

# 1178 FOLSOM

SAN FRANCISCO

NEW RETAIL/OFFICE  
OPPORTUNITY IN  
SAN FRANCISCO'S  
SOMA DISTRICT

OME



maven  
RETAIL

# PROJECT DESCRIPTION

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Ome, located at 1178 Folsom Street, is a new 6-story midrise in the core of San Francisco's vibrant SOMA neighborhood. With an expected delivery date of 3rd Quarter 2020, Ome will feature 3 levels of commercial space amounting to 11,887 SF, all below 42 modern studio apartments. The ground floor retail space includes ingress and egress from both Folsom and Clementina Streets, elevator access to the lower level space, and potential for outside seating. The ground floor retail space is 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

<b>PROJECT DESCRIPTION</b>	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.
<b>DESCRIPTION OF LOCATION</b>	Folsom Street between 7th & 8th Streets in San Francisco's SOMA neighborhood
<b>YEAR CONSTRUCTED</b>	2020
<b>DEVELOPER</b>	Transworld Construction
<b>ARCHITECT</b>	David Baker Architects
<b>DESCRIPTION OF RETAIL</b>	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.
<b>DELIVERY DATE</b>	3rd Quarter 2020
<b>ZONING</b>	NCT - Folsom Street Neighborhood Commercial Transit



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SOMA  
BY THE NUMBERS

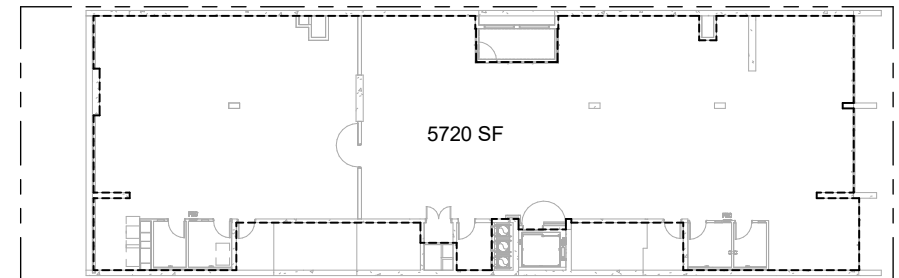
<p><b>Average Daily Traffic (ADT)</b></p>  <p>21,343</p>	<p><b>Average SOMA Household Income</b></p>  <p>\$142,656</p>
<p><b>Population</b></p>  <p>114,273</p>	<p><b>Number of Businesses within 1 Mile</b></p>  <p>13,033</p>
<p><b>Vacancy Rate</b></p>  <p>4.0%</p>	<p><b>Housing Units Built Since 2010</b></p>  <p>13,245</p>

## PROJECT FEATURES

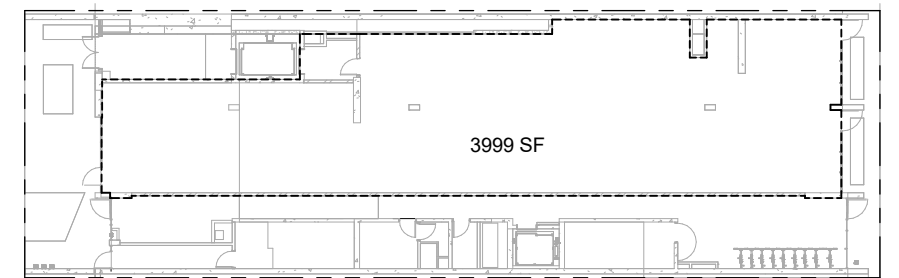
- Mixed-use development consisting of 3,999 SF of ground floor retail, 2,168 SF of lower level retail, and 5,720 SF of second floor office/retail, all below 42 modern studio units
- Space can be demised several ways
- Potential for interconnecting stairwell between all 3 floors
- 2020 Construction from local architect and development team
- High identity retail, restaurant, or office space
- Entrances from Folsom and Clementina
- Dedicated entry to second floor
- Service and passenger elevator
- Potential for outdoor seating on both Folsom and Clementina Streets
- Bicycle-friendly building
- Excellent access to public transportation, freeways, bike lanes, and parking.

