

42 Dore Street

INDUSTRIAL MODERN DESIGNED BUILDING IN SOMA



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42 Dore Street

INDUSTRIAL/FLEX IN SOMA

\$2,250,000

List Price

±5,517 SF

Total Building Area (Per Floor Plans)

GROUND FLOOR VACANT EARLY MAY

MODERN BUILDING BUILT 1982

CONFIGURED FOR TWO TENANTS

EXTENSIVELY IMPROVED

LINK TO VIDEO TOUR - [\[HERE\]](#)

The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Vanguard Properties has not verified or investigated the accuracy of this information. Prospective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.



PROPERTY SUMMARY

42 Dore Street is an Industrial modern designed building located in the South of Market (SoMa) district of San Francisco, just minutes from Civic Center, UN Plaza, and major public transportation. Positioned on a quiet block near Folsom and Howard Streets, the property offers an ideal balance of accessibility, privacy, and proximity to the city's core employment and cultural hubs.

Originally built in 1986, the building has been extensively improved and meticulously maintained, resulting in a clean, contemporary workspace designed for today's businesses. The thoughtfully executed two-level open floor plan maximizes flexibility and functionality, featuring soaring ceilings, multiple skylights, custom concrete flooring, private offices, and a distinctive custom-built steel stairwell. The layout seamlessly integrates expansive open workspace with conference rooms, offices, and support areas, creating an efficient and inspiring work environment.

The property offers immediate and near-term vacancy, making it especially attractive for an owner-user or value-add buyer. The ground floor is leased to Ironsite, which occupies the larger portion of the building (approximately 3,800 square feet) and is scheduled to vacate in early May. **This space can be readily utilized by an owner-user or re-leased to maximize rental income, providing meaningful flexibility shortly after closing.** The second-floor tenant (Binho) remains in place under a lease through March 2027, delivering stable cash flow while preserving future optionality. Seller financing is available, further enhancing acquisition flexibility for qualified buyers.

Property Highlights:

- Ground floor vacancy in early May (Ironsite)
- Modern flex industrial building located in SoMa
- Built in 1986 with significant upgrades and strong ongoing maintenance
- Approx. 5,517 SF across two flexible levels (measured to exterior walls)
- Zoned SLR, allowing a wide range of creative, and light industrial uses (buyer to verify)
- Excellent access to Civic Center, UN Plaza, public transit, and major freeways
- **Link to video tour - [\[HERE\]](#)**



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:	\$2,250,000
CAP Rate:	4.31%
GRM:	17.52
Number of Units:	2
Price Per Unit:	\$1,125,000
Square Feet - per tax records:	5,517
Price per SqFt:	\$408

Scheduled Gross Income:	\$128,400
Less Expenses:	(\$31,500)
Net Operating Income:	\$96,900

ESTIMATED EXPENSES

New Property Taxes (1.1778%)	\$26,500
Insurance - Estimate	\$5,000
Water - Tenant Paid	\$0
PGE - Tenant Paid	\$0
Garbage -Tenant Paid	\$0
Total Expenses:	\$31,500
% of EGI	24.53%

CURRENT RENT ROLL

TENANT	APPROX. SQFT	MOVE-IN DATE	MOVE-OUT DATE	CURRENT RENT
BinHo*	1,575	1/8/25	3/7/27	\$4,200.00
Ironsite**	3,880	5/8/25	5/7/26	\$6,500.00
			Monthly	\$10,700.00
			Annual	\$128,400.00

*Rent increases on 3/8/26 to \$4,326/Month

**Vacating May 2026

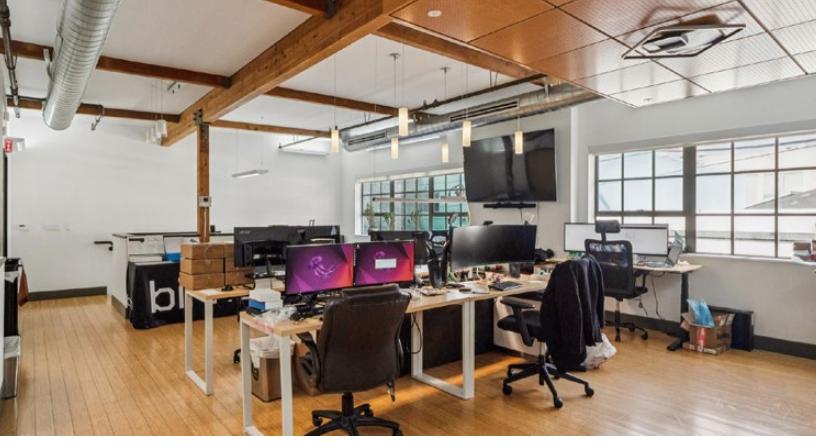
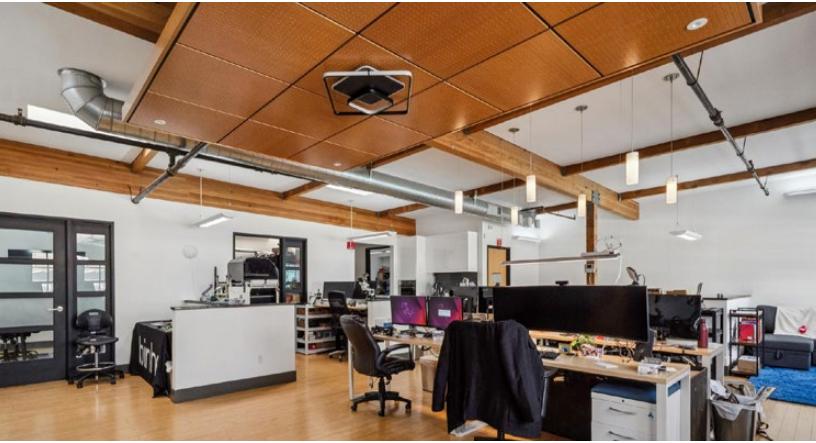
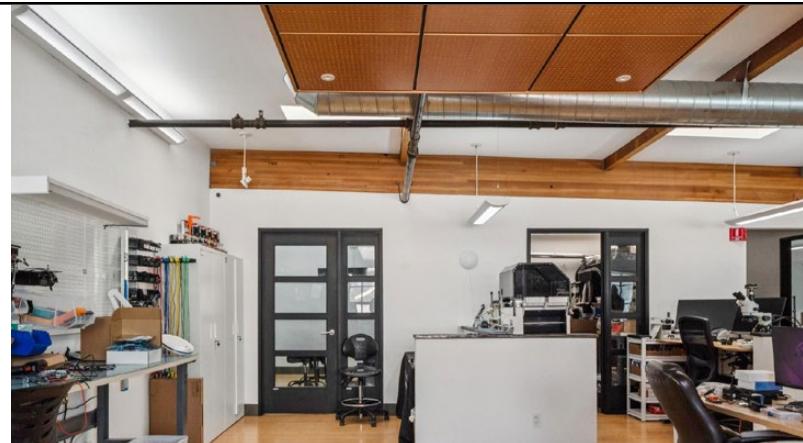
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PHOTOGRAPHY - LOWER & REAR MEZZANINE (IRONSITE)



