

OFFERING MEMORANDUM

# 421 TEHAMA STREET

*FOR SALE – Masterful Historic  
Live/Work Industrial Conversion  
Ideal for AI, Tech or Other Startup*

421 TEHAMA STREET, SAN FRANCISCO, CA 94103

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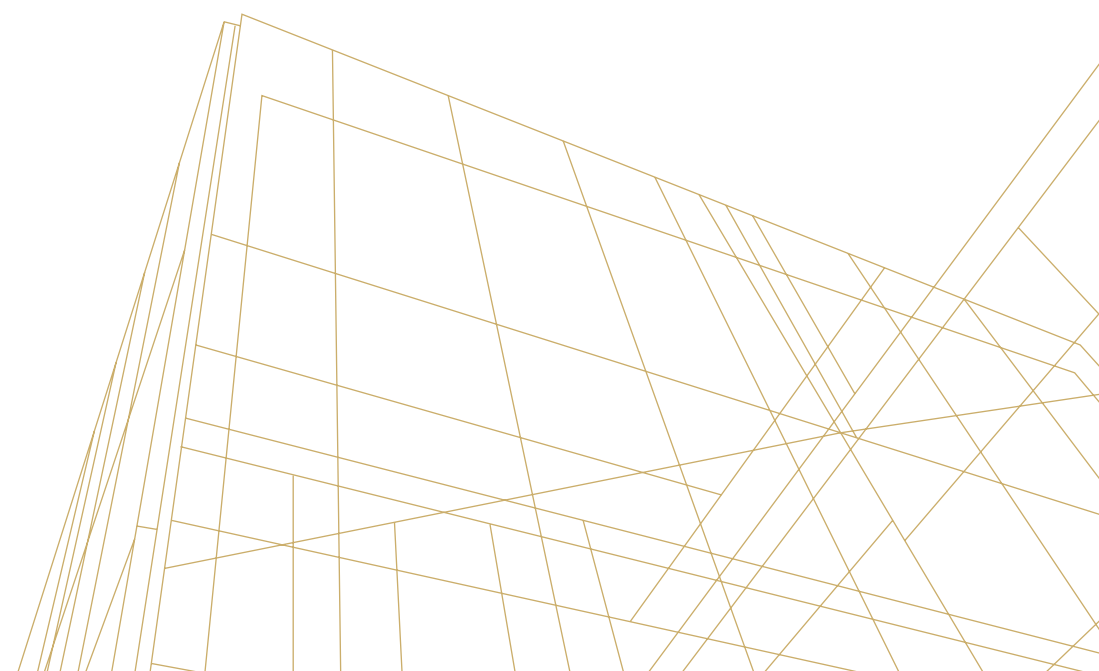
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# EXECUTIVE SUMMARY

# A TRUE *CINEMATIC* EXPERIENCE

## CONVERTED WAREHOUSE CHIC LIVE/WORK LOFT

Step into this three-story converted warehouse loft, originally constructed in 1923, where the gritty charm of industrial design meets the mysterious and sophisticated ambiance of film noir, creating a chic live/work space that whispers stories of the past while embracing modern functionality.

Located on a quiet alley in SoMa, a vibrant neighborhood known for its mix of nightclubs, restaurants, tech companies and art spaces.

This isn't just a place to work or reside; it's a statement, a lifestyle choice for those who appreciate history, art, and a space that's both daring and sophisticated. It's a place to live, create, and perhaps, even dream in the shadows.



## KEY FEATURES

### DRAMATIC CONTRAST

Embrace the interplay of light and shadow, with low-key lighting highlighting exposed brick walls, metal beams, and raw concrete surfaces. Strategic use of light fixtures to create striking patterns and spotlights to emphasize architectural details.

### SPACIOUS OPEN AND ADAPTABLE LAYOUT

Features a 5,279 square-foot open floor plan, spread across three levels. The first floor boasts 20-foot ceilings and skylights, creating a bright and airy atmosphere. The high ceilings and flexible open floor plan provide ample space for both living and working areas to seamlessly blend or be artfully defined by furniture arrangements and perhaps, clever partitions.

### INDUSTRIAL AUTHENTICITY

Original details like exposed brick, concrete floors, and visible pipes and ductwork are celebrated, telling the building's story and lending a sense of history. Reclaimed wood flooring and beams add rustic charm and warmth.

### MOODY AND NEUTRAL PALETTE

A sophisticated base of grays, blacks, browns and whites sets a mysterious tone, allowing the textures and forms of the space to take center stage. Striking red retrofit beams inject a touch of drama, reminiscent of classic film noir.

### SLEEK INDUSTRIAL ELEMENTS

Modern design intertwines with the industrial backdrop. Sleek metal accents, minimalist furniture, and streamlined black metal details like doors, window frames, or room dividers create a refined edge.



## KEY FEATURES CONT.

### FUNCTIONAL LIGHTING WITH STYLE

Strategically placed theatrical lighting, steel chandeliers and recessed LED lighting throughout enhances the industrial aesthetic and provides a warm, functional glow.