## FLOOR PLANS

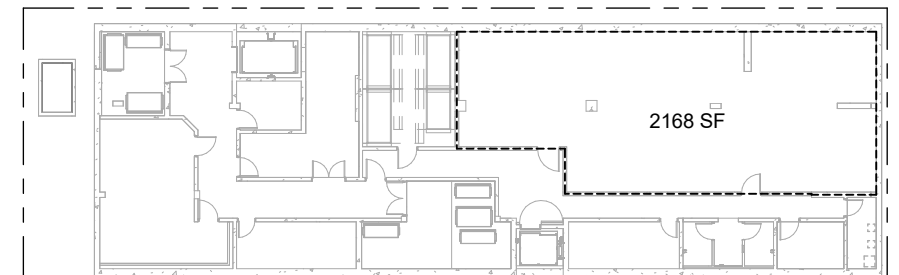
**LEVEL 2 | 5,720 SF**



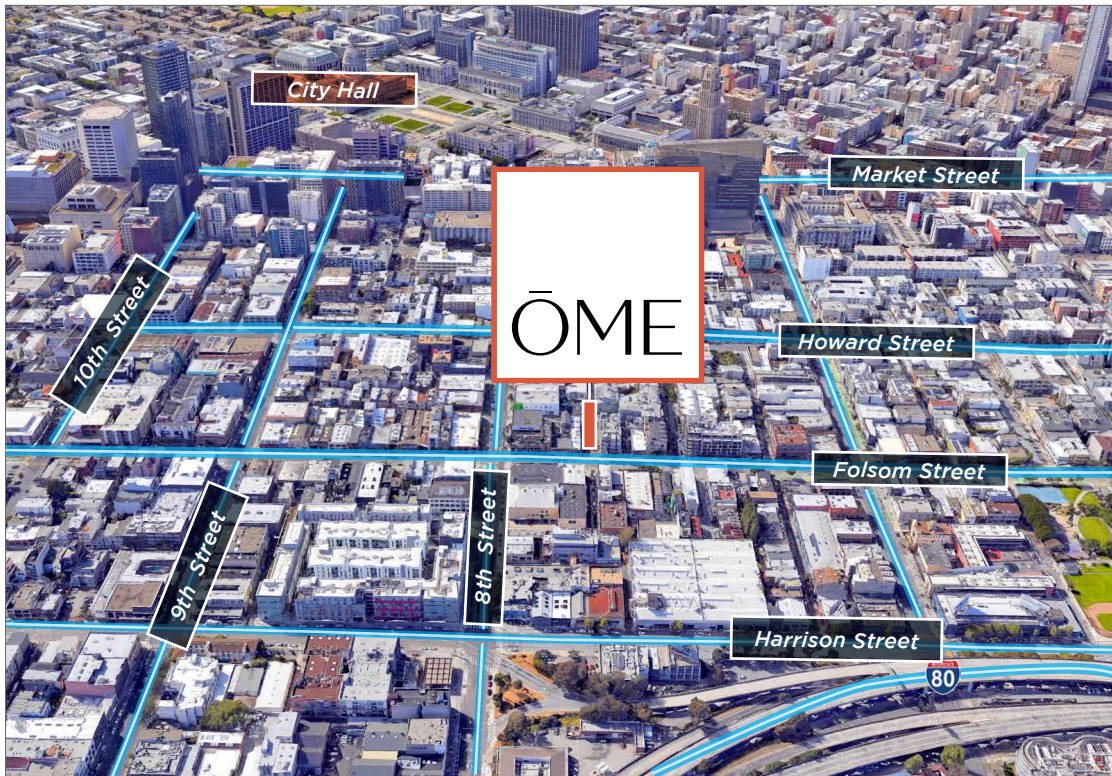
**LEVEL 1 | 3,999 SF**



**BASEMENT | 2,168W SF**



**TOTAL SQUARE FOOTAGE | 11,887 SF**



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### WALKABLE CITY HUB

Thriving urban hub provides abundant walkable retail and restaurant amenities.



100

### 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.



99

### BIKE FRIENDLY NEIGHBORHOOD

Dedicated lanes on Folsom, Howard, 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 smaller 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 connected to Howard Street. 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).

