



One-of-a-Kind Owner/User Opportunity For Sale
308-310 7th Street, San Francisco

Exquisite Brick and Timber Property & Large Parking Lot

www.3107th.com



310 7th Street is also known as The Magic Factory. This 1922 building, originally a historic furniture factory, was re-imagined as a sanctuary of opulence in the heart of SOMA, where three office floors are crowned with a sky-loft level offering a new roof deck with views over the city of San Francisco.



Property History:

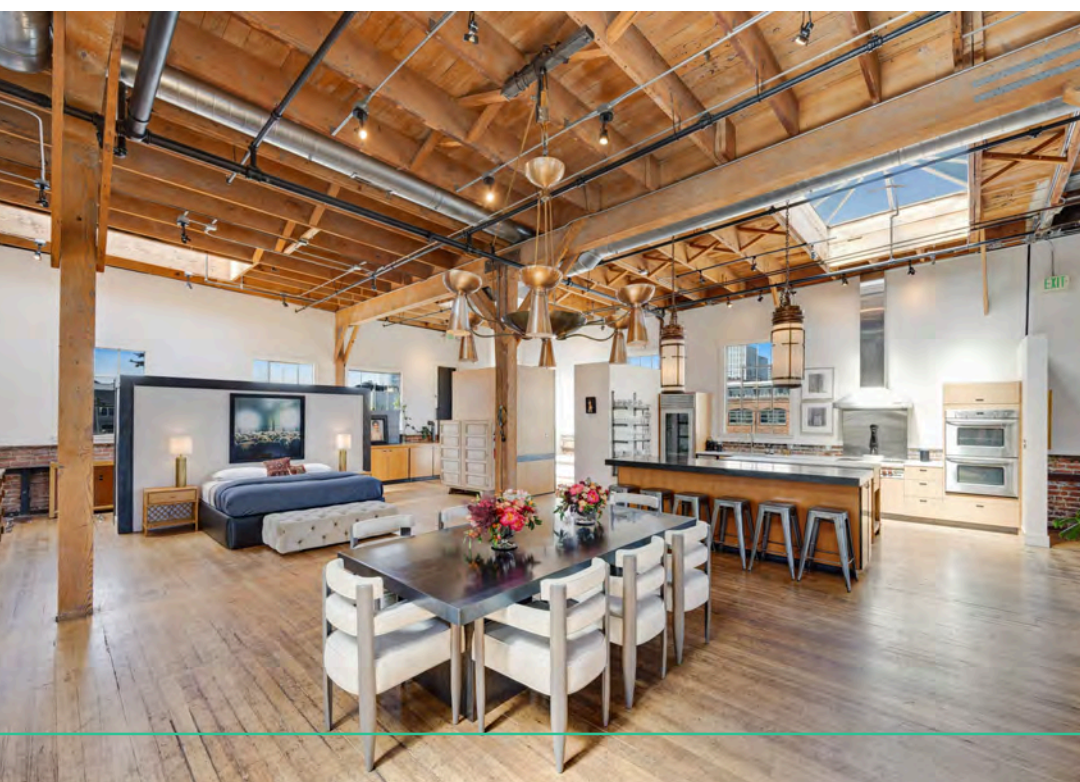
308-310 7th Street is owned by the world-class designer, Ken Fulk. 308-310 7th Street has been featured in the media and has hosted numerous high-profile events. As seen in:

AD
CLICK FOR ARTICLE

DUJOUR
CLICK FOR ARTICLE

KEN FULK
VIEW PORTFOLIO

**DOUGLAS
FRIEDMAN**
PHOTOGRAPHY
 YouTube



308-310 7th Street, San Francisco

Investment Summary

One-of-a-Kind Opportunity

308-310 7th Street is a one-of-a-kind San Francisco inspirational property! The Building spans 15,000 +/- square feet across 4-stories, plus a large exclusive parking lot. This rare historic commercial property delivers high-quality brick + timber space, open floor plans with flexibility, and high-end finishes to bring virtually any vision to life – from commercial uses to residential conversion to dynamic live/work use potentially. 308-310 7th Street includes exposed brick and timber construction, seismically upgraded with high-end interior finishes, open efficient floor plans with soaring high ceilings on upper floors, HVAC and exceptional natural light. 310 7th Street features a large private onsite parking lot, roll-up door, freight elevator, and stunning rooftop deck and more.

