensive production, distribution, and repair activities than PDR-1-B and PDR-1-D, but less intensive than PDR-2. Generally, all other uses are permitted.

The information presented is considered reliable; however, accuracy is not guaranteed. Users are advised to independently verify all details.

Source:
https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-20123

INDUSTRIAL USE CATEGORY	STATUS
Manufacturing, Light	P
Metal Workshop	P

INSTITUTIONAL USE CATEGORY	STATUS
Child Care Facility	C
Community Facility	P
Job Training	P
Medical Cannabis Dispensary	P
Social Service or Philanthropic Facility	P
Trade School	P

COMMERICAL USE CHARACTERISTICS	STATUS
Small Enterprise Workspace	P
Walk-up Facility	P

SALES & SERVICE CATEGORY	STATUS
Storage, Self	NP
Trade Shop	P
Services, Business	P
Trade Office	P
Wholesale Sales	P


Light Industrial
Buffer Zone


No Residential
Allowed


Formula Retail
Permitted


Business Services
& Trade Office
Permitted



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. All properties and services are marketed in compliance with all applicable fair housing and equal opportunity laws

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