CONTEXT
COMMERCIAL REAL ESTATE

FOR SALE | FOR LEASE



SOUTH OF MARKET · SAN FRANCISCO

Own it, *occupy* it, lease it.

Two contiguous 1939 concrete flex buildings in Central SoMa — a vacant, move-in-ready suite, a 60-day owner-user path, and in-place income, blocks from downtown.

225–231 6th Street · 989 Howard Street

San Francisco, CA 94103 · APN 3732-122 & 3732-126

$3,654,000 · For sale
±10,700 SF · ±7,574 SF land · 2 parcels

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The opportunity

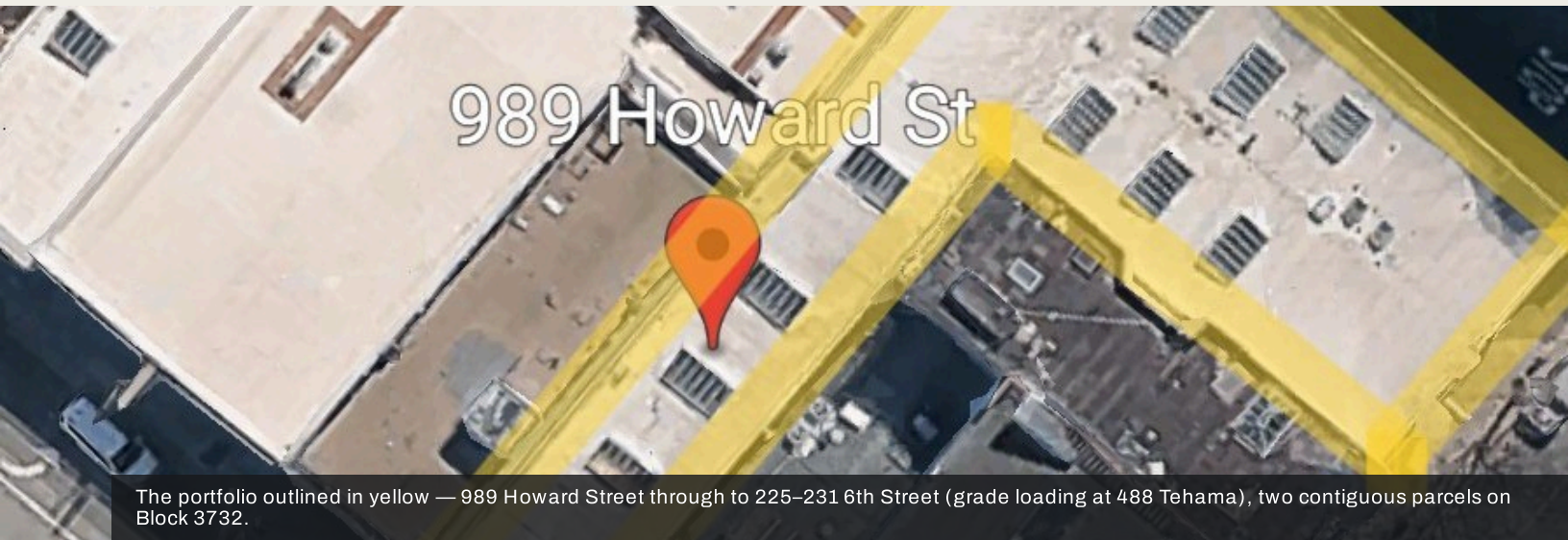
The Besse Portfolio is a rare owner-user opportunity in Central SoMa: two contiguous 1939 concrete flex buildings with a vacant, move-in-ready suite, a second building deliverable in 60 days, and in-place income to help carry the note. It is the flex format light-industrial and trade users can no longer find new — financeable with as little as ~10% down through SBA — with longer-term Central SoMa redevelopment optionality behind it.

IMPROVED AREA **±10,700 SF** Two buildings · three suites · four addresses	LAND AREA **±7,574 SF** Two contiguous parcels · Block 3732
PARCELS **APN 3732-122 · 3732-126** 225–231 6th St · 989 Howard St	VINTAGE & BUILD **Built 1939** Reinforced concrete · Art Moderne
SUBMARKET **South of Market** San Francisco, CA 94103	ZONING **NCT · MUR · 85-X** 6th St: NCT (Central SoMa) · Howard: MUR
FOR SALE **$3,654,000** Firm · SBA 504 / 7(a)-eligible for owner-users	FOR LEASE **$2.00 / SF / Month** Industrial Gross · all three suites

Availability at a glance

231 6th Street is vacant now — available for lease or for a new owner's immediate occupancy. 989 Howard can be delivered vacant on 60 days' notice. 225 6th Street is occupied and provides in-place income.

- 231 6th — Vacant now
- 989 Howard — 60-day delivery
- 225 6th — In-place income



The portfolio outlined in yellow — 989 Howard Street through to 225–231 6th Street (grade loading at 488 Tehama), two contiguous parcels on Block 3732.

