

FREESTANDING COMMERCIAL BUILDING /  
MIXED-USE DEVELOPMENT POTENTIAL

# FOR SALE

201 Baden Ave.  
South San Francisco, CA



**THE IVY GROUP**

Commercial Properties, Above & Beyond

**TIM VI TRAN, SIOR, CCIM**

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**SALE PRICE**  
\$2,700,000  
(\$222/SF)



**BUILDING SIZE**  
± 12,164 SF



**LOT SIZE**  
± 13,003 SF  
(±.30 acres)



**YEAR BUILT**  
1950



**APN**  
012-335-650

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 located at 201 Baden Ave, South San Francisco, CA (“Property”).

This Memorandum contains selected information pertaining to the Property and is unintended 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. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group (“TIG”). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. 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.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve 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 Owners 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 Owners and any conditions to the Owners’ obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

The Ivy Group is pleased to present the opportunity to acquire 201 Baden Ave in South San Francisco, a well-located commercial property with strong potential for high-density, transit-oriented development near the Caltrain Station. Its central positioning in the downtown area makes it an attractive opportunity for investors and developers seeking long-term upside.

## INVESTMENT HIGHLIGHTS:

- » Price: \$2,700,000 (\$222/SF)
- » Location: Downtown South San Francisco, near the Caltrain Station
- » Zoning: Downtown Transit Core (DTC) — favorable for high-density, mixed-use, residential development

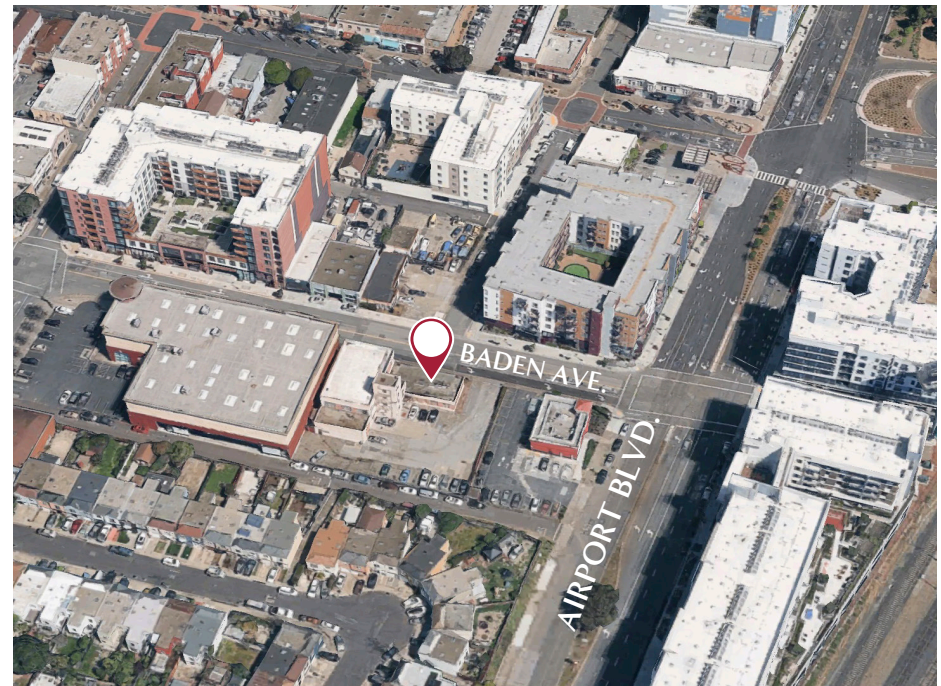
## ZONING & PERMITTED USES

The property is situated within the Downtown Transit Core, part of the Downtown Station Area Specific Plan. This zone is intended to revitalize the downtown area by encouraging pedestrian-friendly, transit-oriented development.

### Permitted uses include:

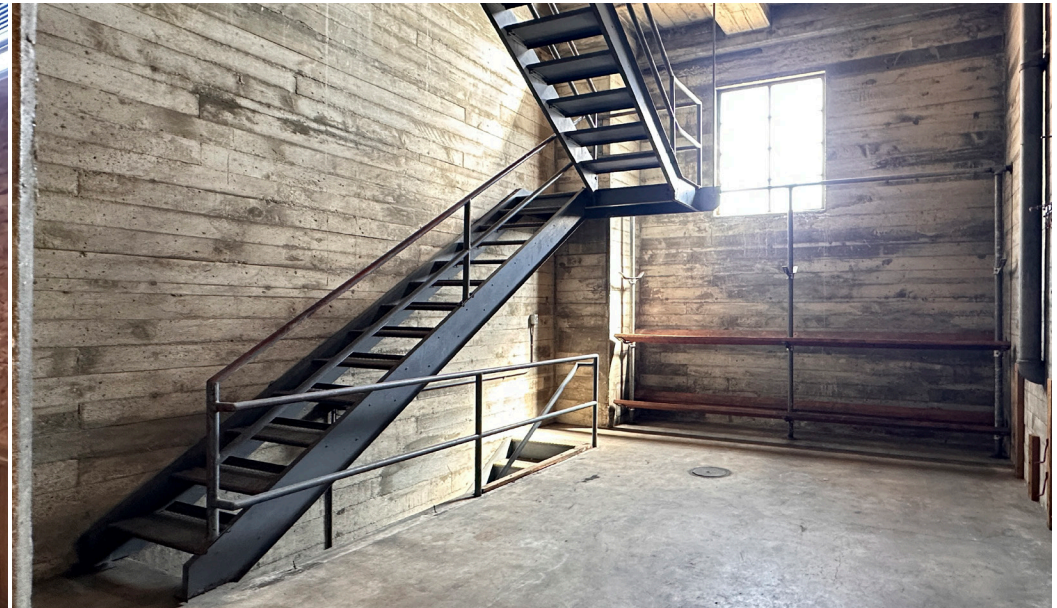
- » Multiple-Unit/Senior Citizen Residential
- » Retail General Sales & Grocery Stores
- » Business, Professional, Medical, and Dental Offices
- » Full Service/Quick Service Restaurants and Coffee Shops/Cafes

<b>Building Size</b>	± 12,164 SF
<b>Lot Size</b>	± 13,003 SF (±.30 acres)
<b>Use</b>	High-density, mixed-use, residential development
<b>Zoning</b>	DTC
<b>Year Built</b>	1950
<b>APN</b>	012-335-650









# 3D VIEW OF THE PROPERTY

FREESTANDING, HIGH VISIBILITY  
MIXED-USE PROPERTY  
FOR SALE

SCAN THE QR CODE FOR THE 3D VIEW



# AMENITY MAP

FREESTANDING, HIGH VISIBILITY  
MIXED-USE PROPERTY  
FOR SALE



CONTACT EXCLUSIVE AGENTS  
**FOR DETAILS AND TOUR**

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Acquisition | Disposition | Leasing