### VINTAGE CHARM WITH MODERN COMFORT

Juxtaposed are the raw industrial elements with the plush comfort of modern furnishings and soft textiles. Think plush rugs, velvet furniture, or warm-toned throws to create an inviting and comfortable living or working environment.

### KITCHEN

The open kitchen features custom cabinetry and high-end appliances.

### GARAGE AND LAUNDRY

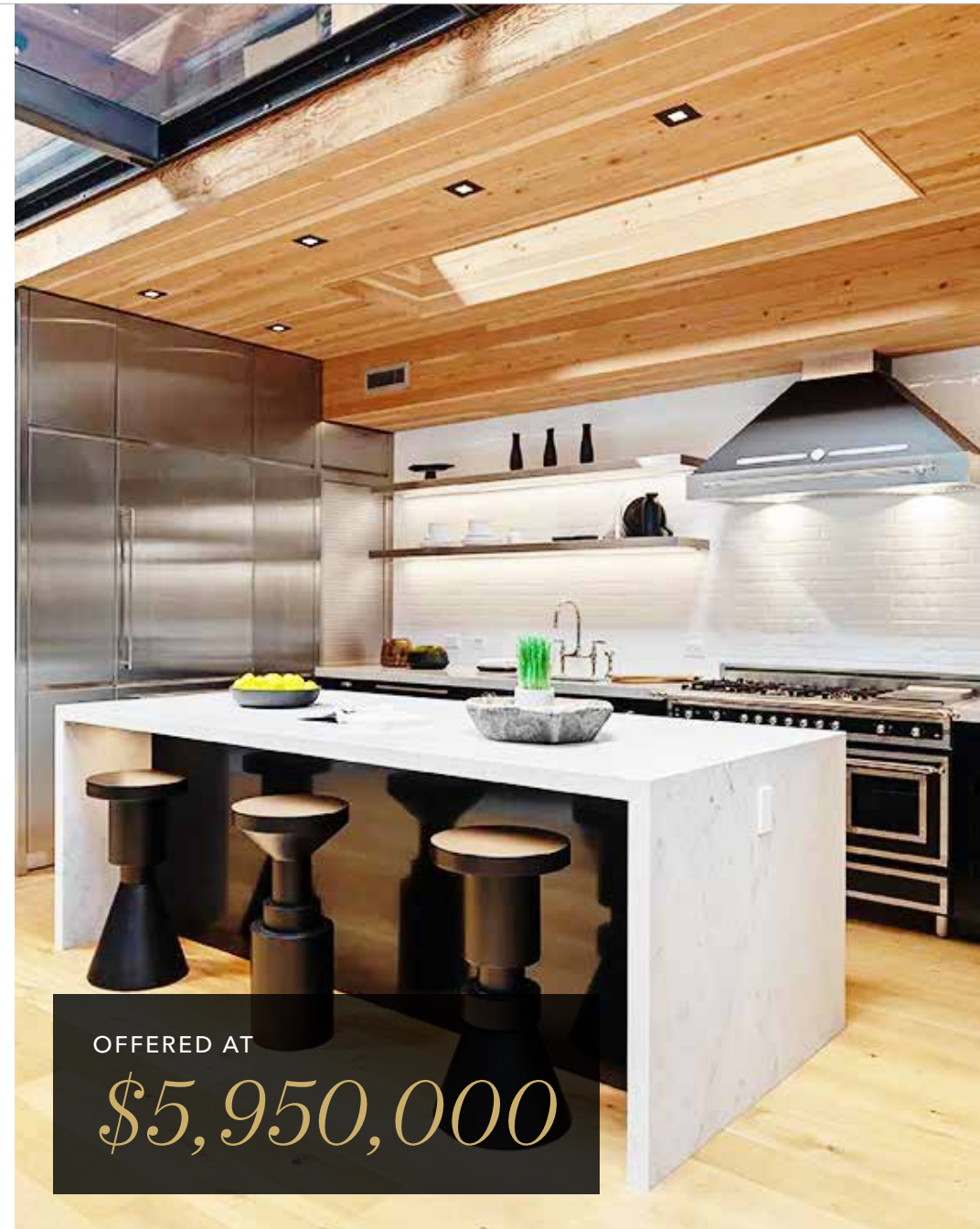
The ground-level garage includes a garage with a charging station and a large laundry room.

### PRIVATE ROOFTOP OASIS

Ascend to your own private rooftop deck, an exclusive retreat. It's the ideal setting for corporate or personal entertaining, enjoying a quiet moment under the stars, or drawing inspiration from the urban landscape which surrounds.