# POTENTIAL | USES



## OFFICE USE

ÖME

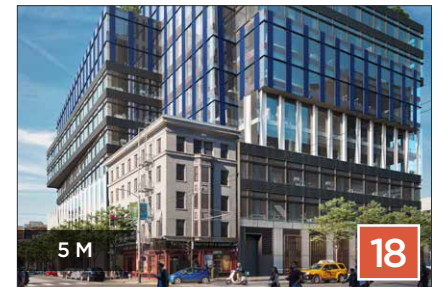
Within the Folsom Street NCT Zoning District, office use is limited in its definition to the uses identified in Planning Code Section 790.69, which states that office use is a service defined in Planning Code Sections 790.106 through 790.116. Among the relevant categorizations, office use may be defined as: Administrative Service (Planning Code Section 790.106), Philanthropic Administrative Service (Planning Code Section 790.107), Business or Professional Service (Planning Code Section 790.108), Financial Service (Planning Code Section 790.110), Fringe Financial Service (Planning Code Section 790.111), Limited Financial Service (Planning Code Section 790.111), Medical Service (Planning Code Section 790.114), and Personal Service (Planning Code Section 790.116).



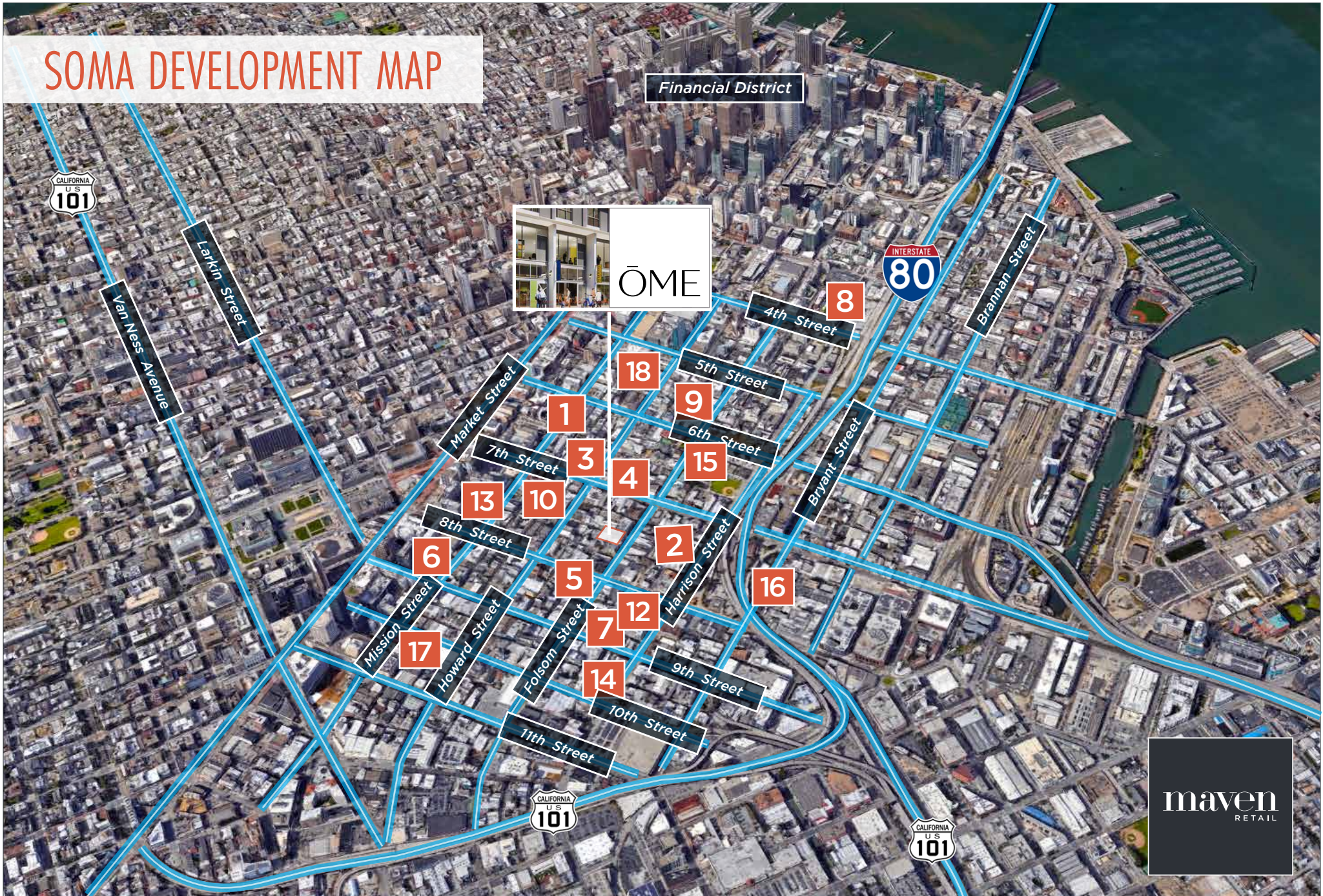


# NEIGHBORHOOD





# SOMA DEVELOPMENT MAP



Financial District

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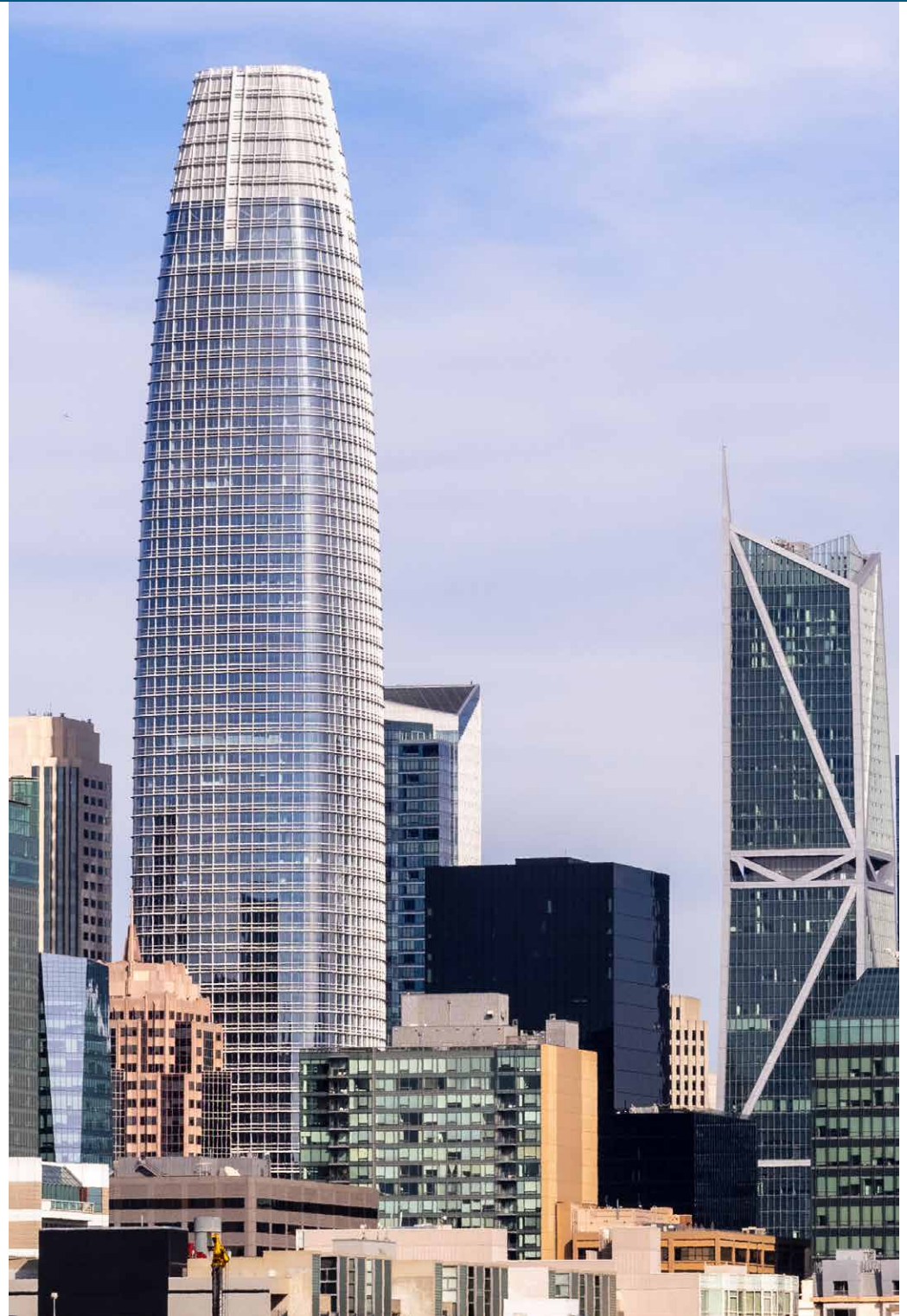


## MARKET GROWTH

**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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