310 7th Street is a true one-of-a-kind opportunity!

Sale Price:	\$5,800,000 (\$387 PSF +/-)
Square Feet:	15,000 RSF* +/- Plus Parking Lot
No. Stories:	4
Year Built:	1922
APN(s):	3755-003, 3755-004, 3755-132
Zoning:	NCT . Residential Use Permitted
Occupancy:	Delivered vacant at close of escrow

• Per Public Records

Building Highlights

308-310 7th Street, San Francisco



High-end Creative Finishes
Full Building Opportunity



Roof Deck With
Expansive City Views



1 Shower



Accessible & Amenity Rich Location:



Brick + Timber



High Exposed Ceilings
Great Natural Light



1 Fireplace



Exclusive Parking Lot
(6-10 Vehicles)



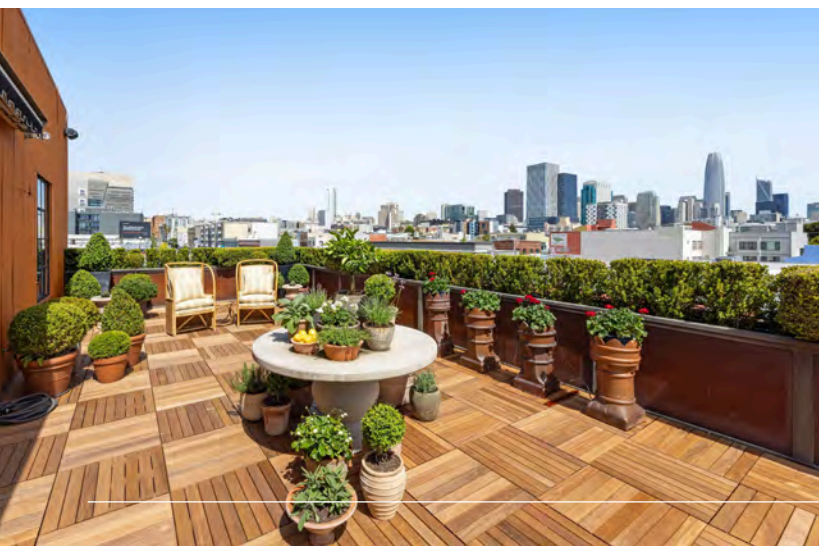
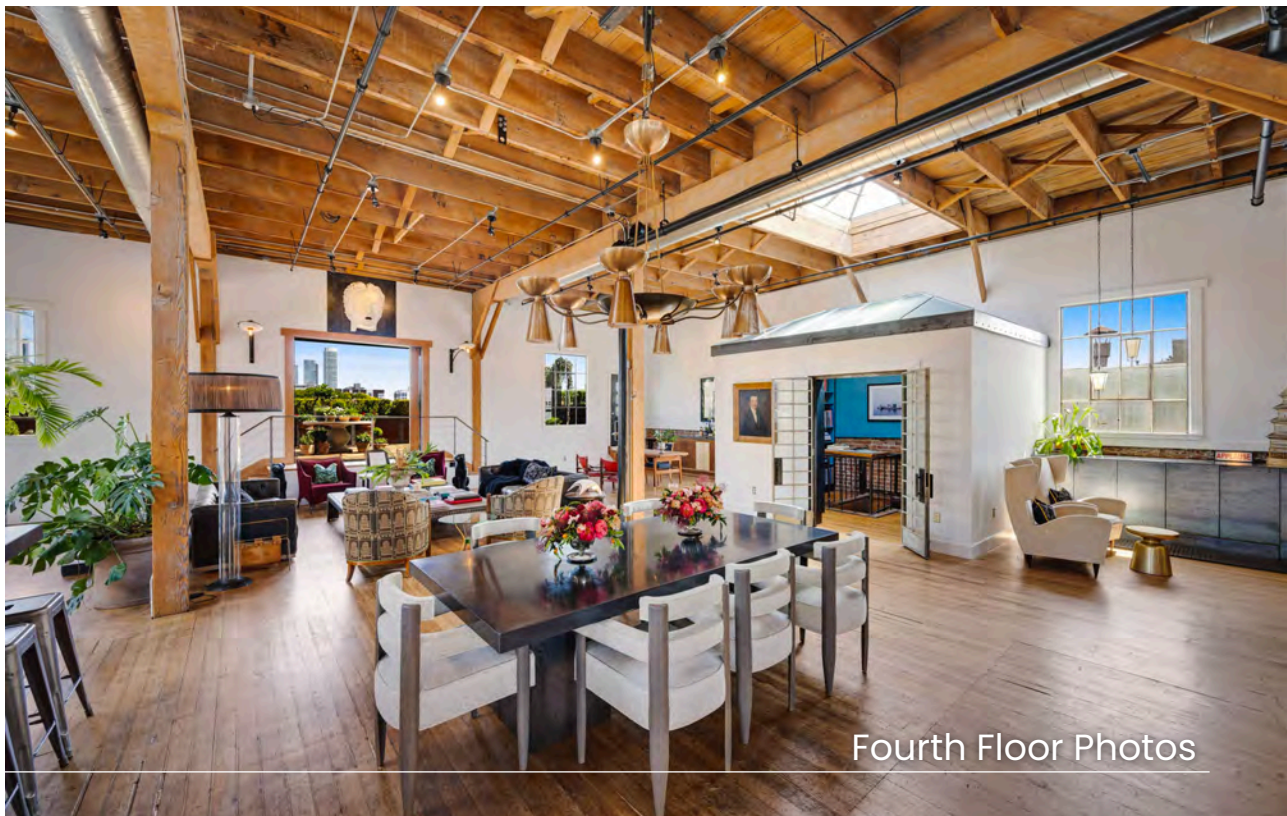
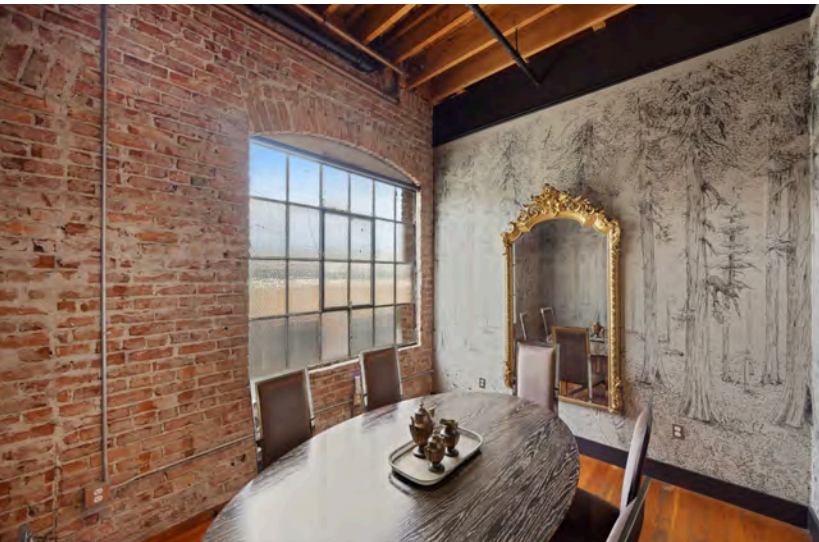
Roll-up Door +
Freight Elevator



