

# 663 CLEMENTINA & 1178 FOLSOM

SAN FRANCISCO  
CALIFORNIA

**2 NEW RESTAURANT  
OPPORTUNITIES  
WITH PRODUCTION/  
COMMISSARY  
COMPONENT IN  
SAN FRANCISCO'S  
SOMA DISTRICT**

ŌME



maven  
RETAIL

# PROJECT DESCRIPTION

Ome, located at 1178 Folsom Street, is a new 6-story midrise in the core of San Francisco’s vibrant SOMA neighborhood. Ome will feature 3 levels of commercial space amounting to 11,887 SF, all below 42 modern studio apartments.

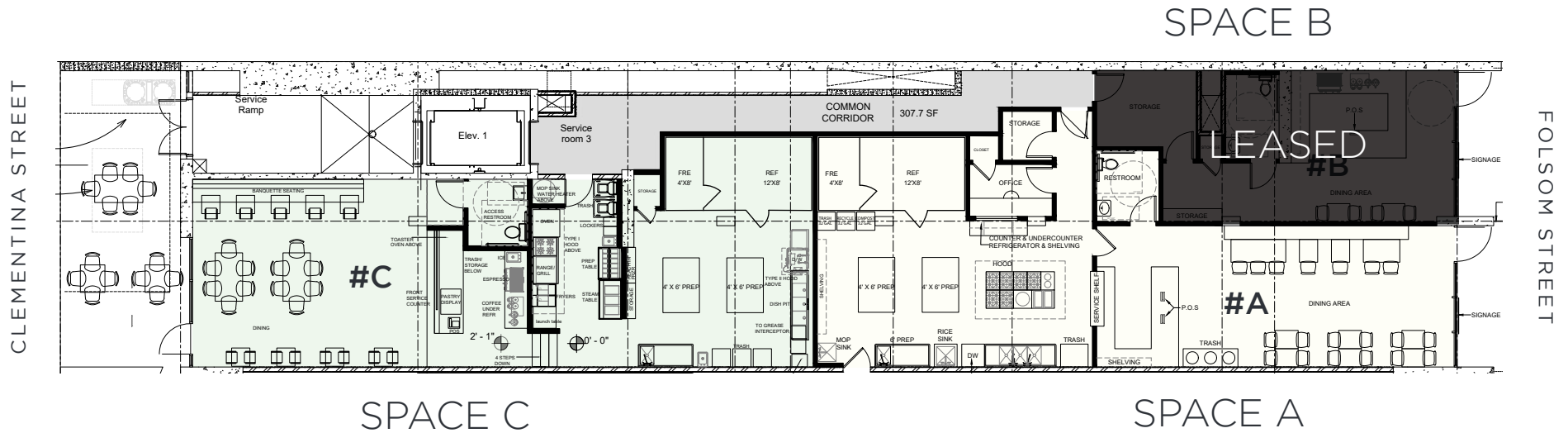
The ground floor retail space can be demised in several different ways and may include ingress and egress from both Folsom and Clementina Streets, elevator access to the lower level space, and potential for outside seating. The 3 levels of commercial space are suitable for a variety of uses, including fitness, professional services, and food & beverage. The second floor enjoys natural light from three sides, which includes light from the floor-to-ceiling windows located on the Folsom and Clementina sides of the building.

## PROJECT SUMMARY

PROJECT DESCRIPTION	Mixed-use development consisting of 3,999 SF of ground floor retail, 2,168 SF of lower level retail, and 5,720 SF of second floor office/retail, all below 42 modern studio units surrounding a sunny outdoor courtyard.
DESCRIPTION OF LOCATION	Folsom Street between 7th & 8th Streets in San Francisco’s SOMA neighborhood
YEAR CONSTRUCTED	2020
DEVELOPER	Transworld Construction
ARCHITECT	David Baker Architects
DESCRIPTION OF RETAIL	3 floors of potential retail space with tall ceilings, totaling 11,887 square feet, but can be demised to as little as 1,200 SF. Entrances on Folsom and Clementina.
DELIVERY DATE	2021
ZONING	NCT – Folsom Street Neighborhood Commercial Transit

