

Build-to-Suit Development Opportunity

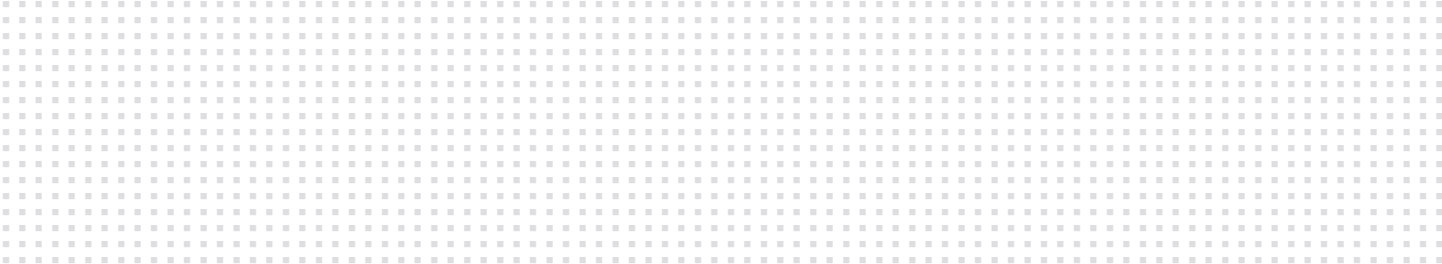
Offering Memorandum | A Portion of 1200 Mississippi Street, San Francisco, CA



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1200 Mississippi Street, San Francisco, CA

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1200 Mississippi Street, San Francisco, CA

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Executive Summary

1200 Mississippi Street, San Francisco, CA

Executive Summary

Kidder Mathews is extending this rare opportunity for a build-to-suit scenario located at 1200 Mississippi Street, San Francisco, California.

PROPERTY OVERVIEW

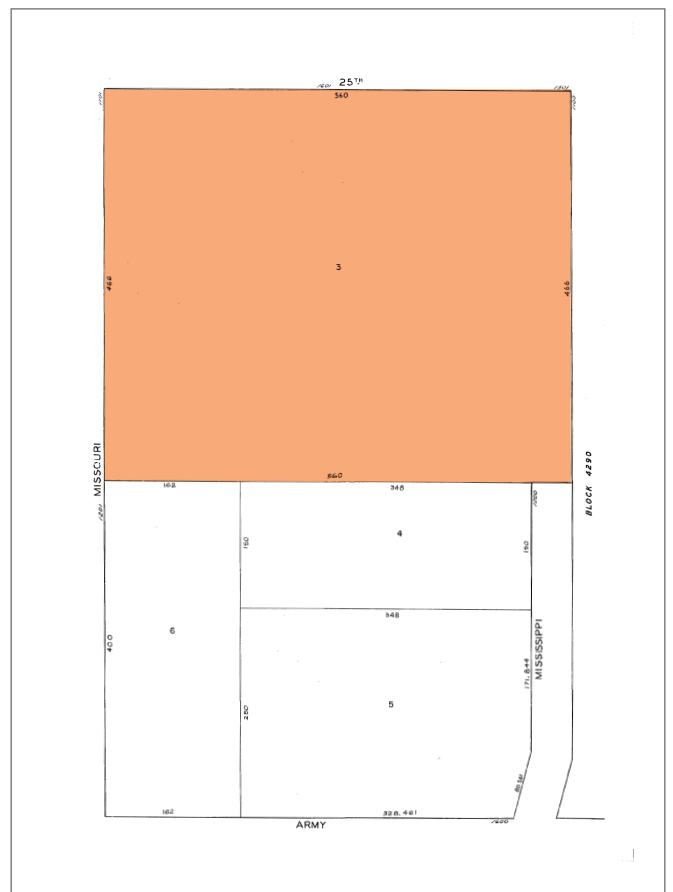
This site is comprised of approximately 26,155 square feet of improvements on approximately 5.99 acres. The improvements consist of a two story office/shop area, two (2) above ground fueling areas, a car wash, and asphalt striped parking area to accommodate up to 250 standard sized vehicles. There are various secured storage buildings and maintenance bays located at the south side of the Property.

PROPERTY SUMMARY

Yellow Cab Cooperative will continue to operate in a portion of the site, with the owner/developer building a parking structure to accommodate YCC's expansion needs. Plans are in place to develop this structure to attract a third party to occupy the balance of the improved building. Size, scope, improved area to be dictated by the third party's needs, but conservative estimates call for approximately ±100,000 square feet of improvements and parking. The site can accommodate additional density if required.

