



COMPASS
COMMERCIAL

STERLING FURNITURE CO. WAREHOUSE

537 Stevenson Street, San Francisco, CA 94103

Get in touch

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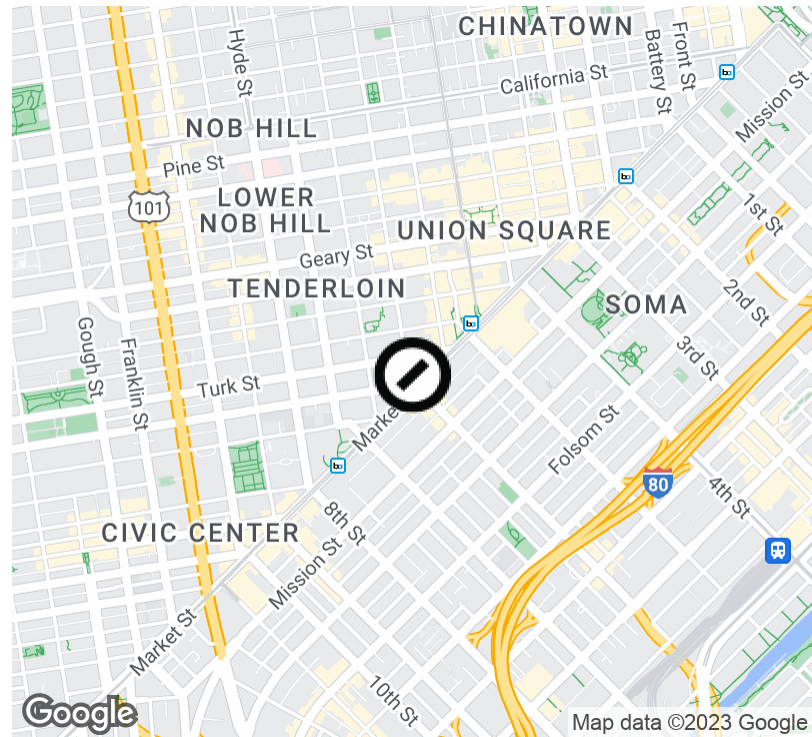
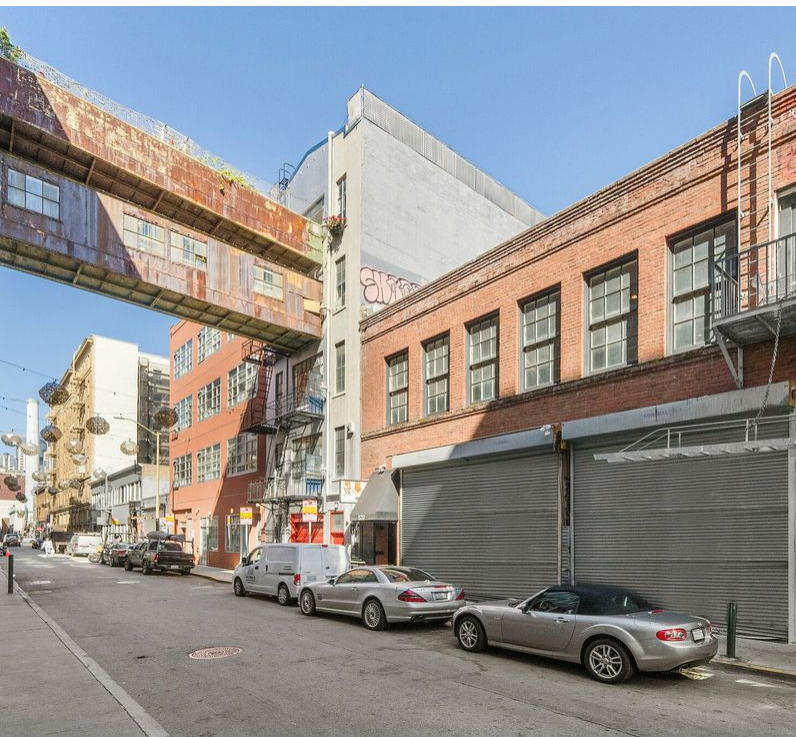
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Executive Summary



Offering Summary

Sale Price:	\$2,900,000
Building Size:	10,651 SF
Available SF:	
Lot Size:	3,836 SF
Number of Units:	1
Price / SF:	\$272.27
Year Built:	1912
Renovated:	2006
Zoning:	C-3-G, Downtown General Commercial
Market:	SOMA

Property Overview

537 Stevenson Street is an Edwardian building that was once home to the Sterling Furniture Co. Warehouse and is located next door to the historic Skybridge on Stevenson. This unique two story building includes a full basement and mezzanine. All of the interior walls are transparent to let the natural light reach every corner of the building. Additionally, each floor could be dedicated to different uses with separable entries. This building has been seismically retrofitted and updated to embrace natural light with skylights. The 1st floor is also set back from the full height windows to create a light well to the basement level. This urban centric building is a must see in San Francisco's vibrant SOMA District.