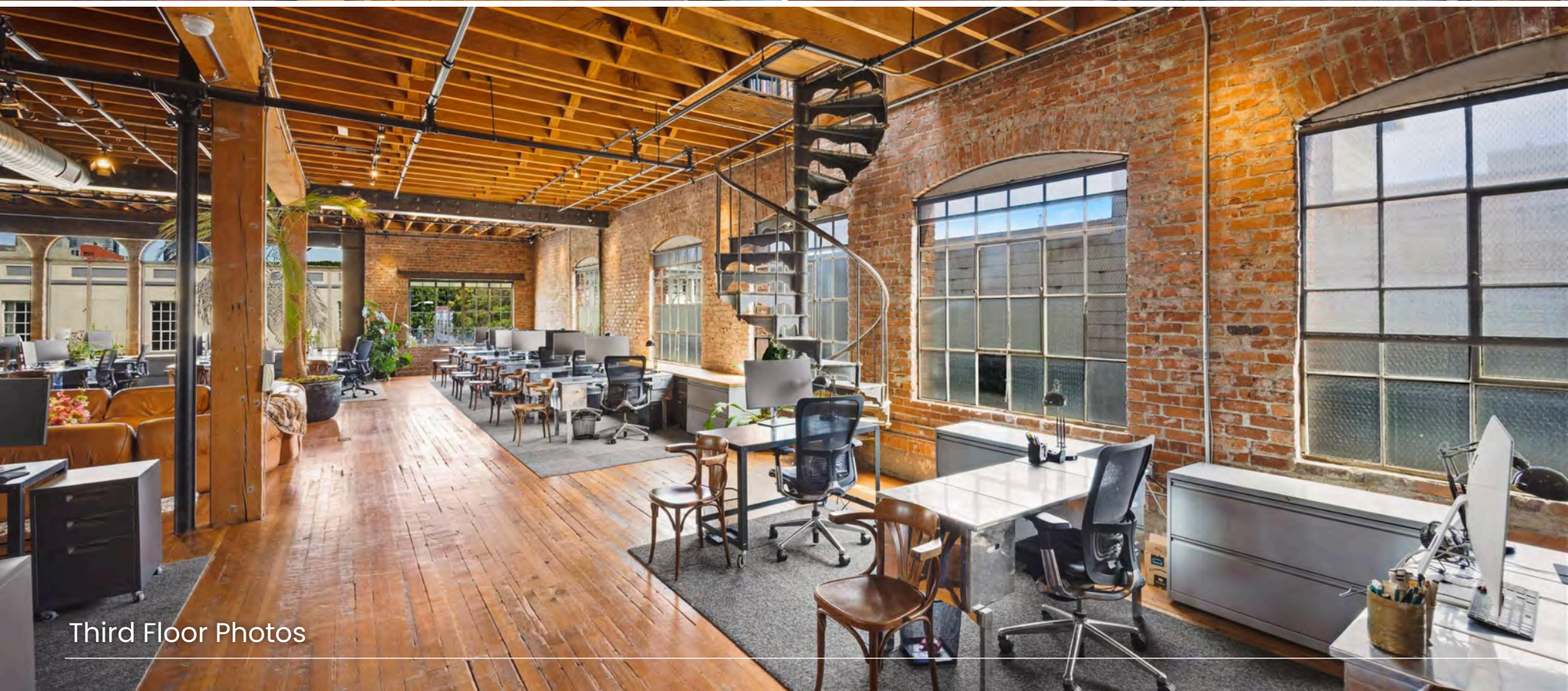
3 Lots
Offers Long-Term Flexibility

- Steps to Sightglass Coffee, Deli Board, Costco and Trader Joe's
- Close to Hwy 80 and Hwy 101/280

