



1288 HOWARD

1288
HOWARD STREET
SAN FRANCISCO
CA 94103

CBRE

OFFERING MEMORANDUM

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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	#	PROJECT/ADDRESS	DESCRIPTION	#	PROJECT/ADDRESS	DESCRIPTION
MULTIFAMILY			MULTIFAMILY			DEVELOPMENTS		
1	The George, 434 Minna Street	400 Units	16	1500 Mission Street	550 Units	28	469 Stevenson Street	Proposed 462 residential units; 4K SF retail.
2	Serif SF, 960 Market Street	242 Units	17	The Oak, 1554 Market Street	109 Units	29	1055 Market Street	Proposed 150-room hotel.
3	SOMA Residences, 1045 Mission Street	278 Units	18	The Brady, One Brady Street	444 Units	30	1125 Market Street	Proposed 12-story 180-room hotel; 3K ground floor restaurant; 10K SF co-working/office space.
4	1036 Mission Street	83 Units	19	Chorus, 30 Otis Street	416 Units	31	1270 Mission Street	20 Approved 299 residential units; 2K SF retail.
5	1068 Mission Street	256 Units	OFFICE			32	30 Van Ness Avenue	Proposed 333 residential units in 520' tower; 235K SF office; 7K SF retail.
6	Prism Apartments, 1028 Market Street	193 Units	20	5M, 415 Natoma Street	654,000 SF	33	One Oak Street	Proposed 453 residential units in 400' tower.
7	1066 Market Street	303 Units	21	The Mart SF, 1301-1355 Market Street	729,000 SF	34	10 South Van Ness Avenue	984 residential units in 2 towers; 30K SF retail.
8	Blueground, 1075 Market Street	90 Units	22	1275 Market Street	354,000 SF	35	98 Franklin Street	Proposed 385 residential units; secondary school
9	Trinity Place, 1169 Market / 1188 Mission	1,399 Units	23	1455 Market Street	1,000,000 SF			
10	AVA 55 Ninth, 55 9th Street	273 Units	HOSPITALITY					
11	Olume, 1401 Mission Street	121 Units	24	The Line Hotel, 33 Turk Street	236 Rooms			
12	NEMA, 8 10th Street	754 Units	25	Proper Hotel, 45 McAllister Street	131 Rooms			
13	Fox Plaza, 1390 Market Street	445 Units	26	Yotel, 1095 Market Street	203 Rooms			
14	150 Van Ness Avenue	420 Units	27	BEI San Francisco, 50 8th Street	396 Rooms			
15	100 Van Ness Avenue	418 Units						

THE NEIGHBORHOOD



100
TRANSIT
SCORE



97
WALK
SCORE



1288
HOWARD

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)