## AVAILABLE SPACE

3 Ground Floor Retail/Restaurant Spaces with Commissary/Production
POTENTIAL 1178 Folsom #A: 1,461 SF 663 Clementina: 1,476 SF
SECOND FLOOR OFFICE/RETAIL: 5,720 SF
LOWER LEVEL PREP/RETAIL SPACE: 2,168 SF



## DELIVERY CONDITIONS

Each space can be delivered with the following:

- New Storefronts
- Fire Sprinklers
- Type I Hood (1178 Folsom \*A & 663 Clementina)
- New Water Heaters
- HVAC
- Plumbing & Electrical Connections
- Finished ADA Bathrooms
- Smooth Finished Walls Ready for Finish Paint
- Junction Boxes for lighting and electrical



## ESTIMATED DELIVERY TIMES



POSTMATES



caviar



DOORDASH

GRUBHUB™

Uber Eats



Located in the core of San Francisco, OME is in close proximity to many of the San Francisco neighborhoods, creating a central hub for food delivery businesses.



## SOMA BY THE NUMBERS

Average Daily  
Traffic (ADT)



21,343

Average SOMA  
Household Income



\$142,656

Population



114,273

Number of Businesses  
within 1 Mile



13,033



Single  
Family  
Housing  
74%

Studio  
74%

1 Bedroom  
Apartment  
77%

Daytime Workers  
1 Mile from Property



150,624

Vacancy Rate



4.0%

Journey to Work



31%

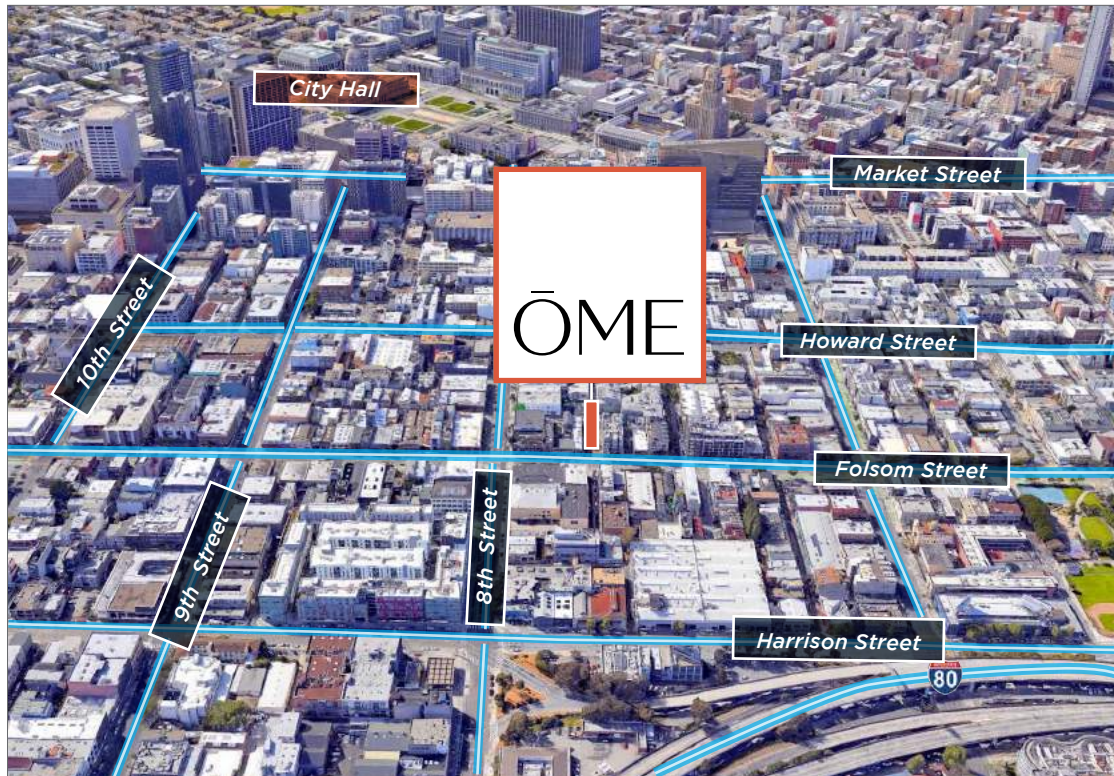


31%









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## WALKABLE CITY HUB

Thriving urban hub provides abundant walkable retail and restaurant amenities.



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## PUBLIC TRANSPORTATION HUB