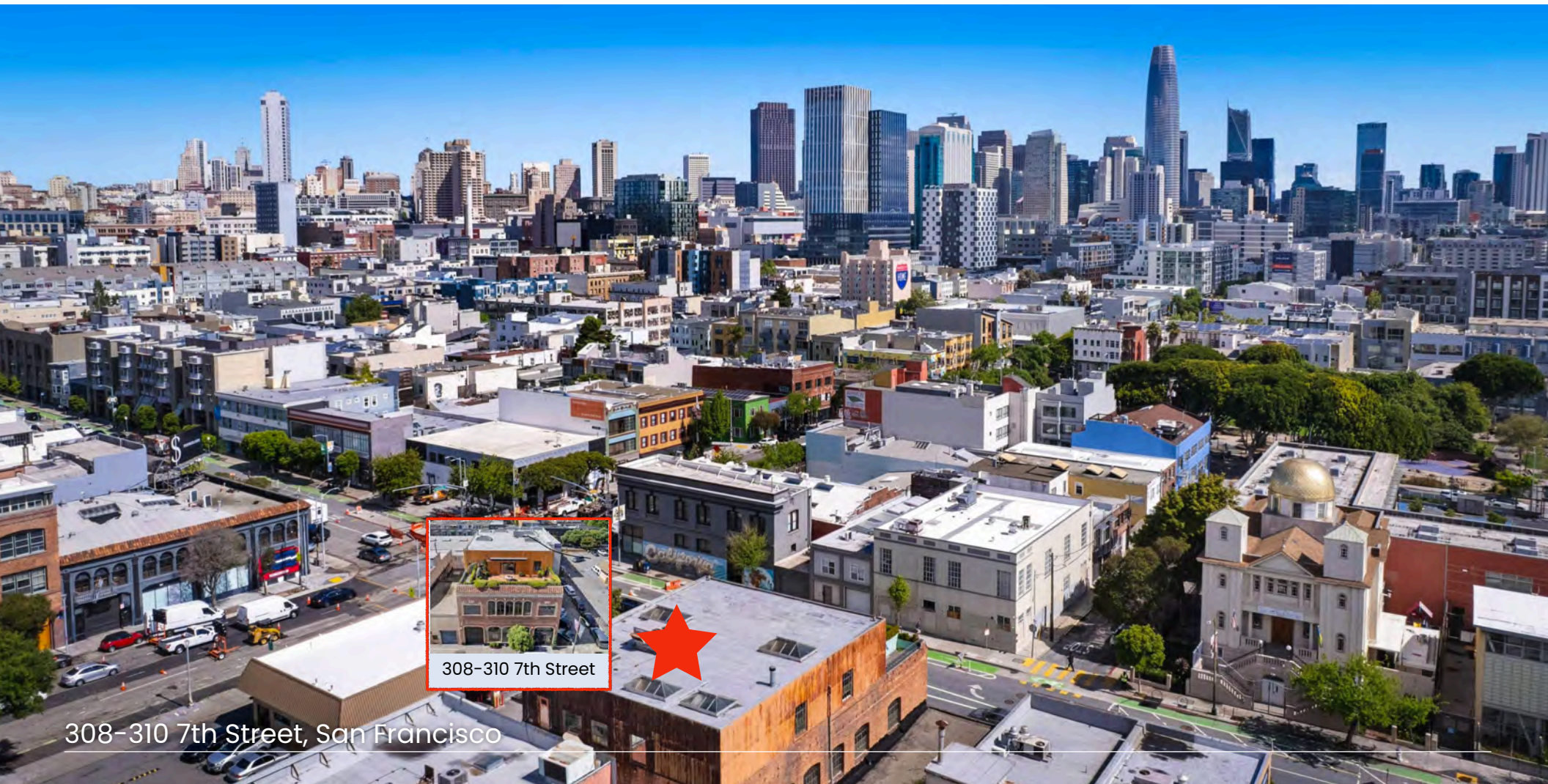
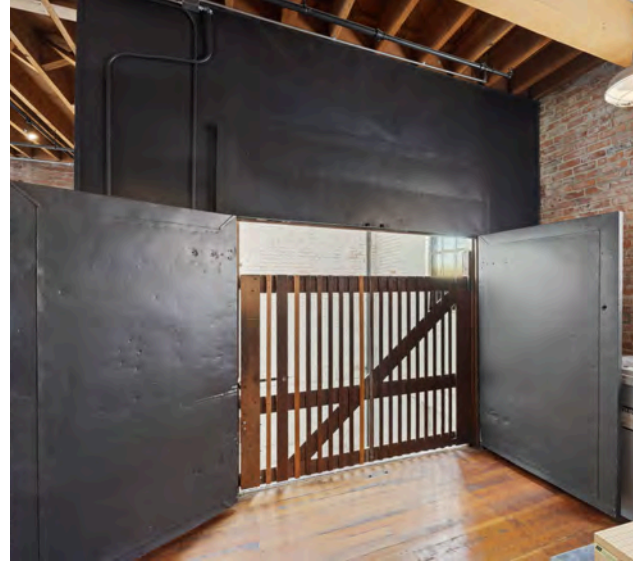




