

RARE WAREHOUSE CONDOMINIUM
OPPORTUNITY IN SAN FRANCISCO



1555 Burke Avenue

CBRE

Warehouse Condominium Units
For Sale

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S A N F R A N C I S C O , C A 9 4 1 2 4

PROPERTY DESCRIPTION

THE OFFERING

1555 Burke Avenue offers a rare opportunity to purchase warehouse condominium units each of which is an individual legal parcel. The units range in size from 2,436 to 2,527 SF with varying amounts of office space. The building's design supports a variety of industrial and commercial uses, making it ideal for owner-users seeking flexible space solutions.



PROPERTY HIGHLIGHTS

- Alarm Monitored Full Building Fire Sprinkler System
- Warehouse Skylights for Natural Light with 16-18' clear height
- Low \$0.15/SF/Mo. Condo Association Dues covering Property Insurance, Water/Sewer, Exterior Property/Landscape/Roof Maintenance, Fire Sprinkler Inspections/Monitoring, Common Area Electrical and Professional Property Management.
- Each Unit Includes:
 - 12' wide x 14' High Roll-Up Door
 - 100 Amps of 3-Phase Separately Metered Electrical Power
 - Separately Metered Natural Gas
 - Parking ratio of 4 spaces per unit with 3 assigned and 1 visitor parking space
 - Glass Storefront Office Area With Restroom

MAJOR RECENT PROPERTY RENOVATIONS

- Complete Exterior Building Painting
- New Exterior Building LED Lights
- Secure, Fenced Site with Fully Automated Gate System
- Entirely New Site Landscaping
- New Building Monument Signage
- Significant interior suite renovations including layout optimization, new lightning, new flooring and paint.