The site currently has a parking lot is constructed with asphalt material and is striped. There are two above ground fueling areas, one at the east entrance to the property and one at the west exit of the property. The fueling stations support both gasoline and natural gas fuels. There is an above ground fenced compressor platform also at the west exit of the property.

The property will be delivered as a multi tenant site. The zoning is PDR-2, which allows for a variety of uses that



can be redeveloped on this site. While the current use has been developed for a transportation company, with many of the improvements currently ideally suited for a like kind of user, the flexibility of the zoning will allow a prospect an opportunity to occupy a truly unique property in the very tight market of San Francisco.

Strengths

- Excellent build-to-suit or development opportunity.
- Freeway visibility from I 280 to the east of the site.
- Access is via Cesar Chavez Street just south of the property, one block from I-280 access to the east; 4 blocks from US 101 to the west; T-line Muni stop along Third Street, just 5 blocks to the east, which connects to both BART and CalTrain. Bus-line stop one block to the west at Evans Avenue.
- Currently the largest build-to-suit site on the market in the PDR-zone.
- Convenient location to Downtown to the north, and SFO to the south.



CURRENT SITE CONFIGURATION

| | |
|---------------------|---------------------------------------|
| Assessor's Parcel # | 4388-003 |
| Site Area | 5.99 acres (±4.75 usable) |
| Property Type | Masonry |
| Rentable Area | ±26,155 SF |
| Year Built | 1986 |
| Loading Doors | 2 large/2 standard |
| Sprinklered | Yes |
| Zoning | PDR-2 |
| Roof Age/Condition | Metal with GACO finish, 5-6 years old |
| Power | 800 Amps/3 phase 277 V |
| Parking | 342+ |
| Generator | Diesel - ONAN 60 Hertz - 1800 RPM |

The Opportunity

1200 Mississippi Street, San Francisco, CA

The Opportunity

HIGHLIGHTS

This is an exclusive and unique opportunity as it offers a potential user three (3) alternative means of entering into an agreement to occupy its premises on the property as a co-tenant with the Yellow Cab Cooperative. In all 3 cases it is a true build-to-suit situation.

Alternative 1: A long term lease of custom-built space within the newly-constructed improvements.

Alternative 2: A lease with option to purchase an undivided interest in all of the land and improvements built specifically for the co-tenant.

Alternative 3: An up-front purchase of all the land and improvements appurtenant to the custom-built facility to be delivered to the co-tenant.

There are currently no other properties in the marketplace today that can offer such flexibility for an operation in need of its own dedicated facility.

- The zoning allows for a new building of up to 65 feet in height and with ± 4.75 acres of usable land, the development can ultimately consist of approximately 400,000 square feet of new building area.
- Access to and from the property is incredibly convenient using both public rail/vehicular and private vehicular transit. The Cesar Chavez off/on ramps from I-280 are immediately adjacent to the property, the US 101 off/on ramps are 4 blocks from the property and the MUNI Light Rail T-Line is 5 blocks from the property and connects with BART and Cal Train.
- There is excellent visibility of the property from I-280.

HIGHLIGHT OF PERMITTED USES IN A PDR-2 ZONE

- Automotive uses, including sales, repair, rentals and storage
- Entertainment & Recreation
- Food & Beverage Processing
- Light Manufacturing
- Community Facilities
- Job Training
- Social Service
- Gyms
- Health Service
- Labs
- General warehousing and storage



LOCATION OVERVIEW

San Francisco is the premier City on the West Coast. It is the gateway to Ports, transportation hubs, home of commerce, world class higher education and Universities, Research and Development, and Life Science technology, to name just few highlights. It is the financial center to banks and financial institutions. It is home to world class sporting franchises, including the San Francisco Giants. Its diverse culture drives the need for world famous museums, public parks and gardens, restaurants and recreation.

The location of this Site in San Francisco is beyond compare; only five minutes to Downtown, ten minutes to San Francisco International Airport, with access to public transportation connecting it to Silicon Valley via CalTrain, the South Bay and East Bay via BART. 1200 Mississippi is located at the southern portion of Potrero Hill, near the burgeoning Dog Patch neighborhood of eclectic businesses and business services, including the newly expanded Produce Mart, just one mile south of Mission Bay, home to UCSF, Genentech, and the center of Life Science and Biotech research. Another plus of this location is the weather: Potrero Hill commands more sunny days with less wind than other sections of the City, a little known fact to those not familiar with this neighborhood.

