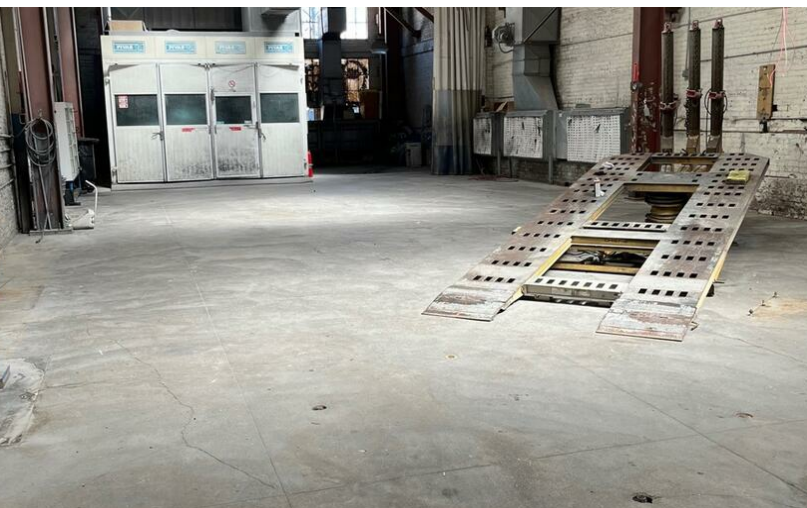
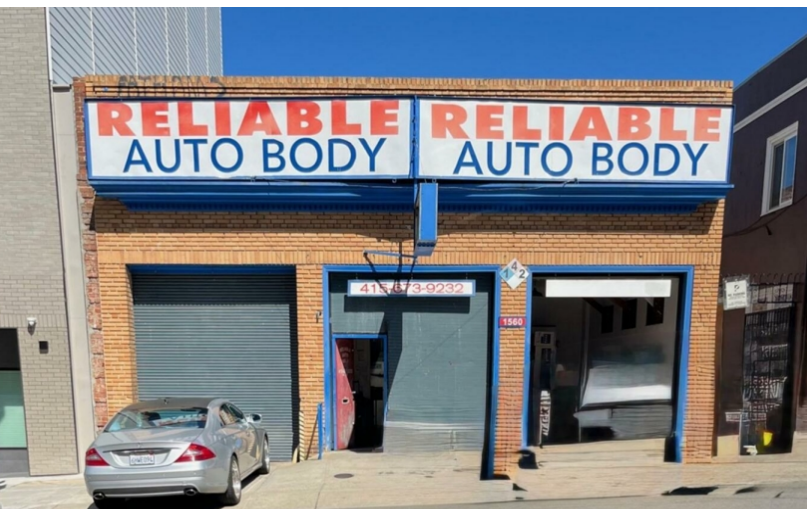


FOR LEASE

1560 PACIFIC AVE SAN FRANCISCO, CA 94109



INVESTMENT SUMMARY

The property is located at 1560 Pacific Ave, San Francisco, Ca 94109 in a well established neighborhood of San Francisco, CA.

PROPERTY SUMMARY

Building SqFt	4411 SqFt
Year Built	1922
Lot Size (acres)	0.10
Parcel ID	0573 -010
Zoning Type	INDUSTRIAL
County	San Francisco
Frontage	35.00 Ft
Coordinates	37.795376,-122.420991

PROPERTY HIGHLIGHTS

- Proven Body Shop Location
- Includes Paint Booth and Frame Rack
- Perfect for Auto Repair or Flex Warehouse
- Top Inter City Location
- Includes small Office for Client Interaction