World class transportation: 3 Blocks from BART and several MUNI stops nearby. 1178 Folsom Street is an eight minute walk from the J CHURCH, the KT INGLESIDE THIRD ST and the L TARAVAL at the Metro Civic Center Station/Downtown stop.



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## BIKE FRIENDLY NEIGHBORHOOD

Dedicated lanes on Folsom, 7th and 8th Streets.

# SURROUNDING PROPERTIES AND NEIGHBORHOODS

The project site is located within the Folsom Street NCT Zoning District in the Western SoMa Area Plan. The immediate context is mixed in character with a mix of residential, commercial and industrial development. The immediate neighborhood includes one to two story commercial properties, one-to-three story industrial buildings, and four-to-five-story residential complexes.

Along Folsom Street adjacent to the project site are a five-story residential complex with a ground floor commercial space and a two story industrial building. Along Clementina Street, the immediate neighborhood includes small-scale commercial and industrial properties, a three-story residential building, and a larger-scale residential building at the end of Clementina Street.

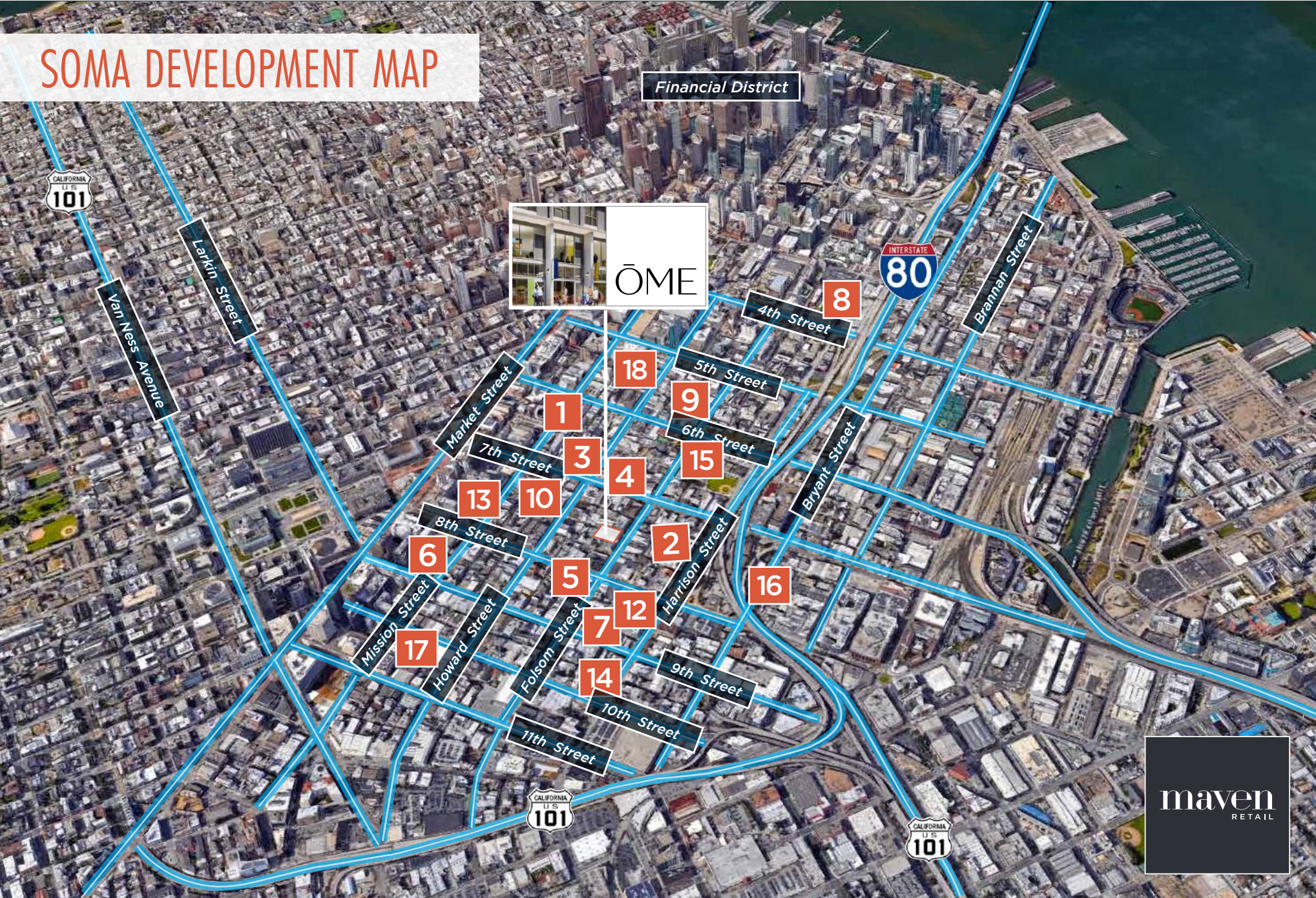
The project site has two street frontages: Folsom Street, which is identified as a transit thoroughfare with a bike lane on the south side; and, Clementina Street, which is a smaller-scale two-way alleyway. Other zoning districts in the vicinity of the project site include: WMUG (Western SoMa Mixed-Use General); P (Public); SoMa NCT (South of Market Neighborhood Commercial Transit); and, MUG (Mixed-Use General).