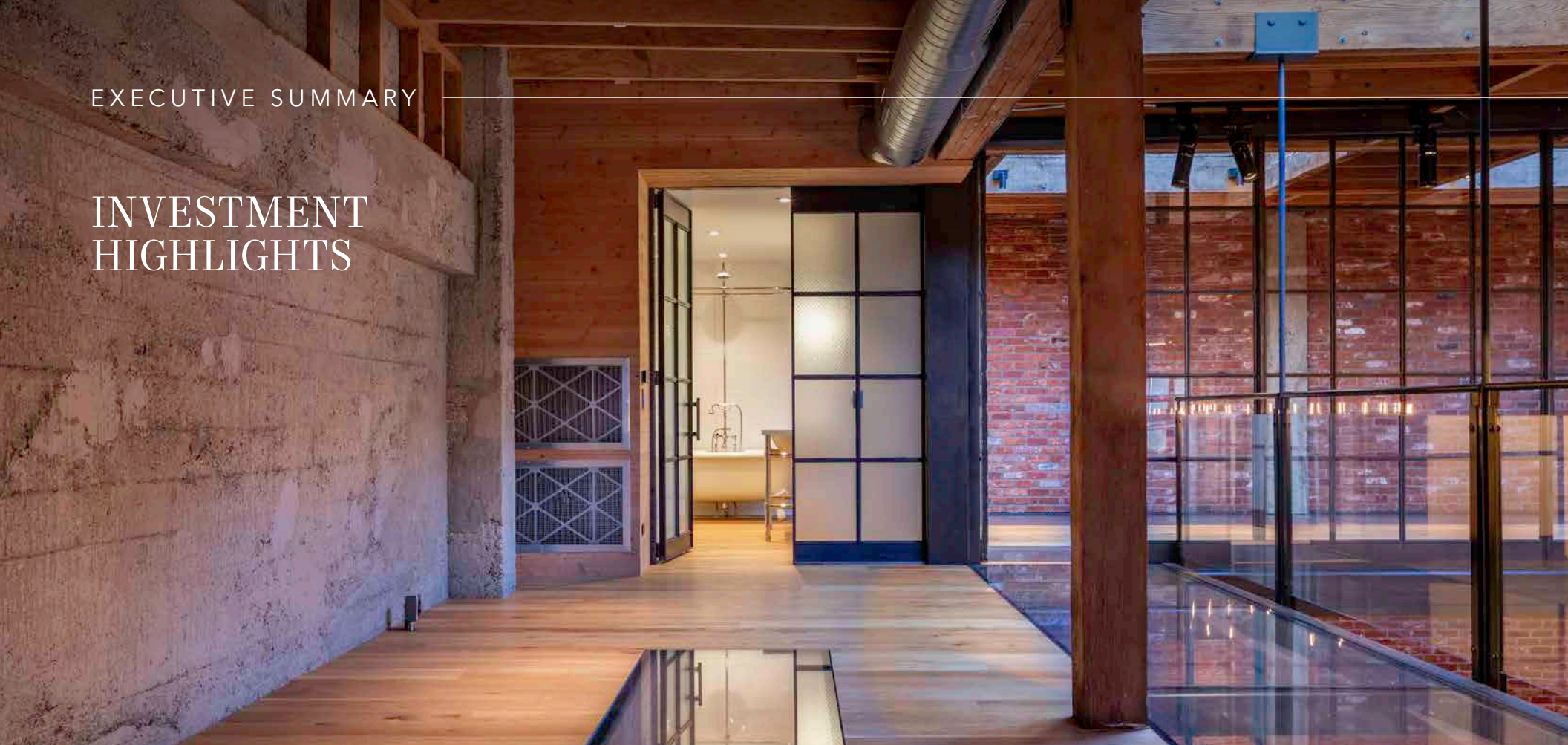
### INTEGRATED LIVE/WORK FLOW

The design facilitates a seamless transition between personal and professional life, with dedicated workspaces that benefit from natural light, seamless glass partitions and a stimulating environment. It is zoned for live/work, offering flexibility for various uses like personal residence, creative office suites or co-working environment.





# INVESTMENT HIGHLIGHTS



## DISTINCTIVE ARCHITECTURAL FEATURES

Exposed wood beams, original brick walls, and concrete finishes give this property a distinctive industrial charm. The first floor boasts impressive 20+ foot ceilings with skylights that flood the space with natural light, making it ideal for creative or collaborative environments.

## PRIME SOMA LOCATION

Situated in the heart of San Francisco's vibrant South of Market (SoMa) neighborhood, 421 Tehama Street is surrounded by tech hubs, dining, and transit. Its central location makes it an ideal space for innovative startups, creative firms, or event-focused businesses seeking a dynamic urban presence.