The owner-user case

The near-term buyer is an owner-user or flex investor. Occupy the vacant 6th Street suite on day one, take 989 Howard within 60 days, and let 225 6th Street's in-place income help carry the note — financeable with as little as ~10% down through SBA.

PRIMARY THESIS

Own where you operate — cash-flowing SoMa flex

"A move-in-ready footprint you can occupy, lease, or both — blocks from downtown."

- ±10,700 SF of reinforced-concrete 1939 construction with roll-up loading and grade access — the flex format light-industrial and trade users can no longer find new.
- A vacant, move-in-ready suite at 231 6th Street now, 989 Howard deliverable in 60 days, and in-place income at 225 6th Street.
- SBA 504 / 7(a)-eligible for owner-occupants — roughly 10% down puts a business into ownership at today's reset pricing.
- Verified 2024–2026 comparable sales cluster near $300–$316/SF; nearby 275 6th Street traded at $670/SF.

TARGET BUYERS

General contractors; electrical, plumbing & HVAC / elevator suppliers and service firms; AI-hardware, robotics & light-fabrication users across SoMa; and private flex investors seeking sub-$4M SoMa product.

Longer-term optionality

CENTRAL SOMA · HOLD OR REDEVELOP

ZONING

NCT at 6th Street and MUR at 989 Howard — both 85-X (85-ft) — residential and mixed-use permitted.

STREAMLINING

Central SoMa Housing Sustainability District — expedited approval for code-compliant housing.

TRANSIT

Transit-Oriented Community Tier 1, ½ mile from Powell BART — a strong long-term redevelopment context.

SF Planning's Property Information Map shows **both** subject parcels are **not** eligible for the SB 79 §207.11 density/height bonus — the City's Alternative Plan applies (989 Howard also carries Proposition X controls). Any redevelopment relies on base zoning and warrants a planner's feasibility study. Both parcels are ineligible for historic listing (not landmarked); the adjacent Orlando Hotel (APN 3732-124) is a designated landmark and is not part of this offering.

The two assets



225–231 6th Street

APN 3732-122 · CORNER OF 6TH & TEHAMA

Size	±6,000 SF	Stories	Two
Built	1939 · RC	Zoning	NCT
Loading	Roll-up / grade	Use	Flex / industrial

Historic status **Ineligible** for NR / CR / local designation

- 231 — Vacant: lease or owner-occupy
- 225 — In-place income



989 Howard Street

APN 3732-126 · SOUTH SIDE, BETWEEN 5TH & 6TH

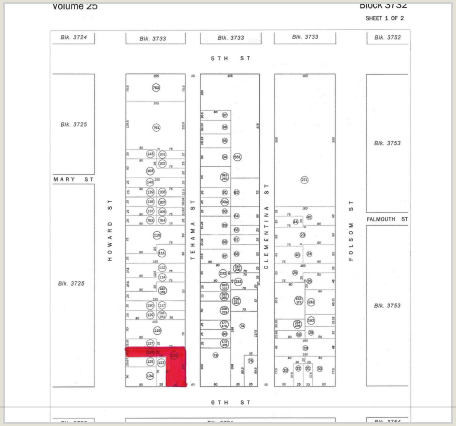
Size	±4,700 SF	Lot	24.5' × 80'
Built	1939 · RC	Zoning	MUR · 85-ft
Loading	Roll-up / grade	Use	Flex / industrial