Fourth Floor Photos



Third Floor Photos



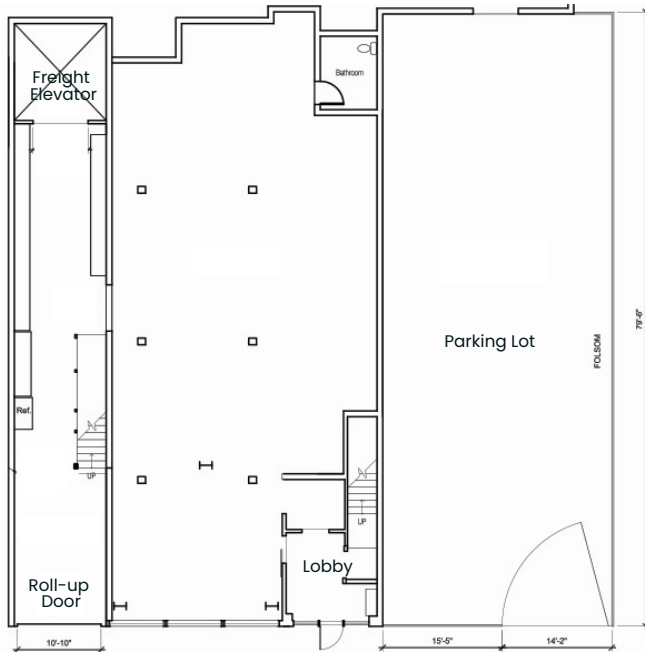
308-310 7th Street

308-310 7th Street, San Francisco

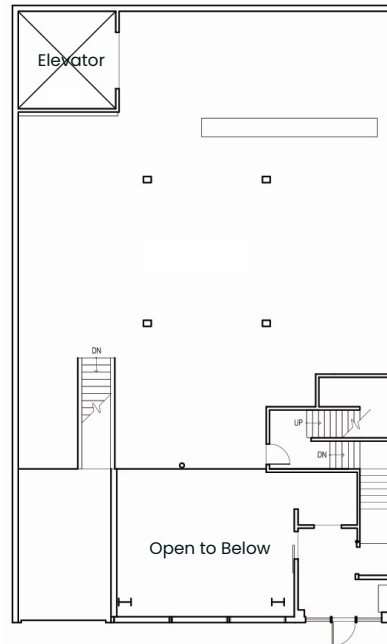
Floor Plans

308-310 7th Street, San Francisco

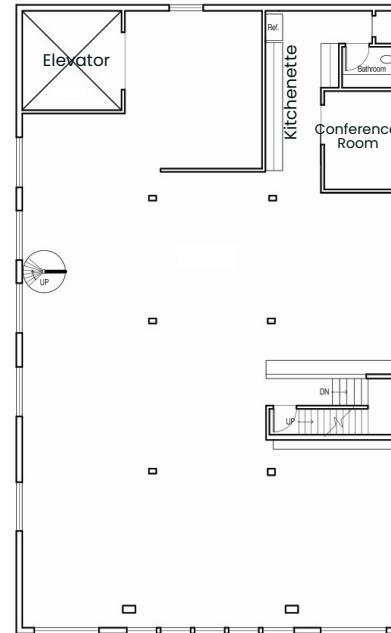
First Floor



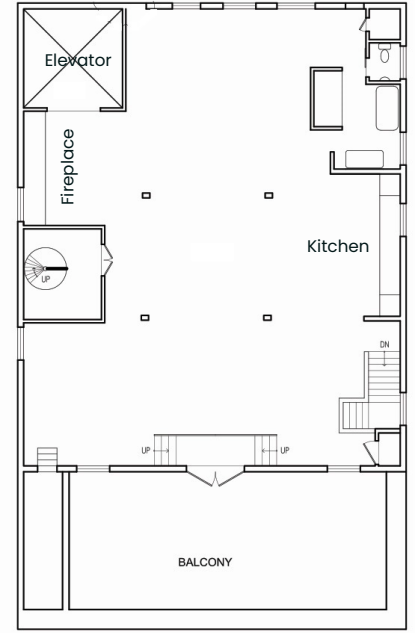
Second Floor



Third Floor



Fourth Floor



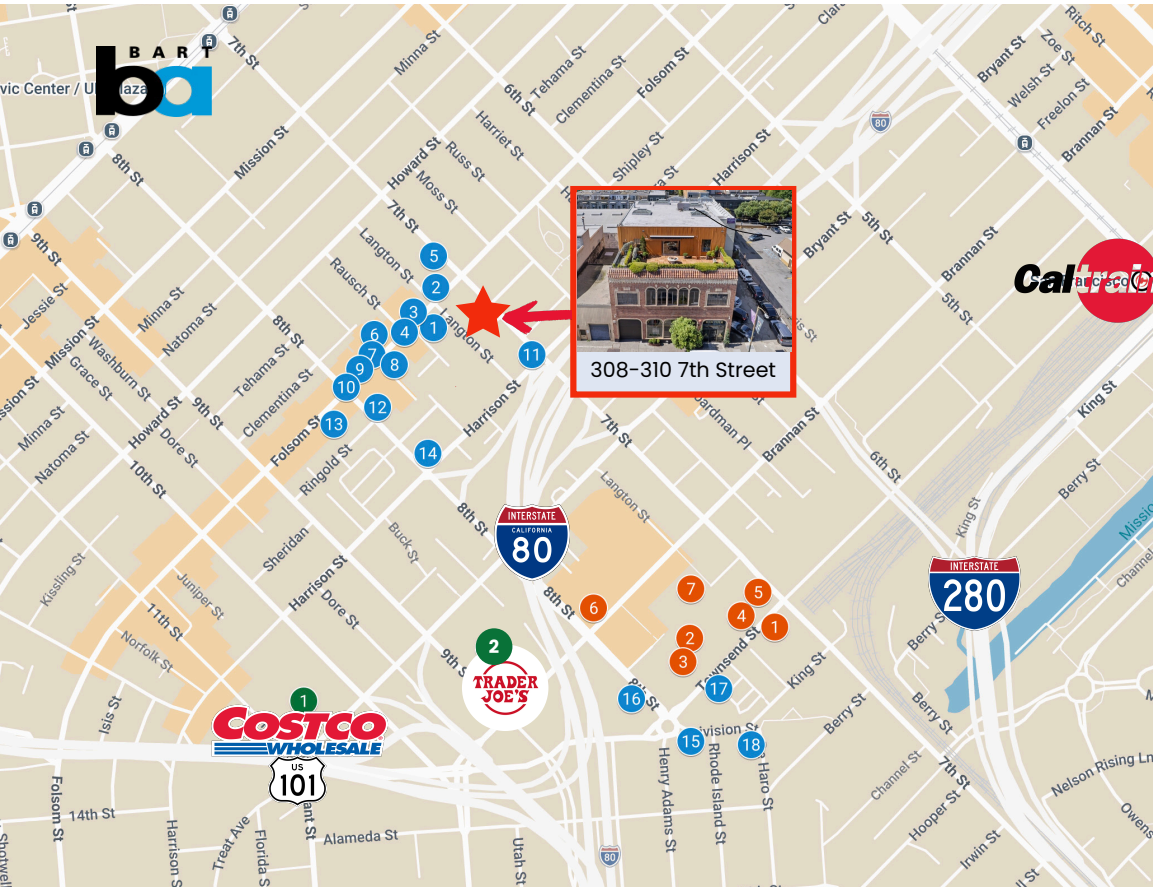
Neighborhood Map

308-310 7th Street, San Francisco

Walk Score
97

Transit Score
100

Bike Score
98



RESTAURANTS & CAFES

- 1 Rocco's Cafe
- 2 The Nosh Box
- 3 HK Lounge Bistro
- 4 Chaat Diner
- 5 Sightglass Coffee
- 6 DECANTsf Bottle Shop & Bar
- 7 Bay of Burma
- 8 Basil Thai Restaurant
- 9 Cat Club
- 10 El Capitan Taqueria
- 11 YOSSIE'S CANTINA
- 12 Ushi Taro Ramen SOMA
- 13 Driftwood
- 14 AK Subs
- 15 Niku Steakhouse
- 16 Hardwood Bar & Smokery
- 17 Okane
- 18 Dumpling Time

NEARBY BUSINESSES

- 1 Adobe
- 2 Zynga
- 3 Scale AI
- 4 SS&C Advent
- 5 Tools for Humanity
- 6 Airbnb HQ
- 7 Zipcar

STORES

- 1 Costco Wholesale
- 2 Trader Joe's



All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdraw without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. Exact dimensions can be obtained by retaining the services of an architect or engineer. This is not intended to solicit property already listed.



308-310 7th Street, San Francisco

The Offering, Tours & Offer Process

Colton Commercial & Partners, Inc., as exclusive listing broker, is pleased to present to qualified buyers the opportunity to acquire the 100% fee simple interest in 308-310 7th Street, San Francisco, CA. All offers from qualified Buyers will be given serious consideration. For offers to be given serious consideration, buyers should include their background information and identify their source of equity and debt. The Property is being offered on an "as-is", "where -is" basis and Seller reserves the right in its sole discretion to accept or decline any offer(s). Seller has not yet set a date for offers and offers will be reviewed on a first-come, first-serve basis. Seller reserves the right to accept any offer in advance of this date. All tours require 24-hour prior notice. Please do not disturb existing tenant.

Contact exclusive listing agents for all tours, questions and offers:

Bradley L. Colton

(415) 515-2333

bcolton@coltoncommercialsf.com

License # 00805116

Jay D. Shaffer

(415) 407-3997

jshaffer@coltoncommercialsf.com

License # 01444640

Bryan Colton

(415) 595-6959

bryancolton@coltoncommercialsf.com

License # 02111407