Property Highlights

- 2-Story Commercial Building with Full Basement
- Basement with Independent Street Entrance
- 10,651 Square Feet (per graphic artist)
- Seismically Retrofitted in 2006
- Exposed Brick and Timber Beams
- Natural Light Throughout (including Basement)

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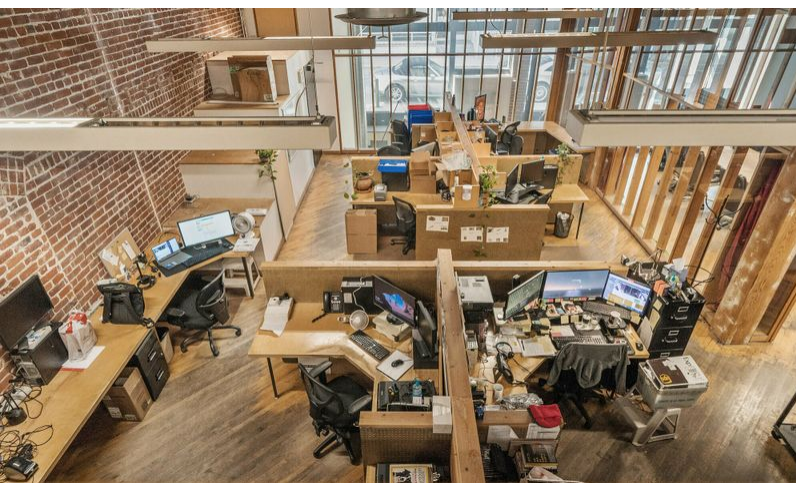
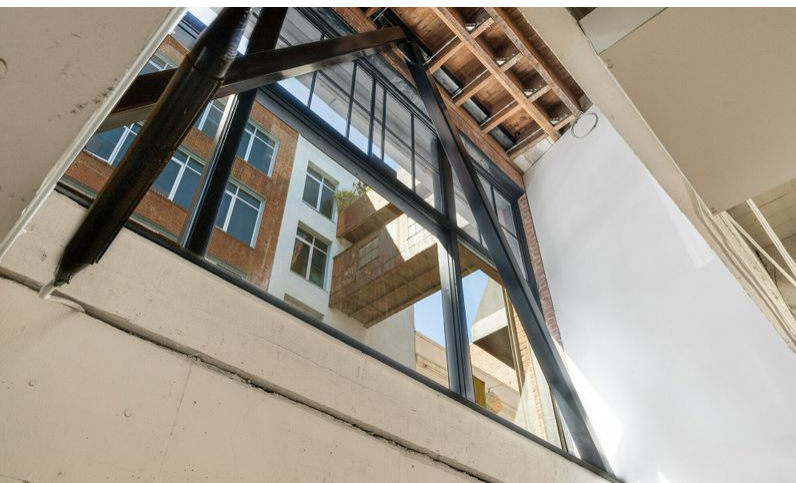
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Complete Highlights



Property Highlights

- 2-Story Commercial Building with Full Basement
- Basement with Independent Street Entrance
- 10,651 Square Feet (per graphic artist)
- Seismically Retrofitted in 2006
- Exposed Brick and Original Timber Beams
- Natural Light Throughout (including Basement)
- Hardwood Floors
- Bonus Mezzanine
- Mezzanine Dumbwaiter
- 4 Updated Restrooms
- 2 Kitchenettes
- Abundant Storage
- Floor to Ceiling Windows
- 4 Conference Rooms
- HVAC/Heat
- Sonitrol Security System
- Server Room