TCI Properties

1730 Amphlett Drive, Suite 240
San Mateo, CA 94402

Office: 650 598-0555
tciproperties.com



DENNIS DANIELIAN OR JESSE GOLDSTEIN

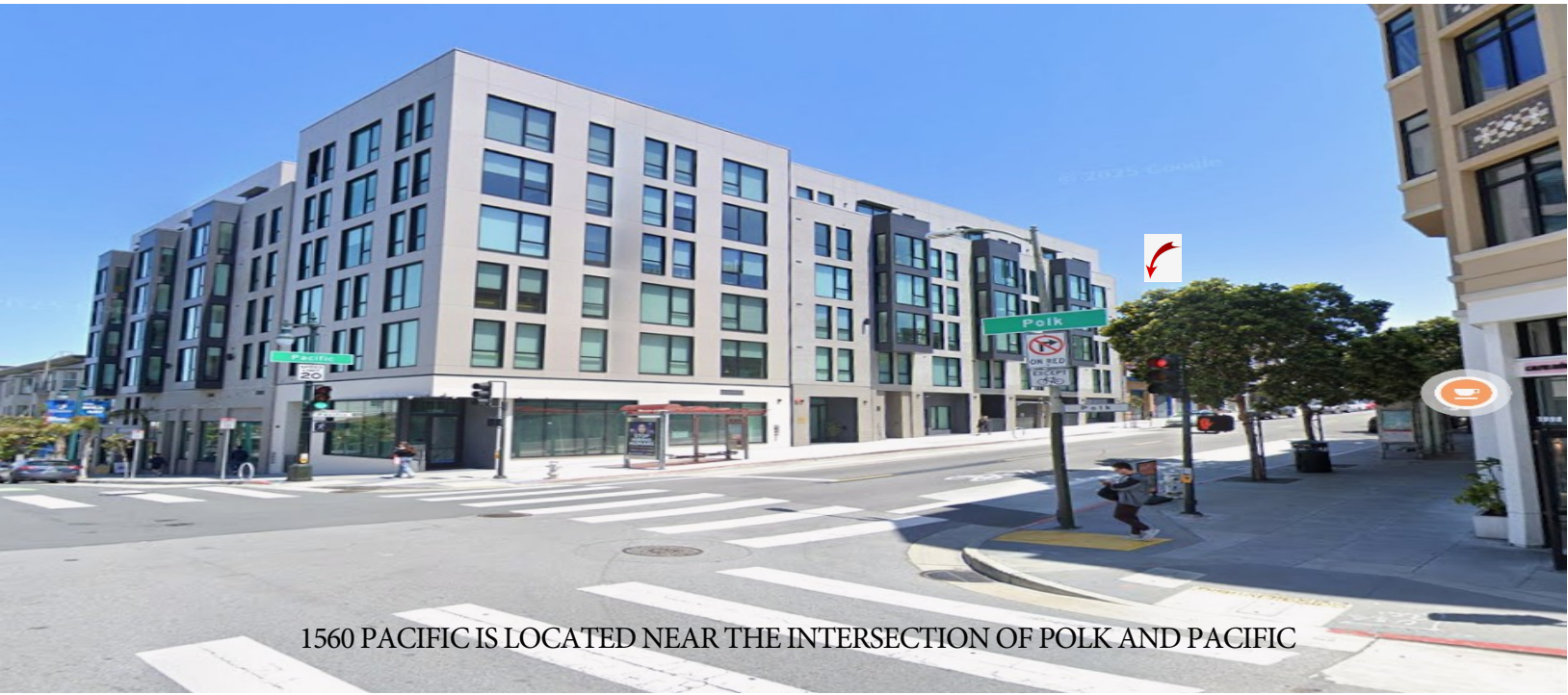
Partners

Phone: 650 598-0555
tci@tciproperties.com
License #: 00939644/00939643

FOR LEASE

1560 PACIFIC AVE SAN FRANCISCO, CA 94109

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
1 or 2	AUTO REPAIR	\$2.25 Per Ft/Mo	NNN	4,444 or 3811SF	5 Yrs



