

OFFERING
MEMORANDUM

INDUSTRIAL WAREHOUSE | \$1,500,000

1139 Airport Boulevard, South San Francisco, CA 94080

3,930 SF / Tenant Occupied / Leased



COMPASS
COMMERCIAL

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EXCLUSIVELY LISTED

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PLEASE CONTACT LISTING AGENT FOR SHOWING INSTRUCTIONS.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

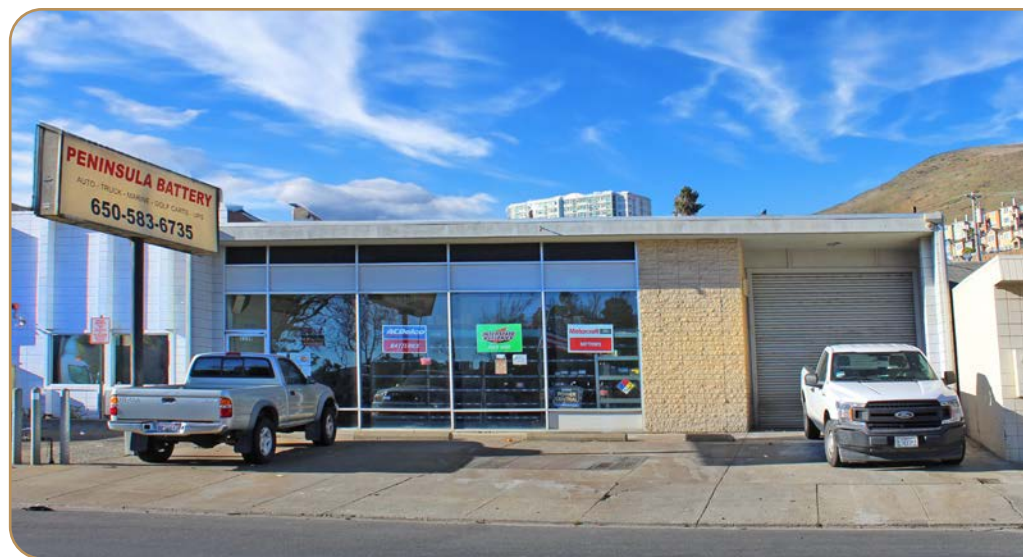
Address:	1139 Airport Blvd., South San Francisco, CA 94080
Cross Street:	Chapman Avenue
Price:	\$1,500,000
Property Status:	Occupied/Leased
Parcel No. (APN):	012-094-240
Year Built:	1966
Zoning/District:	C2
Est. Building Size:	±3,930 sqft.*
Est. Lot Size:	±5,000 sqft.*
Parking:	4 Spots, Front
Ceiling Heights:	±13' 7"
Loft:	Partial
Bathrooms:	Two, Mens and Womens
Roll Up Door:	±12' Hight and 11' 5" Wide
Electrical:	3 Phase Power, 200 Amp

LEASE PROFILE

Lessee:	Nahall N. Fells
Business:	Peninsula Battery Co.
Term:	March 1, 2022 - February 29, 2032
Current Annual Rent:	\$5,610 Monthly, \$67,320 Annually
Annual Increases:	2% Annually

Expenses:	
Property Taxes:	Landlord
Property Insurance:	Landlord
Maintenance:	Tenant
Utilities:	Tenant

* Sizes provided by assessor records or other sources deemed reliable but not guaranteed



PROJECTED FINANCIAL VIEW

Income:	
Gross Annual Rent:	\$67,320

Estimated Proforma Expenses:

New Taxes ^[1]	\$15,840
Insurance: ^[2]	\$2,331
Maintenance:	Tenant
Utilities:	Tenant
Reserves/Misc:	\$1,000

TOTAL:	\$19,171
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Estimated Proforma

Net Operating Income:	\$48,149
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CAP Rate Proforma:	3.20%
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Price Per Sq. Ft.	\$381
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^[1] New taxes estimated at 1.056%

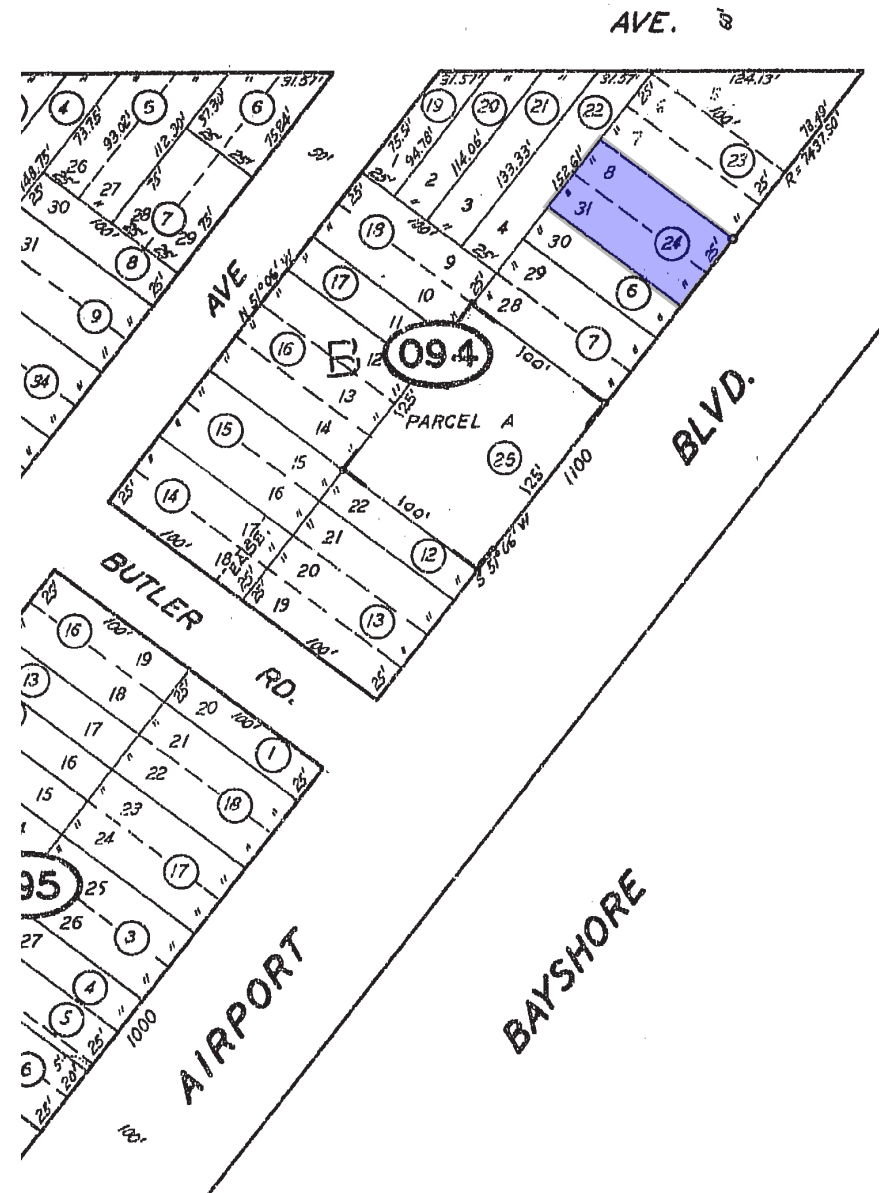
^[2] Actual Amount - Policy with Chubb Insurance Co.

PHOTOS |



PARCEL MAP

Parcel # - 012-094-240



LOCATION MAP



INVESTMENT ADVISORS



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