Historic status **Ineligible** for the National Register · not landmarked

- Deliverable vacant — 60-day notice

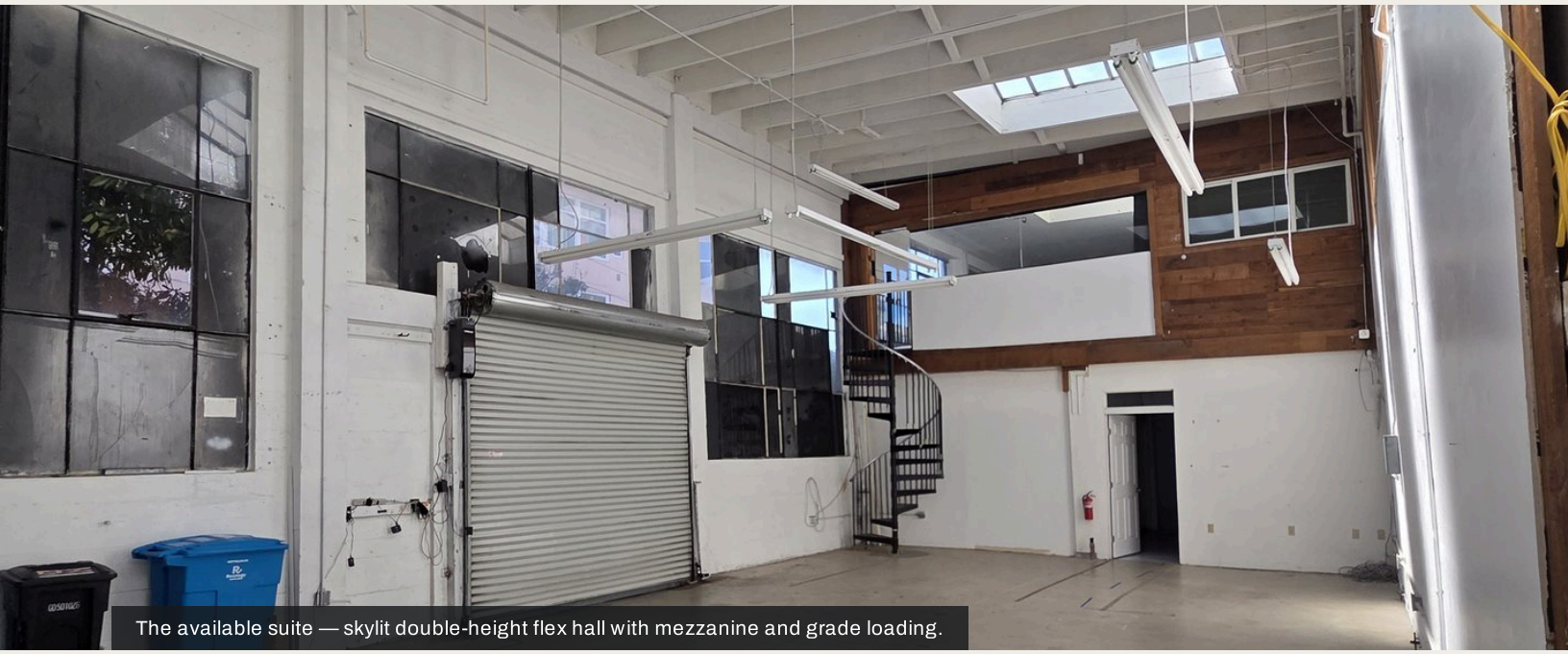
Two contiguous parcels · one clean footprint

Both parcels sit on Assessor's Block 3732 in the heart of Central SoMa — ±7,574 SF combined. Owned together, they let a buyer occupy one building, lease or hold the other, and keep in-place income running — with longer-term redevelopment optionality behind the assemblage.



Inside the available suite

Behind the 6th Street frontage, the vacant suite at **231 6th Street** opens into a skylit, double-height flex hall — with a second grade-level roll-up down the alley at **488 Tehama**, a spiral stair to a mezzanine, polished concrete, and steel-sash daylight across multiple exposures. It can be leased as-is or handed to an owner-user for immediate occupancy.



The available suite — skylit double-height flex hall with mezzanine and grade loading.



Roll-up loading & skylights



Grade loading — 488 Tehama



Mezzanine & clerestory light

CEILING Double-height, skylit	LOADING Grade-level roll-up	VERTICAL ACCESS Spiral stair to mezzanine
FLOOR Polished concrete	GLAZING Steel-sash + clerestory	AVAILABILITY Vacant — now

Move-in-ready flex space

Lease at $2.00/SF/month Industrial Gross — or take it as an owner-user for immediate occupancy on close.

FOR LEASE

OWNER-OCCUPY

Why now

The public sector is actively re-capitalizing the immediate blocks. The offering is priced today — before those improvements are fully delivered.

Completed Sept 2025

6th Street Streetscape

Pedestrian Safety & Streetscape Project delivered along the corridor fronting the assets.

Reopens Fall 2026

Gene Friend Rec Center

$59M rebuild of the neighborhood recreation center, blocks from the subject.

Underway

240 6th Street Park

SF Rec & Park has initiated acquisition directly across from the subject for new park space.

MARKET CONTEXT

Comparable closings, 2024–2026	**$300–316/SF**
Block ceiling — 275 6th Street	**$670/SF**
Owner-user financing	**SBA 504 / 7(a)**
Lease rate — all three suites	**$2.00/SF IG**
Asking price — firm	**$3,654,000**

ZONING & OPTIONALITY

NCT (6th) · MUR (Howard) · 85-X — residential and mixed-use permitted; 85-ft height across both parcels.

Housing Sustainability District — Central SoMa HSD offers streamlined approval for code-compliant housing.

Transit — TOC Tier 1; ½ mile from Powell BART.

SB 79 §207.11 — does **not** apply to either parcel (City Alternative Plan); optionality rests on base zoning, not a state density bonus.



New housing nearby on Howard Street — signaling Central SoMa's longer-term trajectory.

Next steps

Offered at **$3,654,000** firm for the portfolio, with all three suites available for lease at **$2.00/SF/month** Industrial Gross — for sale and lease concurrently. Built for an owner-user or flex investor, with longer-term redevelopment optionality for patient capital. Contact the exclusive advisor for the full data package.

01 Full rent roll and in-place income detail for 225 6th Street.

02 Building specifications — clear heights, loading, and power.

03 Central SoMa zoning and reuse / redevelopment materials.

04 Tour scheduling for 231 6th Street and 989 Howard.

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BROKER / PRINCIPAL

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989 Howard Street · one of two contiguous South of Market parcels.

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