1560 PACIFIC IS LOCATED NEAR THE INTERSECTION OF POLK AND PACIFIC



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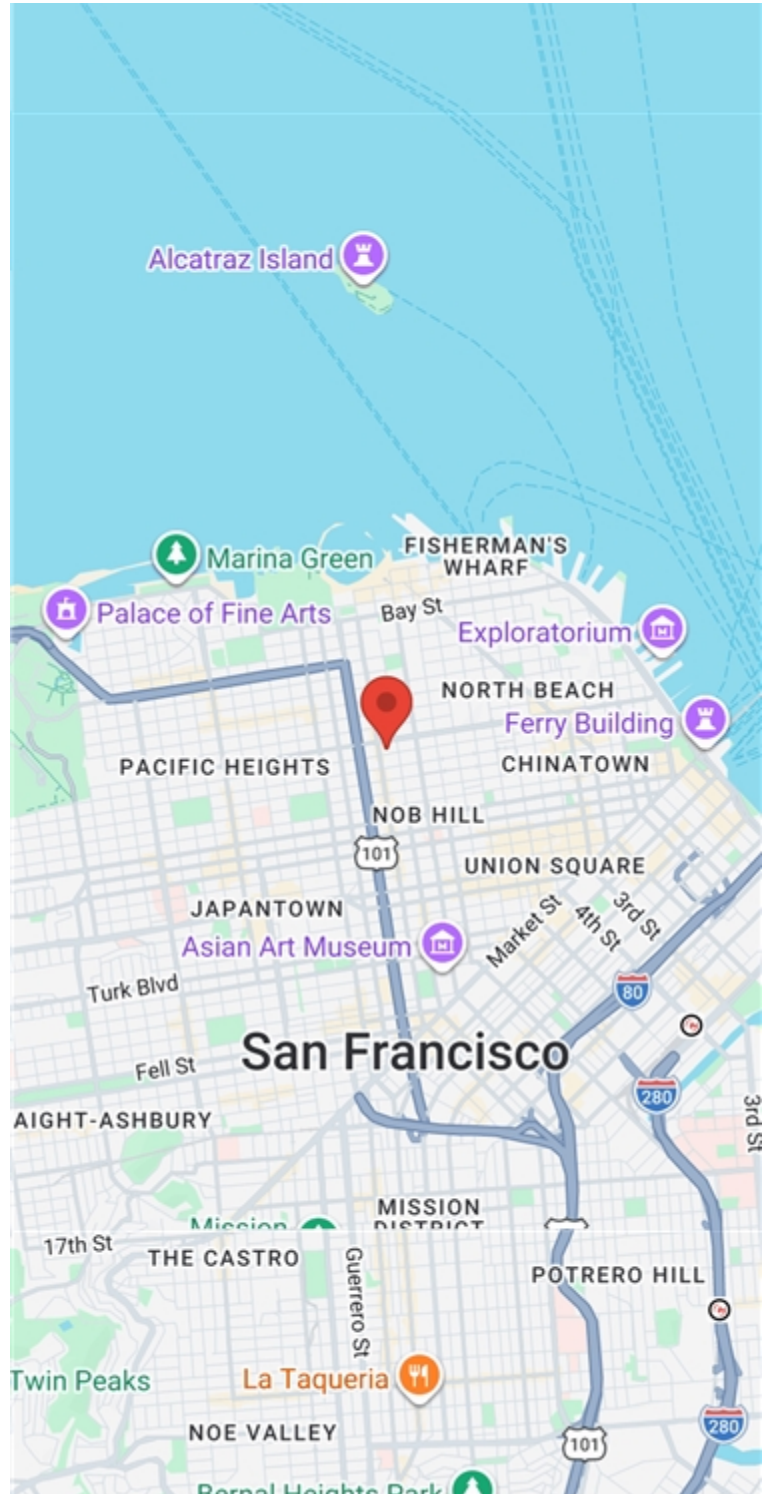
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1560 PACIFIC AVE SAN FRANCISCO, CA 94109

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	133,601	358,354	620,104
2010 Population	133,676	380,199	639,617
2025 Population	140,321	438,221	701,036
2030 Population	138,353	437,389	696,042
2025-2030 Growth Rate	-0.28 %	-0.04 %	-0.14 %
2025 Daytime Population	183,661	717,154	963,550

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	10,793	22,274	28,362
\$15000-24999	5,417	11,029	13,908
\$25000-34999	3,957	8,366	11,918
\$35000-49999	4,974	11,465	16,207
\$50000-74999	7,035	16,682	24,705
\$75000-99999	6,840	17,692	27,380
\$100000-149999	10,435	28,479	42,446
\$150000-199999	6,841	22,590	34,781
\$200000 or greater	21,660	83,115	123,212
Median HH Income	\$ 99,815	\$ 138,758	\$ 144,754
Average HH Income	\$ 163,015	\$ 208,259	\$ 210,871

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	76,638	183,091	281,669
2010 Total Households	76,535	195,970	295,015
2025 Total Households	77,951	221,692	322,919
2030 Total Households	77,569	223,769	324,374
2025 Average Household Size	1.73	1.88	2.09
2025 Owner Occupied Housing	11,953	49,903	100,704
2030 Owner Occupied Housing	12,198	50,991	101,683
2025 Renter Occupied Housing	65,998	171,789	222,215
2030 Renter Occupied Housing	65,371	172,778	222,692
2025 Vacant Housing	11,648	28,440	36,426
2025 Total Housing	89,599	250,132	359,345