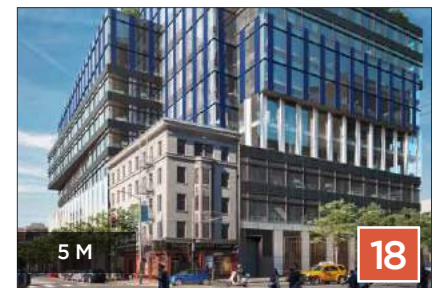
# NEIGHBORHOOD













# MARKET GROWTH

**San Francisco's South of Market (SOMA)** neighborhood is experiencing historic levels of growth in the housing, retail, office, and restaurant sectors. The transit infrastructure, technology offices, and proximity to sports and entertainment venues have collectively enhanced this dynamic submarket, while plans to build over 8,000 new homes in the next twenty years continue to increase the neighborhood's density. This significant growth is highlighted by major development projects such as 5M, Salesforce Tower, and the Flower Mart - all of which will redefine the San Francisco skyline.

Because of SOMA's mixed-use zoning, you will be able to walk a block or two and find yourself surrounded by trending restaurants and bars, luxury condominium projects, museums, and an abundance of open space. The San Francisco Museum of Modern Art (SFMOMA), the Contemporary Jewish Museum, and the Yerba Buena Center for the Arts are a few of the museums rooted in this eclectic neighborhood. Moscone Center, San Francisco's largest convention and exhibition complex is also located in SOMA and in the immediate vicinity of the subject property.

Transportation in the SOMA neighborhood is exceptional. Its proximity to BART, MUNI, and the Transbay Terminal (which provides access to Golden Gate Transit, AC Transit, and Samtrans) has attracted workers and residents from other parts of the San Francisco Bay Area, also helping to impact the area's growth. Whole Foods is planning a 55,000 SF location just 3 blocks from the subject property at 8th and Market Streets and is slated to open in 2021.







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