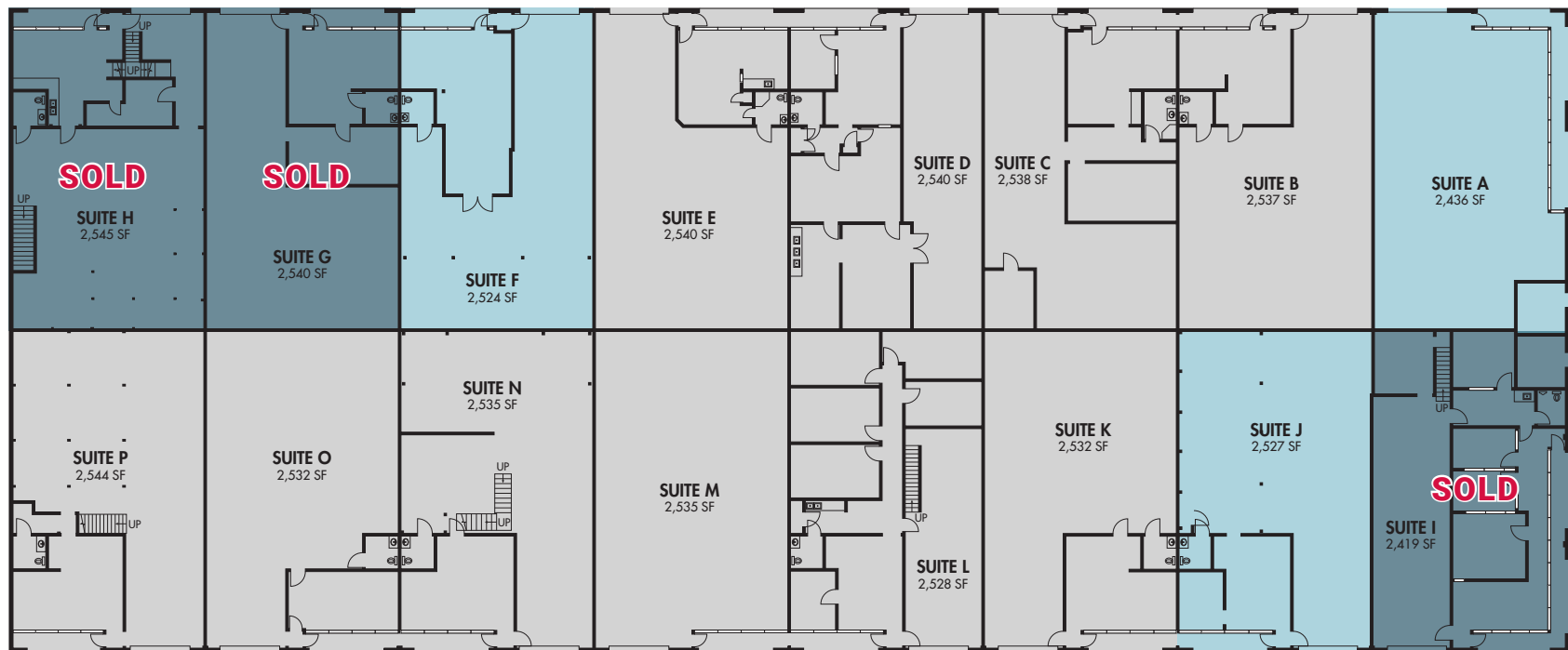
SALE AVAILABILITIES

PRICE PER SF \$525 FOR ALL

UNIT	TOTAL SIZE	PRICE	OFFICE AREA	COMMENTS
A	2,436	\$1,278,900	Restroom only	Front corner unit with extensive glassline. Open 16-18' clear space with restroom and industrial sink.
F	2,525	\$1,325,625	700 SF	Mezz. storage above office. Open office area. Private rear unit.
J	2,527	\$1,326,675	420 SF	200 Amps 3 Phase Electrical Service, Mezz. storage above office