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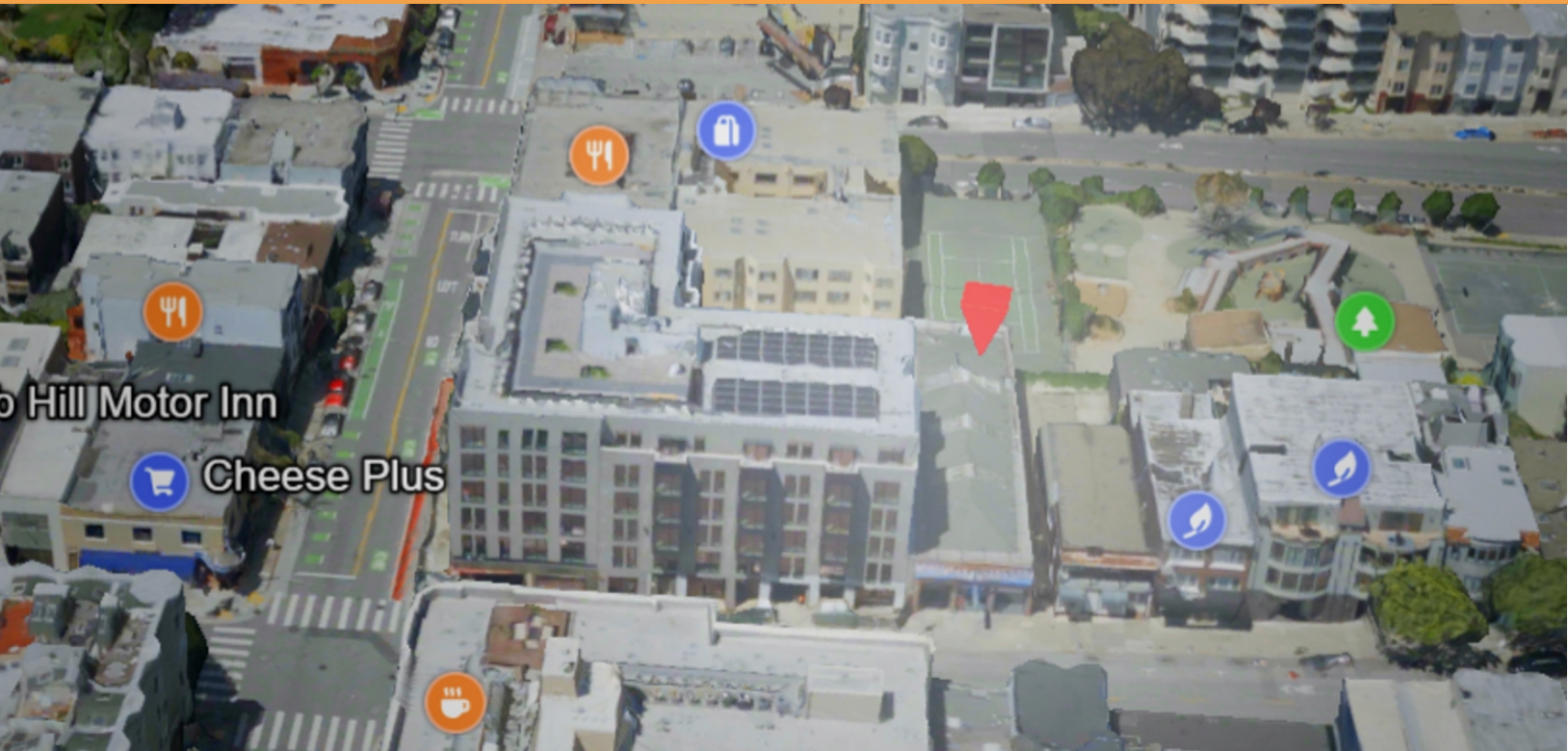
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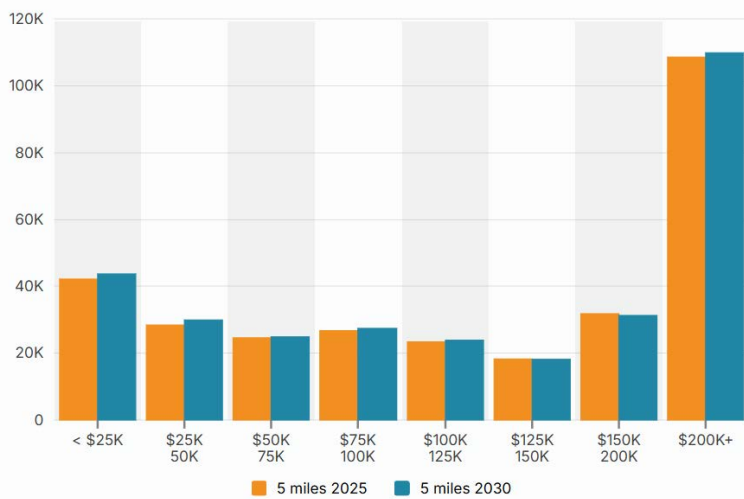
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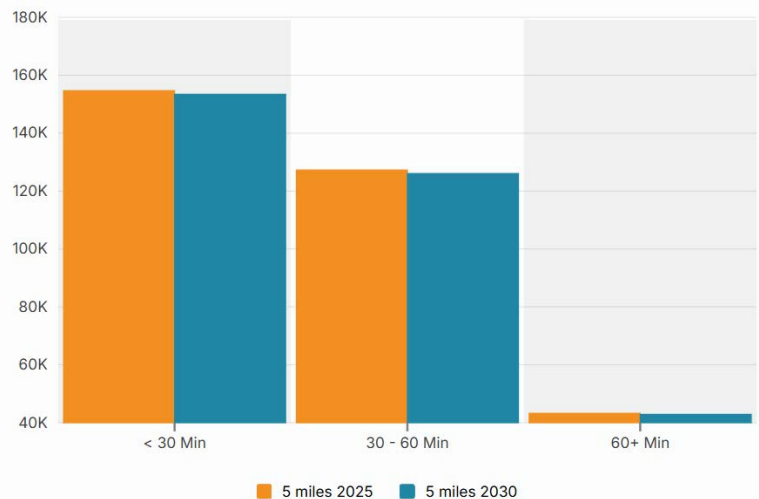
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Households By Income



