

THE PALMS

P A R K I N G G A R A G E

S O M A ■ S A N F R A N C I S C O



INVESTMENT OFFERING



THE PALMS

FINANCIAL DISTRICT

YERBA BUENA

725-735 HARRISON
BOSTON PROPERTIES
1.1M SF, OFFICE

TISHMAN SPEYER
2M SF, OFFICE
CAMPUS

FLOWER MART
KILROY
2.1M SF, MIXED-USE

505 BRANNAN
TMG/ALEXANDRIA
Pinterest

5TH & BRANNAN
TMG/ALEXANDRIA

THE PALMS

490 BRANNAN
STRADA/ALEXANDRIA

636-648 4TH ST.
SOLBACH PROPERTY GROUP
427 UNITS

330 TOWNSEND
CIM
374 UNITS

INVESTMENT HIGHLIGHTS

- Newly constructed covered parking garage directly on the bustling 4th Street corridor
- 3 levels, above-ground parking structure totaling 116 parking stalls
- 6 storage spaces
- 1 large one-bedroom residential condo with a balcony (953 square feet)
 - No rent control
 - Could be sold vacant (approximate value of \$1,050,000 or \$1,100 PSF)
- Parking spaces can only be rented to condo owners per the CC&Rs
- No restriction on parking rates per the CC&Rs

SOMA

655 4TH ST.
TISHMAN SPEYER
3 800 UNITS

GIANTS

MISSION
ROCK

ANCHOR
BREWERY

ANCHOR
STEAM
BREWERY
PIER 48
212K SF

PROPERTY OVERVIEW

The Parking Garage is located in the first three-stories of the nine-story, 300-unit condominium building. Of the 300 total parking stalls, 116 stalls are part of the sale offering.

PARKING STALL DETAILS

# Parking Stalls	116
Compact Stalls	59
Large Stalls	57

GARAGE DETAILS

Address	555 4th Street, San Francisco, CA 94107
Year Built	2006
Levels	3
Frontage	160' along 4th St.; 360' along Freelon St.; 440' along Welsh St.; 80' along Zoe St.
Access	Vehicular access on both Freelon Street (entrance) and Welsh Street (exit)

RESIDENTIAL CONDOMINIUM UNIT & STORAGE UNITS

Included in the Palms Parking Garage sale offering is 1 residential condominium unit (Unit 303), as well as 6 ground-floor storage spaces. Unit 303 is 953 square foot, 1-bedroom condominium that includes a private balcony and high-end appliances.



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