## FLEXIBLE LIVE/WORK LOFT CONVERSION

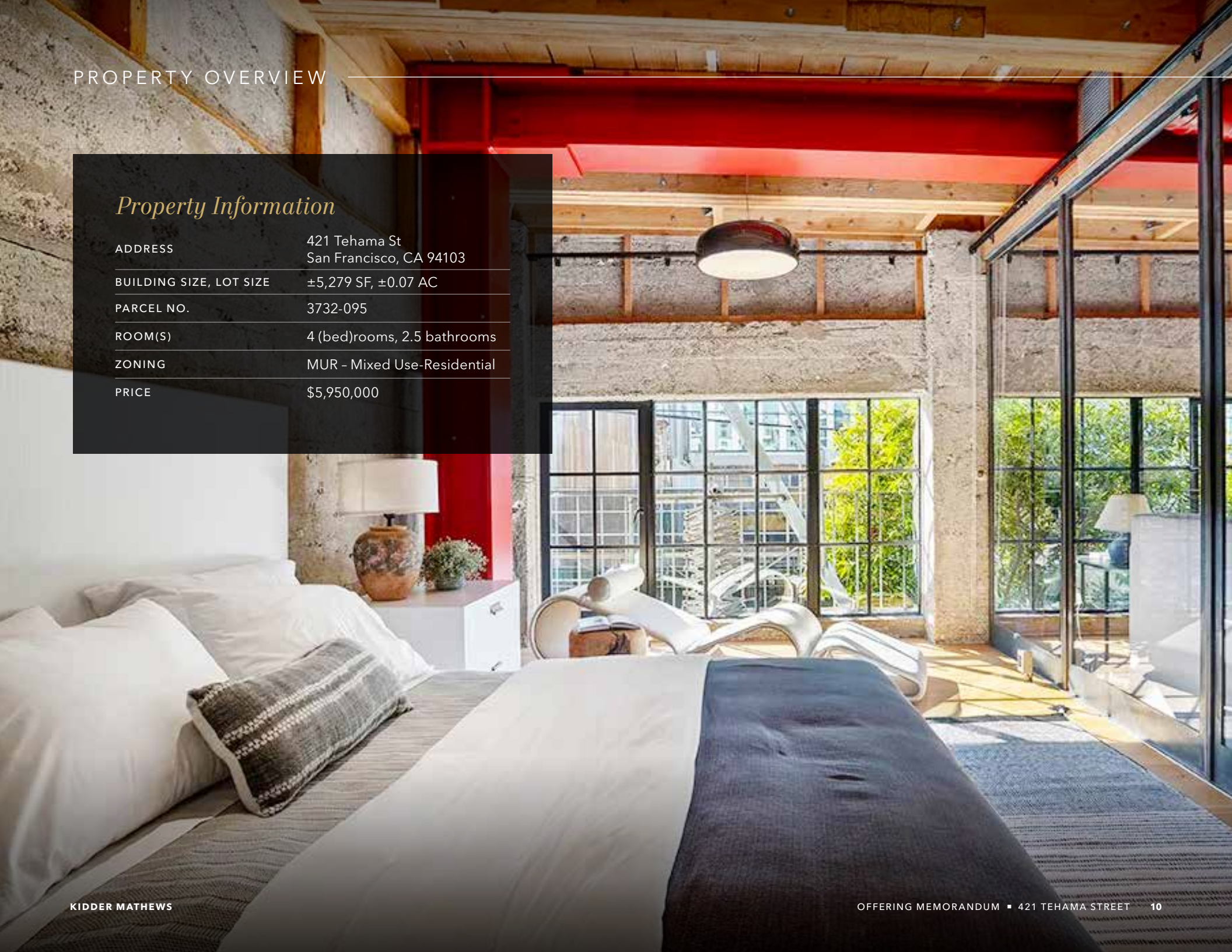
Originally built in 1923 as a warehouse, the property has been thoughtfully converted into a versatile three-story live/work space. Zoned for both residential and commercial use, it features loft-style living with a private rooftop deck, perfect for entrepreneurs or creatives seeking a unique blend of work and home life.

# PROPERTY OVERVIEW

## PROPERTY OVERVIEW

### *Property Information*

ADDRESS	421 Tehama St San Francisco, CA 94103
BUILDING SIZE, LOT SIZE	±5,279 SF, ±0.07 AC
PARCEL NO.	3732-095
ROOM(S)	4 (bed)rooms, 2.5 bathrooms
ZONING	MUR - Mixed Use-Residential
PRICE	\$5,950,000



## THE HISTORY

### *Tehama Street South of Market (SOMA)*

The building located at 421 Tehama Street in San Francisco's South of Market (SoMa) neighborhood was originally constructed in 1923 as a warehouse. In the past, the SoMa district was primarily an industrial area dominated by warehouses.

More recently, the former warehouse has undergone a significant transformation and is now a renovated industrial-chic live/work loft. The renovations were carried out by San Francisco-based firms Knock Architecture & Design and Butler Armsden Architects. This conversion reflects the evolving nature of the SoMa neighborhood, which has become a vibrant hub of residential, tech and entertainment. The property at 421 Tehama Street is now zoned for both residential and work purposes, offering flexibility for its occupants.

This example highlights a broader trend in San Francisco, where industrial buildings are being repurposed to meet the demands of a changing urban environment, reflecting the city's blend of industrial heritage and high-tech future.