Population Travel To Work



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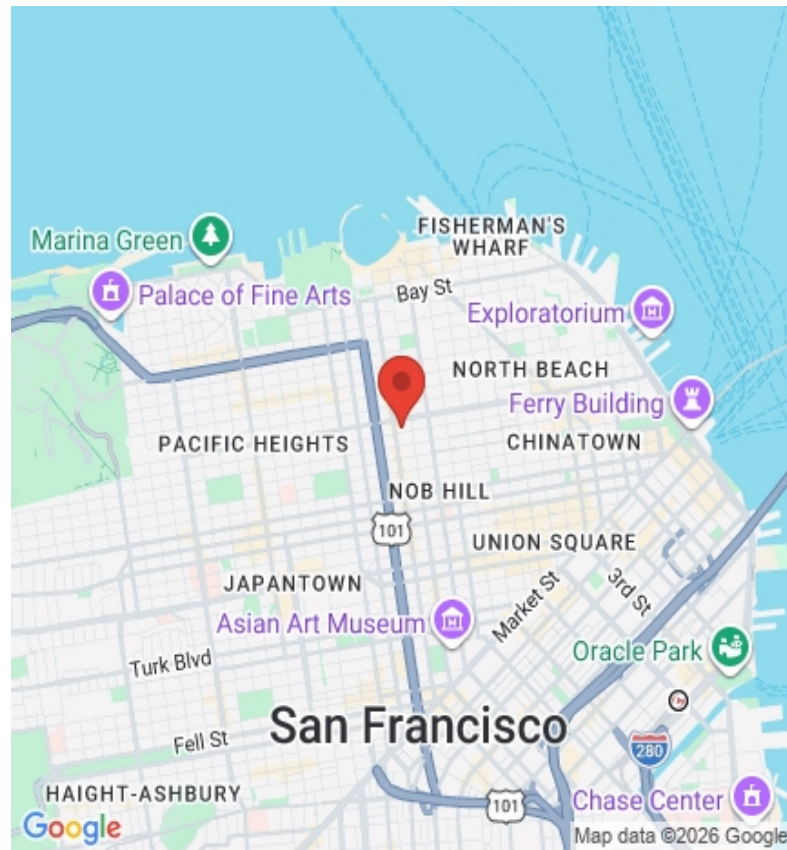


ABOUT SAN FRANCISCO

San Francisco is known for its iconic landmarks, diverse culture, and innovative spirit. Set along a dramatic peninsula, it features the Golden Gate Bridge, historic cable cars, and a mix of distinctive neighborhoods like Chinatown, the Mission District, and Nob Hill. The city has long been a hub for technology and entrepreneurship, anchored by its proximity to Silicon Valley. With its scenic waterfront, rolling hills, and dynamic food and arts scene, San Francisco offers a unique blend of natural beauty and urban energy.

Flexible Availability-Can Lease 4411 Sq Ft or 3811 Sq Ft

Location:
Lower Russian Hill / Lower Nob Hill / Polk Gulch



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