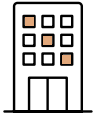


THE SPACE - UNIT 4

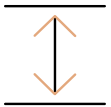
NATOMA STREET



BUILT OUT
COMMON AREA
RESTROOMS



HARD CORNER

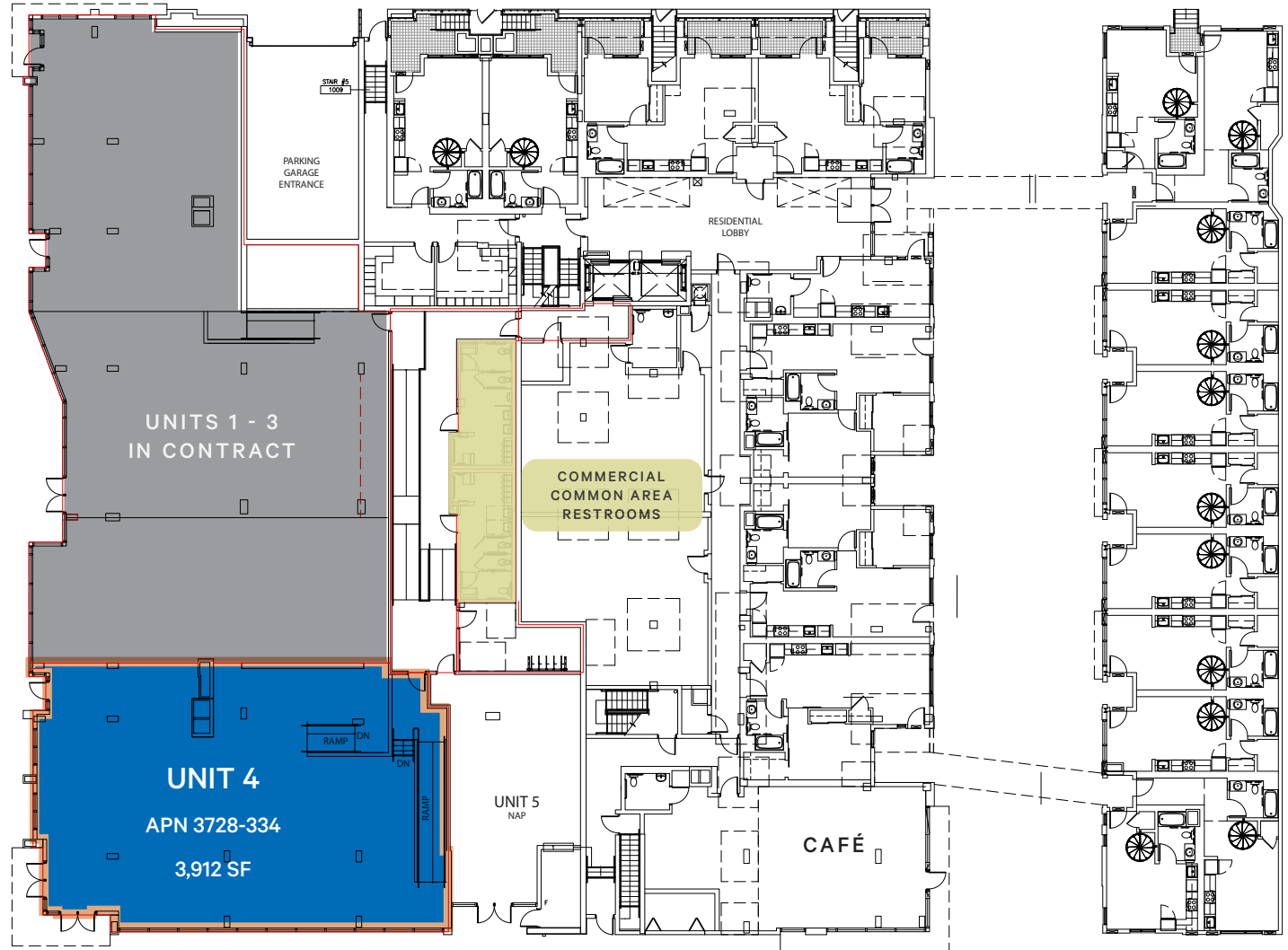


15' CEILING HEIGHTS



TYPE 2 VENTING
IN PLACE

9TH STREET



HOWARD STREET

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

NATOMA STREET



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



**BUILT OUT
RESTROOMS**

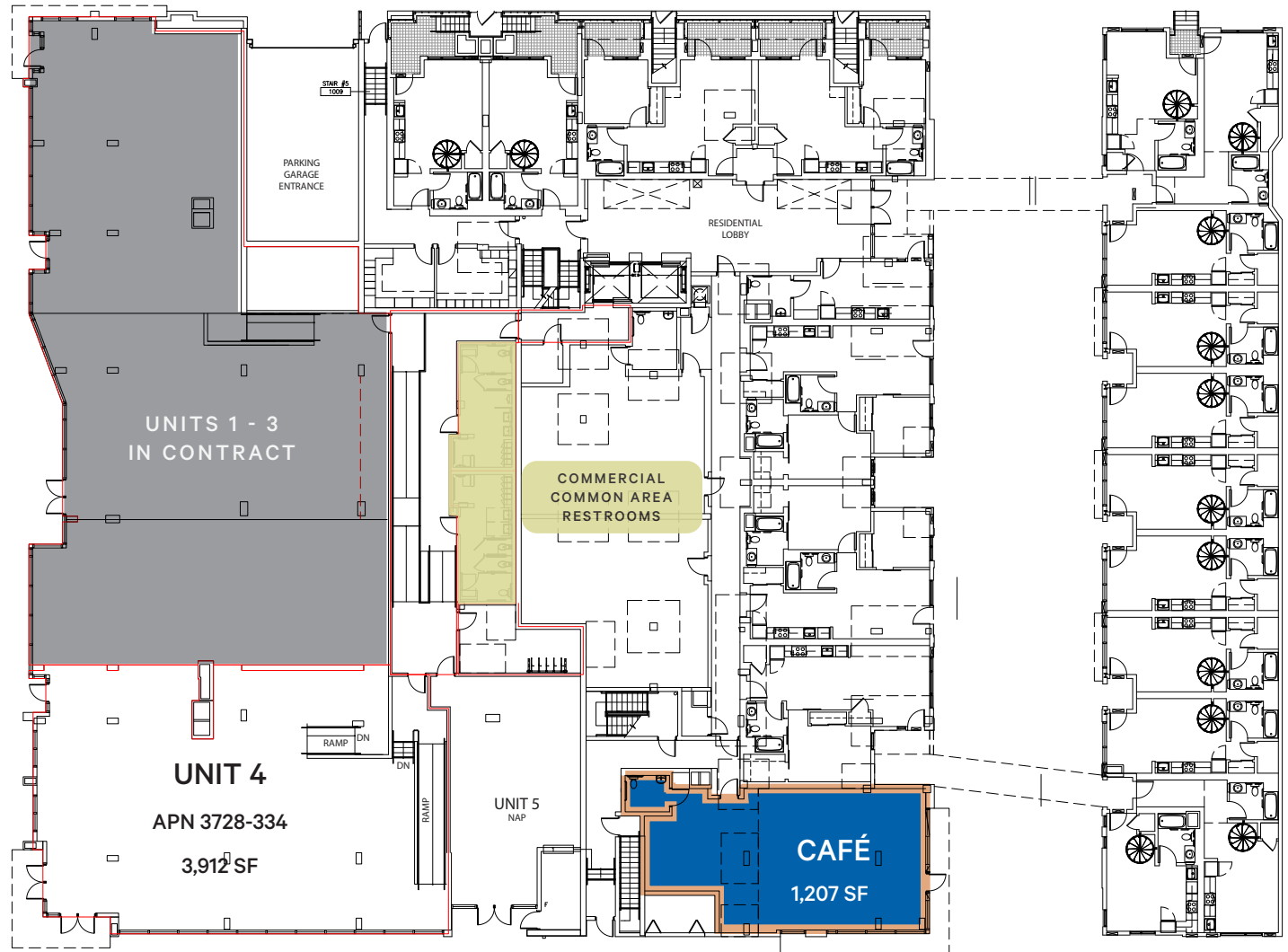


**TYPE 2 VENTING
IN PLACE**



**BEER/WINE
LIQUOR LICENSE
INCLUDED**

9TH STREET



HOWARD STREET

CAFÉ GALLERY



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