Photo from San Francisco City Archives

PROPERTY OVERVIEW



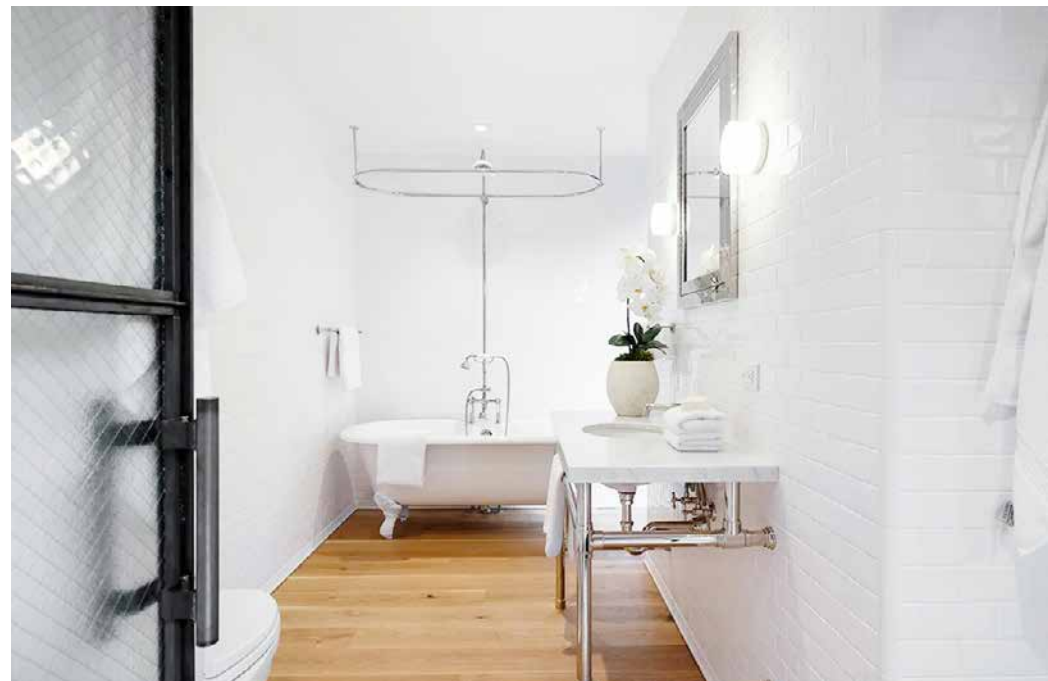




PROPERTY OVERVIEW



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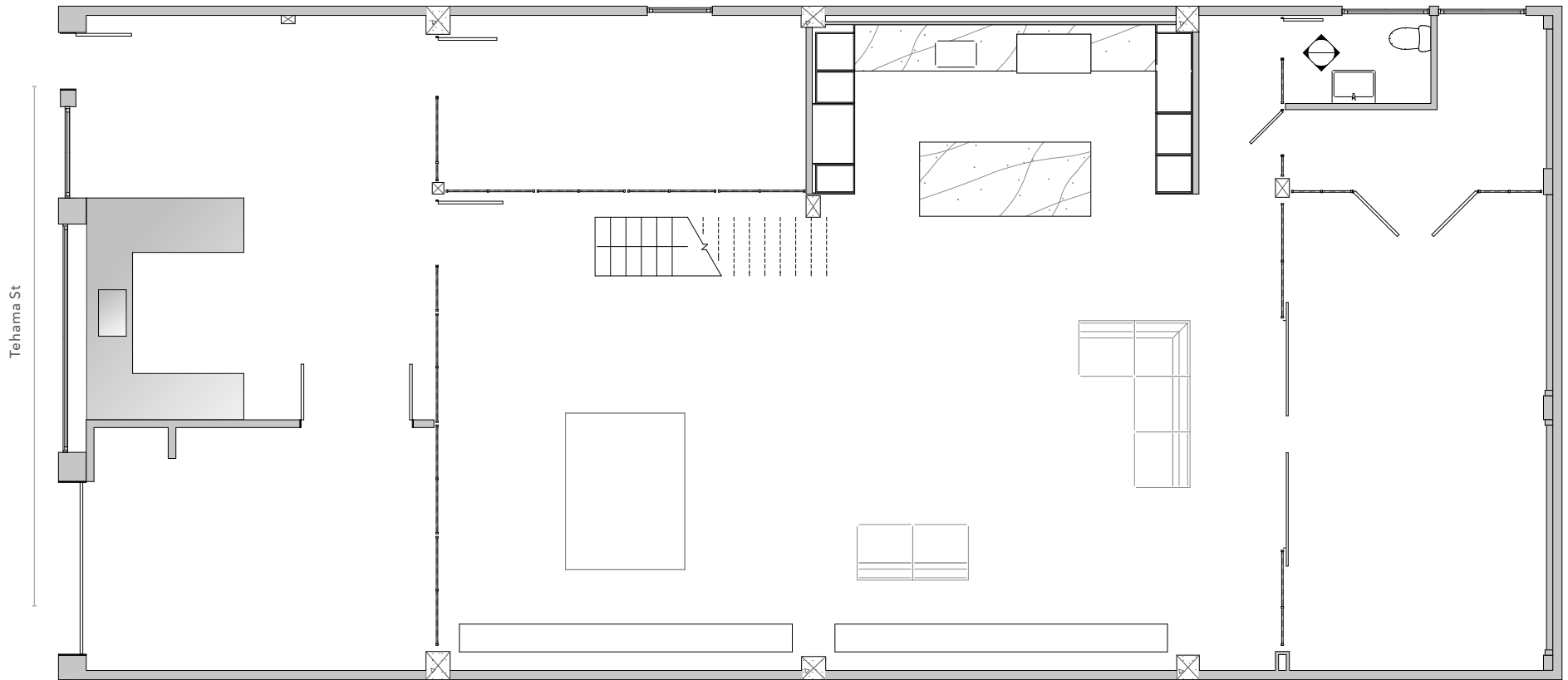