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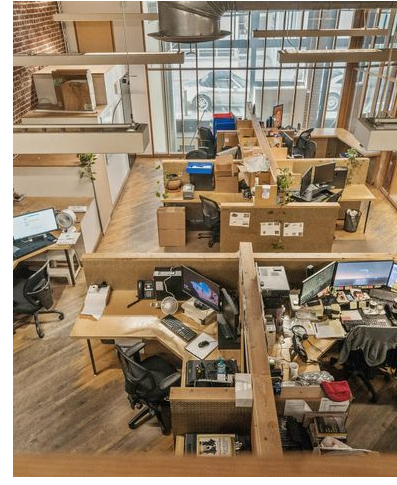
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Additional Photos



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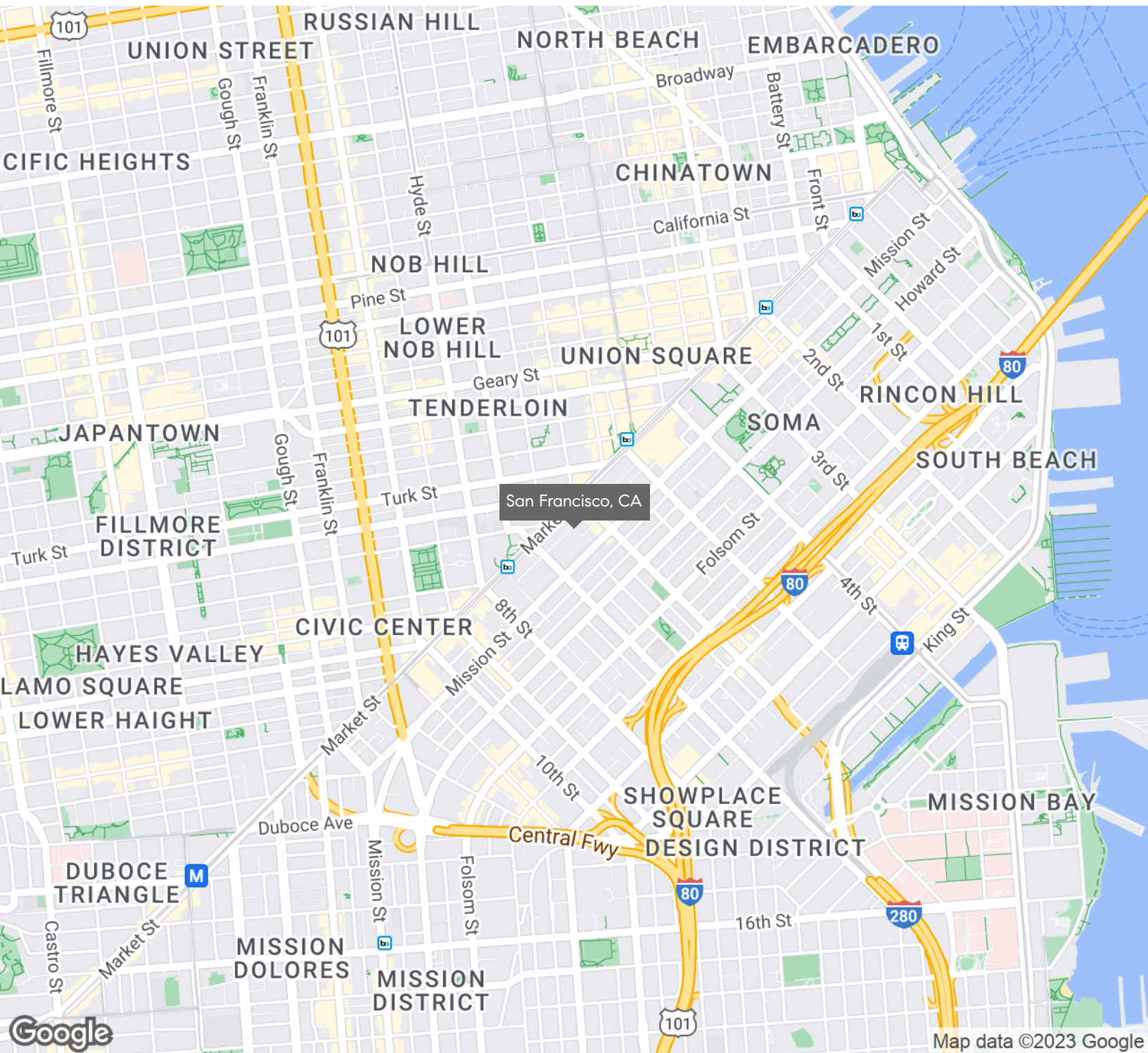