FLOOR PLAN

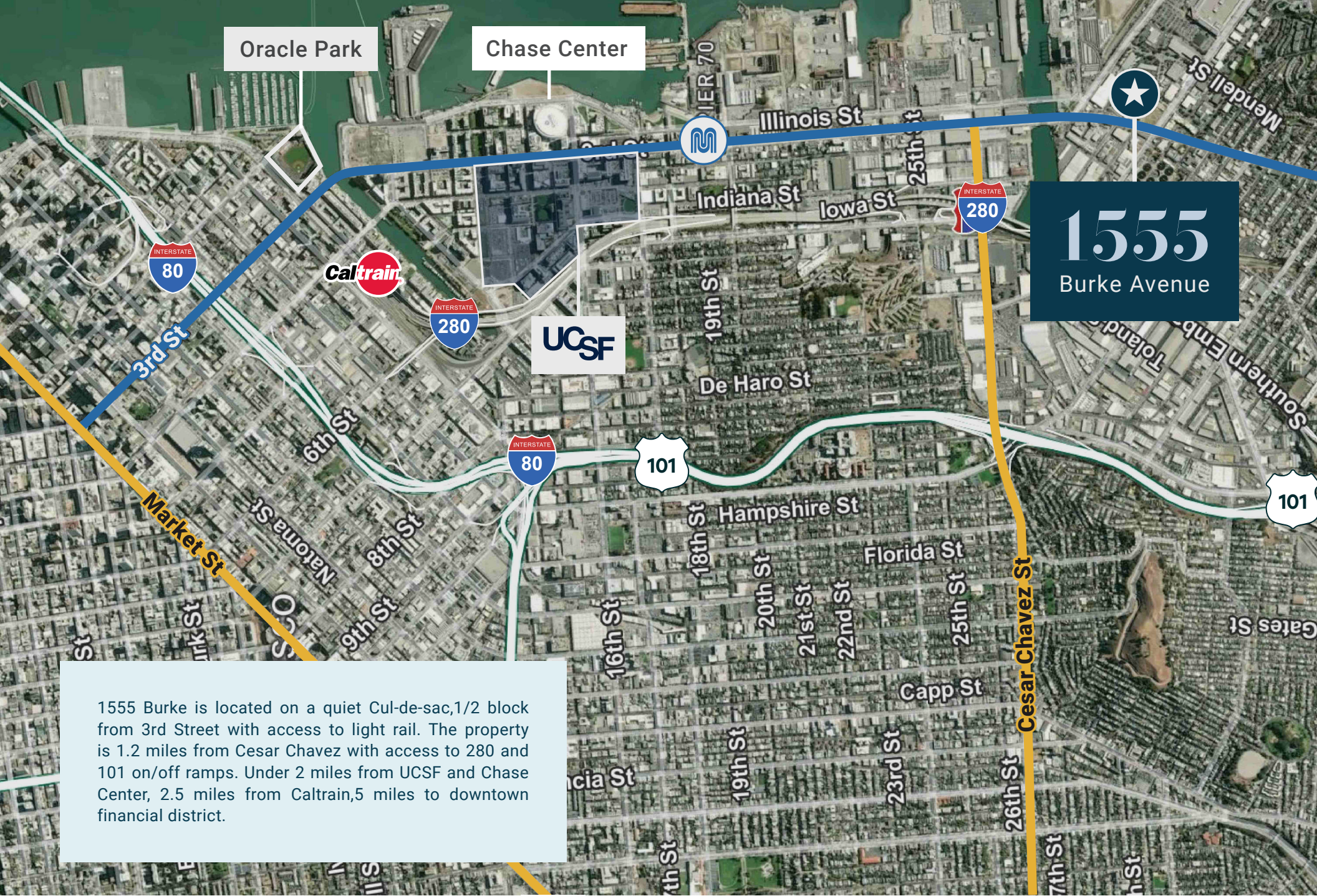
BUILDING WEST SIDE



- Available
- Sold
- Leased

BUILDING EAST SIDE

1555 BURKE AVENUE



1555
Burke Avenue

1555 Burke is located on a quiet Cul-de-sac, 1/2 block from 3rd Street with access to light rail. The property is 1.2 miles from Cesar Chavez with access to 280 and 101 on/off ramps. Under 2 miles from UCSF and Chase Center, 2.5 miles from Caltrain, 5 miles to downtown financial district.

ESTIMATED SBA 504 FINANCING SCENARIO
AS OF JUNE 2026

PURCHASE PRICE		\$1,300,000
10%	Buyers Down Payment	\$130,000
50%	Bank Loan Amount	\$650,000
40%	SBA 504 Loan Amount	\$520,000

ESTIMATED RATES & TERMS	HARVEST 1ST	SBA 2ND
Loan Amount	\$650,000	\$520,000
Interest Rate	6.25%	6.11%
Blended Rate	6.19%	
Loan Term/Fixed Rate	25 Years /5 Years	25 Years
Interest Rate Adjustments	Every 10 Yrs.	None
Estimated Harvest and SBA Loan Fees	2%	2.65%
Years Amortized	25	25

ESTIMATED FEES*		
Estimated Loan Fees	\$13,000	\$13,780
Appraisal & Environmental Reports	\$5,000	
Loan Packaging Fee	\$2,500	
Estimated Miscellaneous Closing Costs	\$5,000	
Total Estimated Cash Required	\$155,500	
Total Amount Financed	\$650,000	\$533,780
Monthly Payment	\$4,288	\$3,475
Combined Monthly Payment	\$7,763	

ADDRESS	1555 BURKE AVE., SAN FRANCISCO SUITE F
Size	2,476
Price	\$1,300,000
Loan Amount	\$1,170,000

MONTHLY COST TO OWN

TIME PERIOD	INTEREST	PER SF NNN	PRINCIPAL	TOTAL FOR LOAN	MONTHLY DEPRECIATION	MONTHLY APPRECIATION (5% ANNUALIZED)
Month 1	\$6,124	\$2.44	\$1,640	\$7,763	\$1,944	\$5,417
Month 60	\$5,531	\$2.20	\$2,233	\$7,763	\$1,944	\$6,584
Month 120	\$4,724	\$1.88	\$3,040	\$7,763	\$1,944	\$8,003

MONTHLY COST TO LEASE

TIME PERIOD	MONTHLY RENT	LEASE RATE PER SF
Month 1	\$4,581	\$1.85
Month 60	\$5,571	\$2.25
Month 120	\$6,759	\$2.73

PROPERTY VALUE AND OWNERS EQUITY

TIME PERIOD	PROPERTY VALUE	LOAN BALANCE	EQUITY
Month 1	\$1,300,000	\$1,170,000	\$130,000
Month 60	\$1,580,158	\$1,052,816	\$527,342
Month 120	\$1,920,692	\$892,428	\$1,028,264

1555

Burke Avenue

INVESTMENT CONTACTS

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