# PROPERTY OVERVIEW



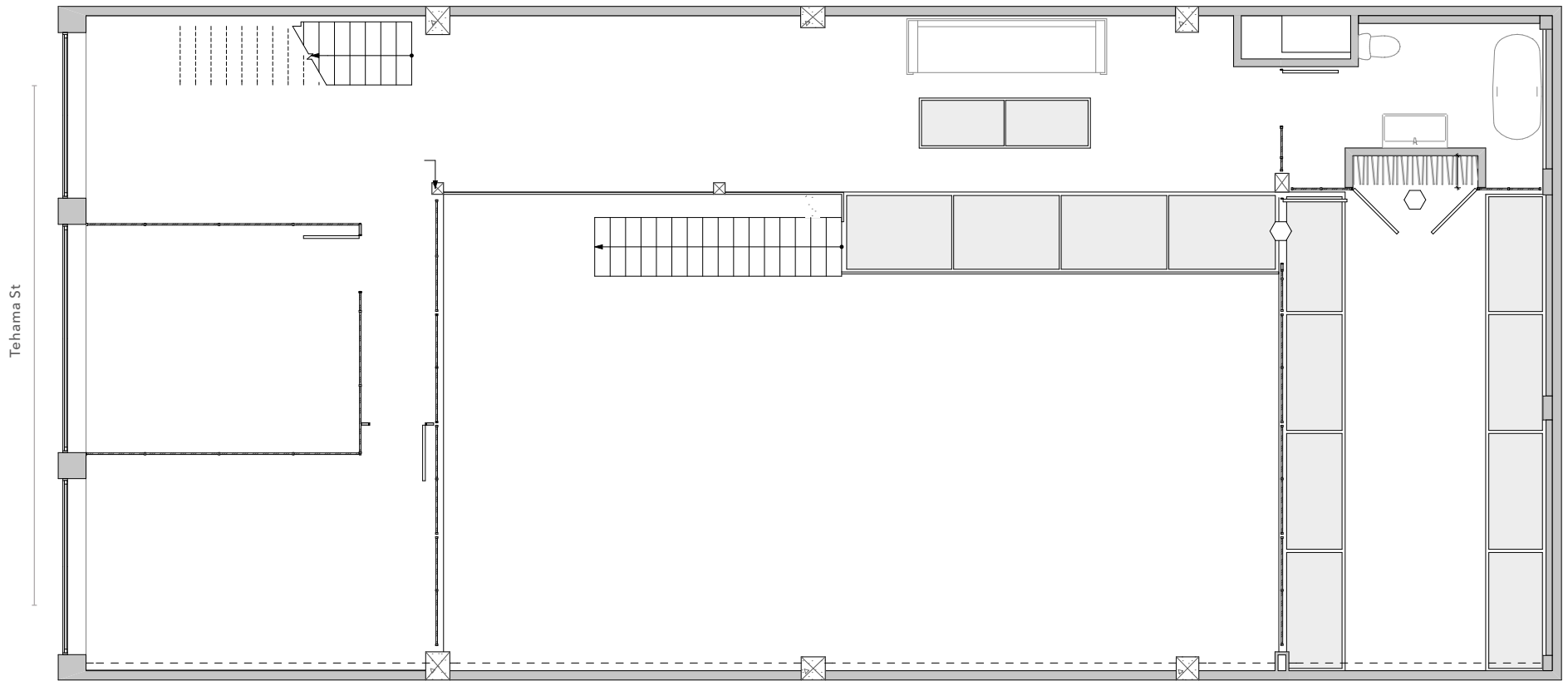


# FIRST FLOOR



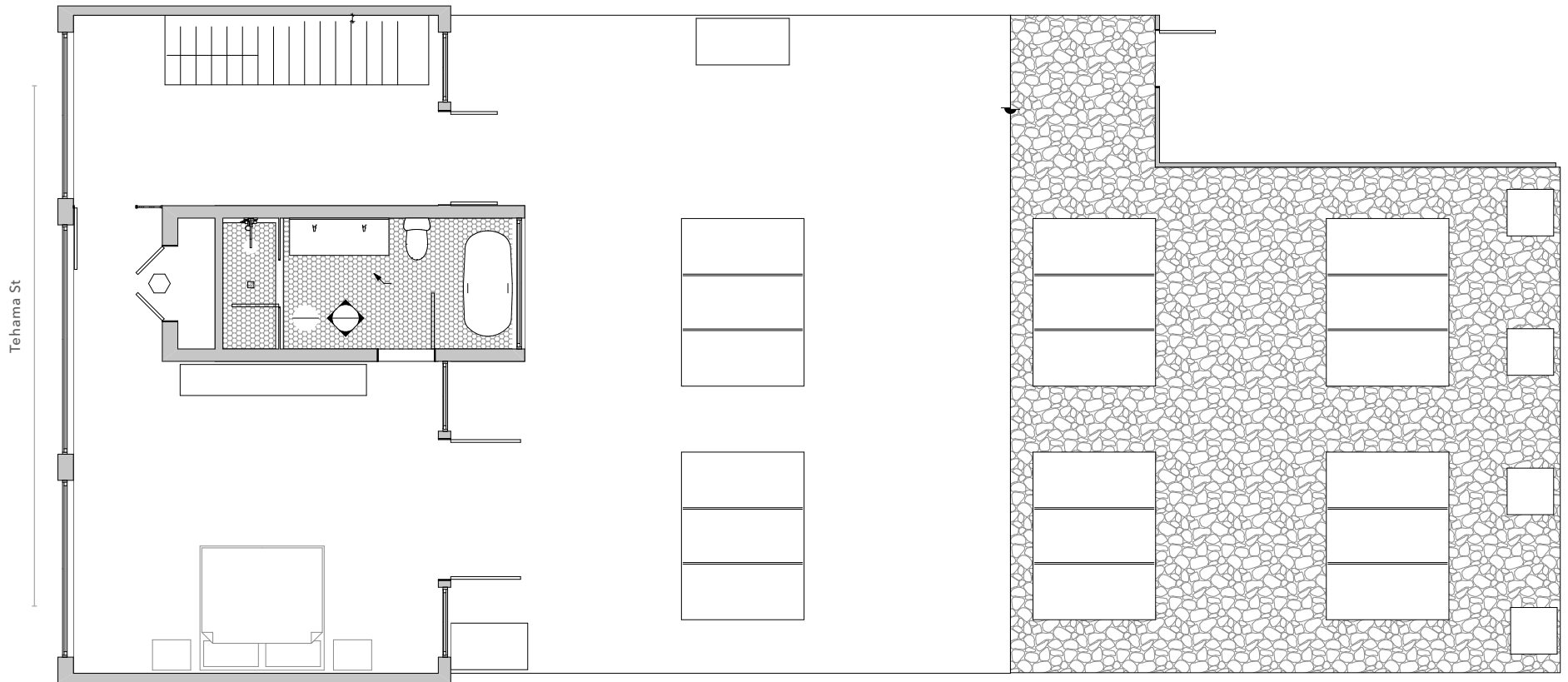
FLOOR PLAN NOT TO SCALE

# SECOND FLOOR



FLOOR PLAN NOT TO SCALE

# THIRD FLOOR



FLOOR PLAN NOT TO SCALE

# LOCATION OVERVIEW



# *SAN FRANCISCO'S* MARKET IS RIPE FOR CHANGE

*San Francisco's real estate market is currently ripe for live/work building investments, largely due to the ongoing shift in work culture and the city's strong foothold in the tech and AI industries.*

As hybrid and remote work models become more entrenched, professionals, especially in the tech and AI sectors, are seeking flexible living spaces that can also serve as their work environments. San Francisco remains a global tech hub, with major players like Google, Facebook, and Salesforce, alongside a growing number of AI startups such as OpenAI and Anthropic. These industries are driving demand for spaces that combine residential and commercial functions. Young professionals, in particular, are drawn to urban areas that provide the convenience of working and living in the same location, making live/work spaces increasingly attractive. This trend creates a significant opportunity for developers and investors to cater to this emerging demand. Areas like SoMa, Mission Bay, and The Castro are prime locations for such developments, offering the potential for strong returns as businesses and workers embrace the flexibility and proximity that live/work buildings provide.