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Regional Map

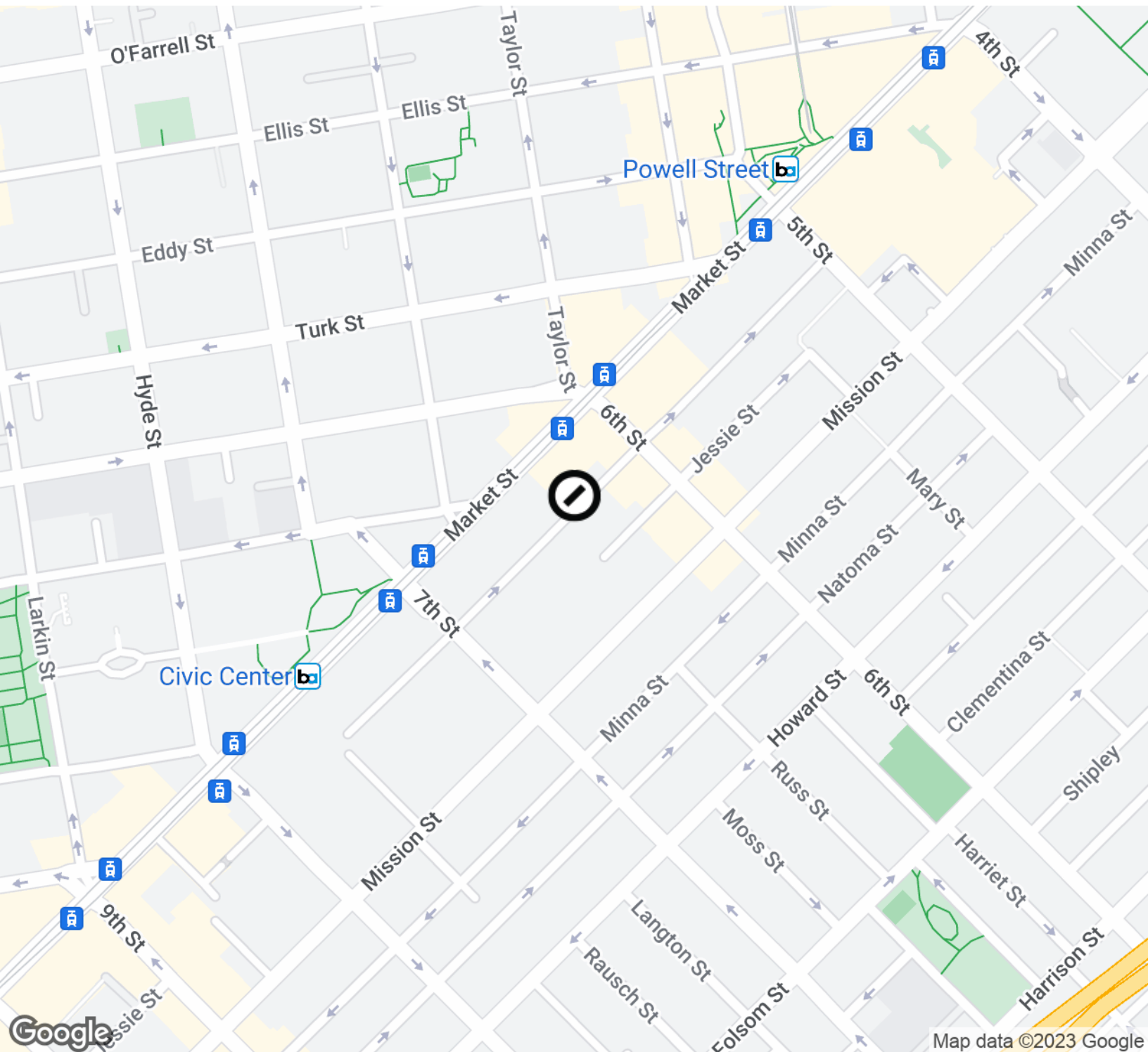


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Location Map



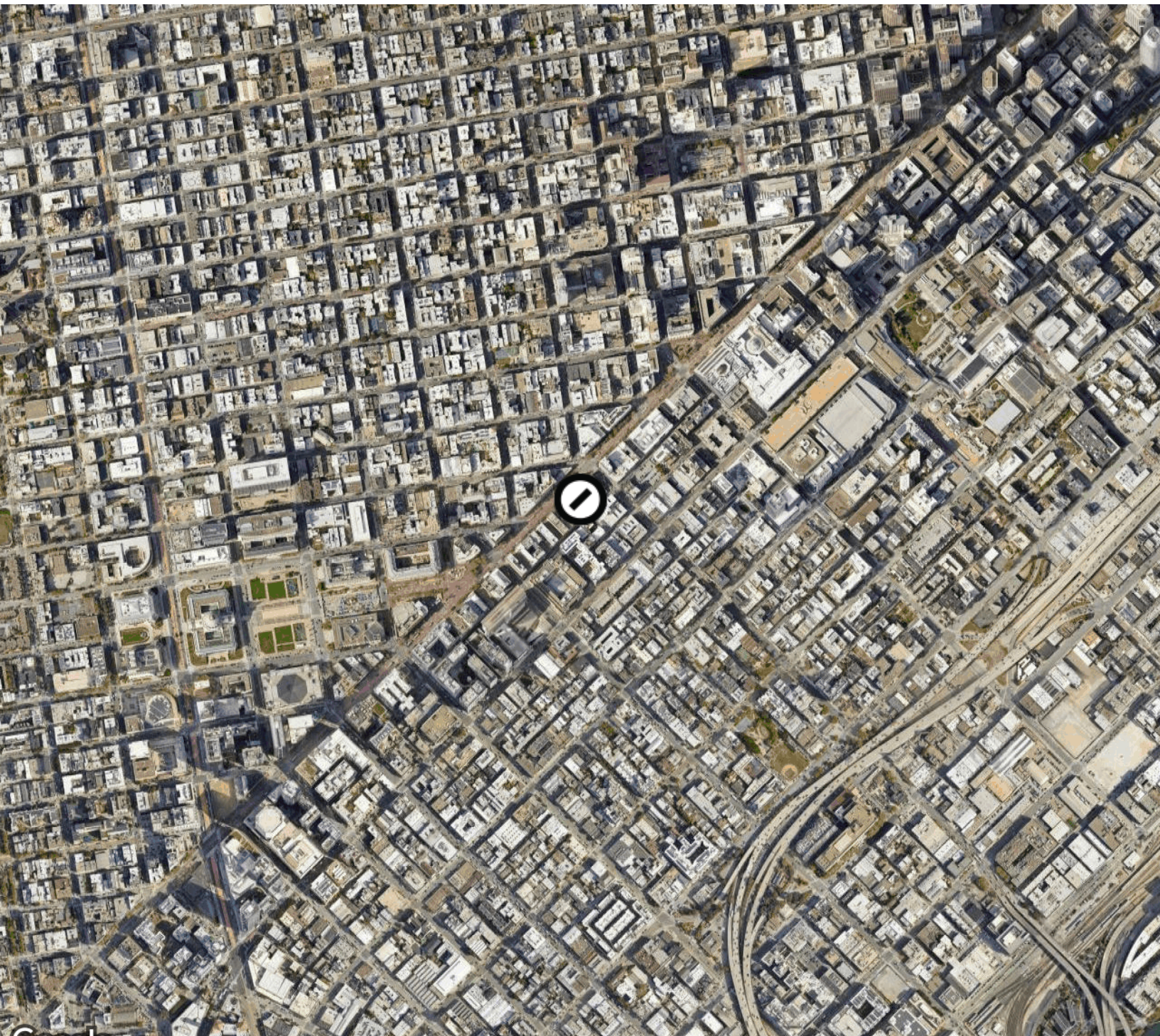
Map data ©2023 Google

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Aerial Map



Google Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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Site Plans