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98

WALKER'S PARADISE

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100

RIDER'S PARADISE

# DRIVE TIMES

**4 MIN**

TO CIVIC CENTER  
BART STATION

**6 MIN**

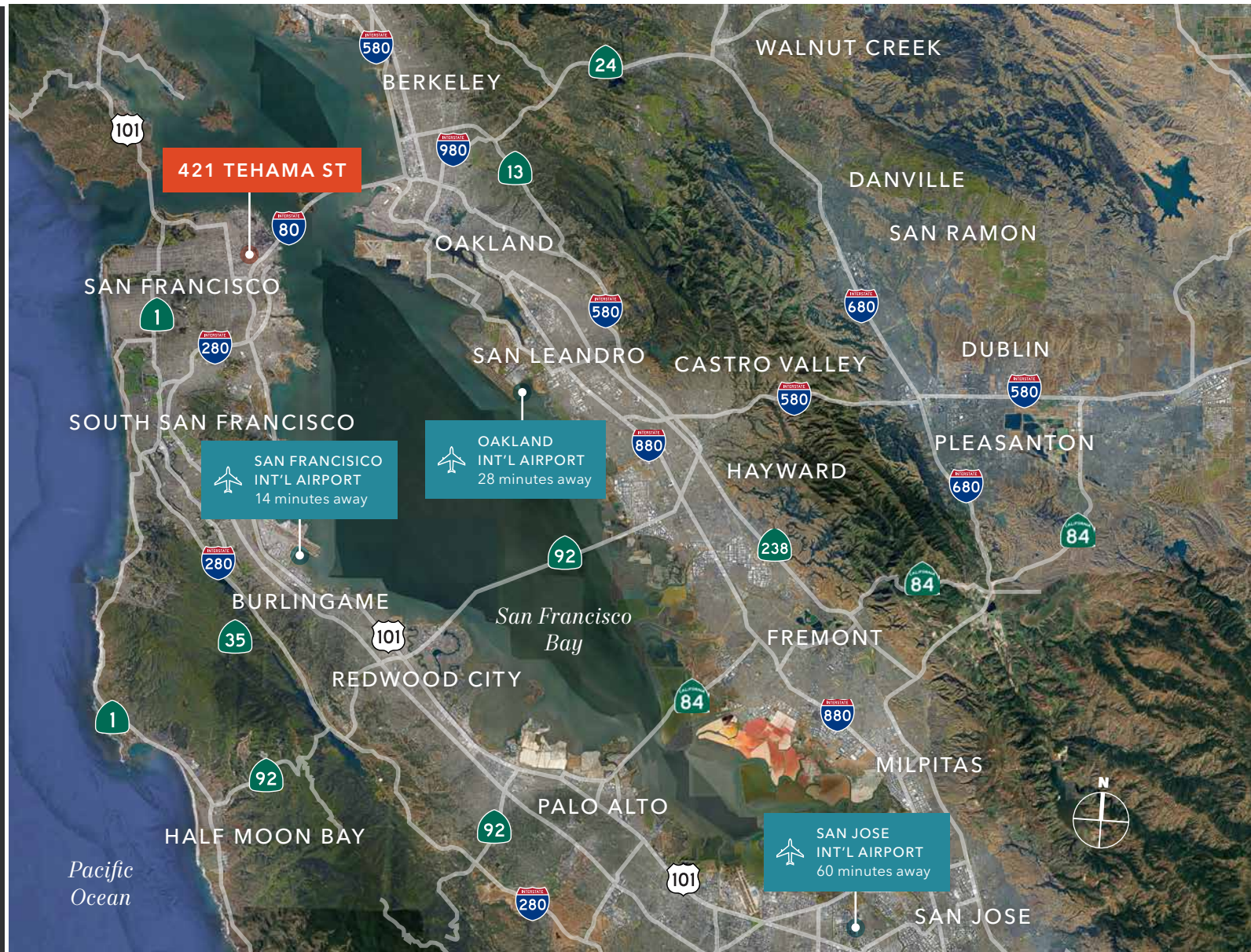
TO DOWNTOWN  
SAN FRANCISCO

**9 MIN**

TO I-280

**10 MIN**

TO THE FERRY  
BUILDING MARKETPLACE



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	130,484	457,030	722,967
2030 PROJECTION	131,347	448,892	708,569
2020 CENSUS	122,334	462,215	754,528
PROJECTED GROWTH 2025-2030	0.1%	-0.4%	-0.4%
MEDIAN AGE	39.7	39.2	40.2

## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$181,995	\$230,114	\$225,187
TOTAL BUSINESSES	19,806	42,580	51,975
TOTAL EMPLOYEES	312,294	511,794	570,385

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	5,908	13,278	23,880
HIGH SCHOOL DIPLOMA	14,041	36,133	63,739
SOME COLLEGE	13,309	38,198	65,309
ASSOCIATE	5,120	15,136	27,886
BACHELOR'S	33,602	139,767	205,320
GRADUATE	28,137	112,312	155,248

## HOUSEHOLDS

67,214  
1 MILE

224,121  
3 MILES

320,024  
5 MILES

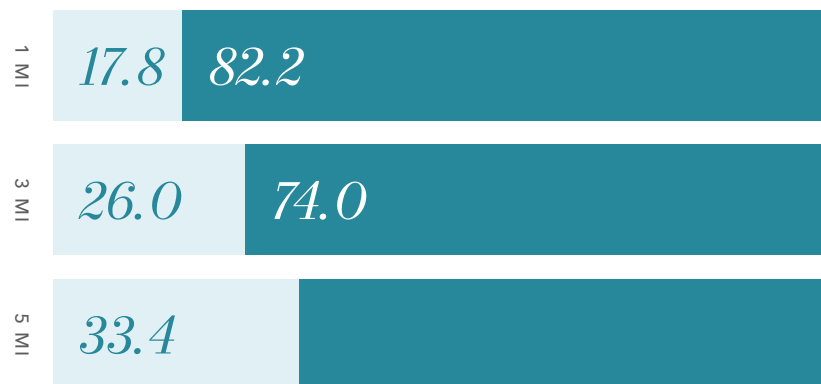
## MEDIAN AGE

39.7  
1 MILE

39.2  
3 MILES

40.2  
5 MILES

## OWNER VS. RENTER OCCUPIED (%)



OWNER RENTER

Data Source: ©2023, Sites USA

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