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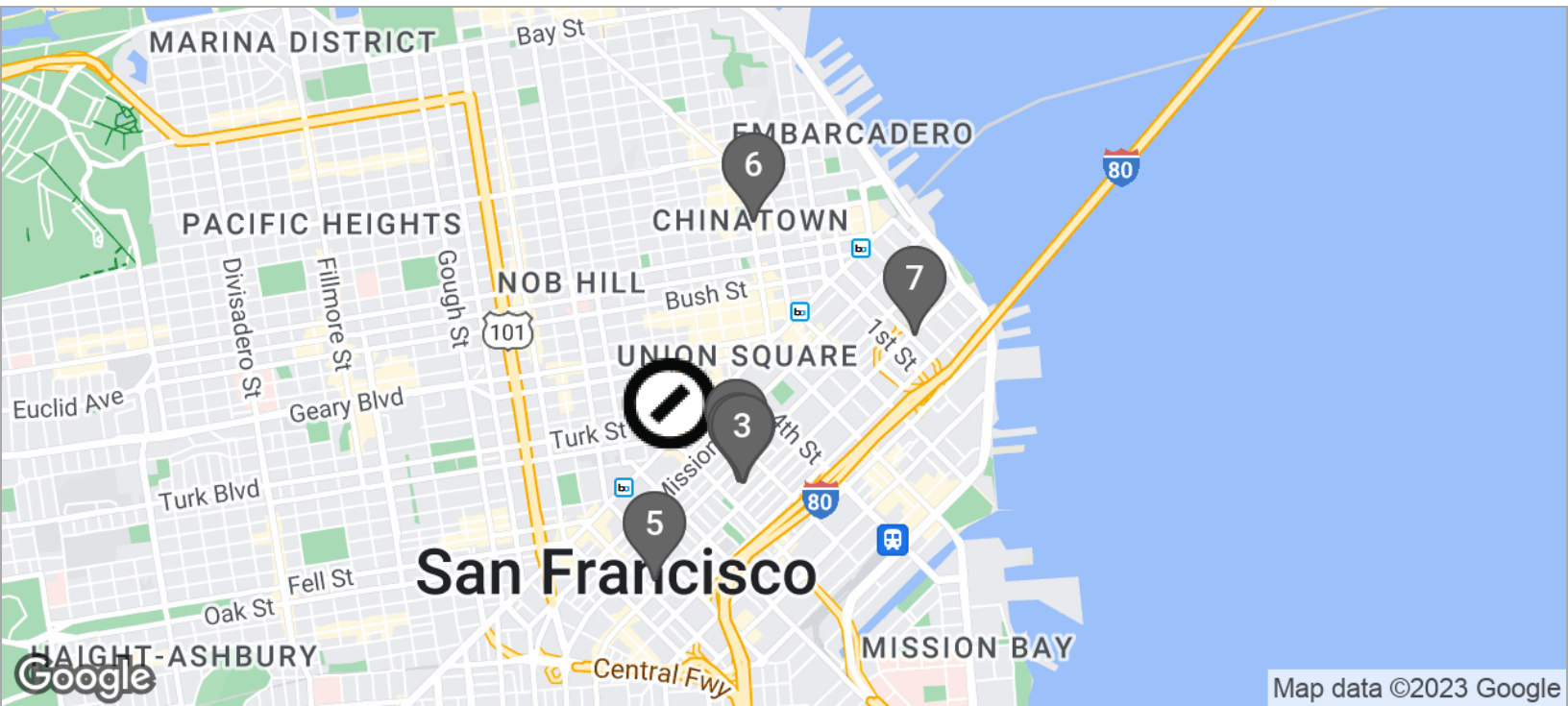
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Sale Comps Map & Summary



Name/Address	Price	Bldg Size	Lot Size	No. Units
★ Sterling Furniture Co. Warehouse 537 Stevenson Street San Francisco, CA	\$2,900,000	10,651 SF	3,836 SF	1
1 943 Howard Street San Francisco, CA	\$2,825,000	6,352 SF	-	-
2 465 Tehama Street San Francisco, CA	\$5,600,000	8,000 SF	-	-
3 456 Clementina Street San Francisco, CA	\$4,162,500	4,950 SF	3,746 SF	1
4 456 Clementina Street San Francisco, CA	\$4,162,500	4,950 SF	3,920 SF	-
5 771 Clementina Street San Francisco, CA	\$2,050,000	2,375 SF	1,742 SF	1
6 652-660 Kearny Street San Francisco, CA	\$2,650,000	4,364 SF	-	-
7 353 Folsom Street San Francisco, CA	\$9,000,000	6,600 SF	4,792 SF	-
Averages	\$4,350,000	5,370 SF	3,550 SF	1

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Demographics Map & Report



Population	1 Mile	5 Miles	10 Miles
Total Population	114,514	770,344	1,457,218
Average Age	40.4	39.8	39.9
Average Age (Male)	40.7	39.4	39.3
Average Age (Female)	40.2	40.3	40.7
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	74,218	362,192	640,551
# of Persons per HH	1.5	2.1	2.3
Average HH Income	\$105,620	\$154,967	\$140,901
Average House Value	\$517,335	\$1,077,409	\$977,060

* Demographic data derived from 2020 ACS - US Census

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