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PHOTOGRAPHY - FRONT MEZZANINE (BINHO)



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FLOOR PLAN

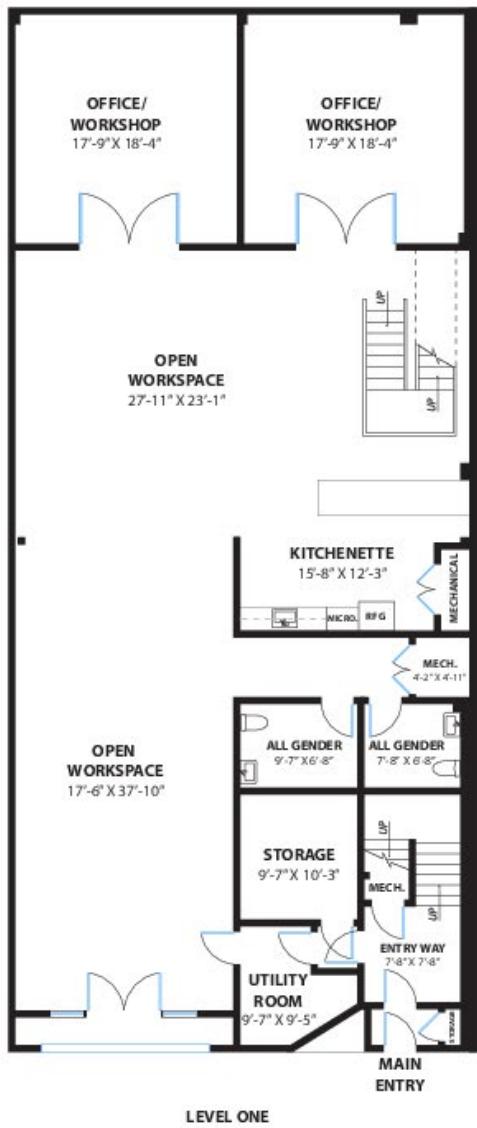
42 DORE STREET SAN FRANCISCO

PROPERTY SQ FT INFORMATION

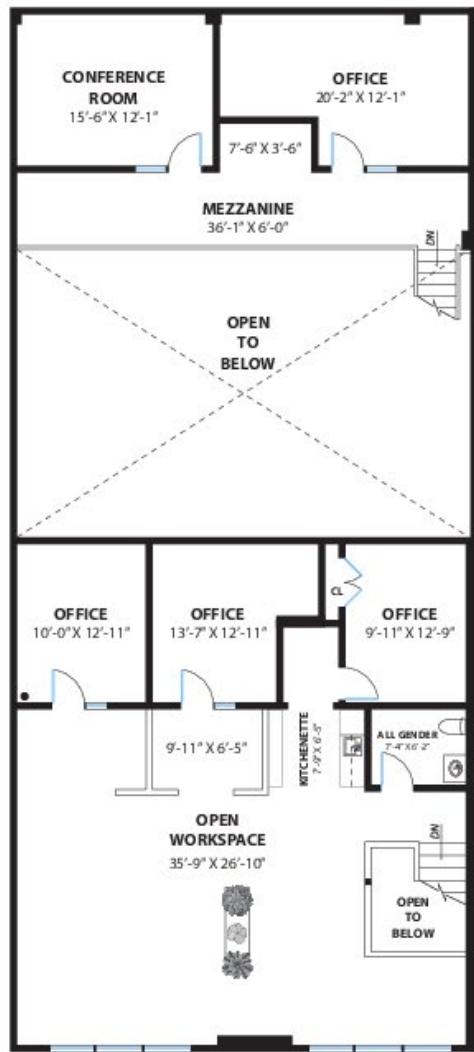
MEASUREMENTS CALCULATED TO THE EXTERIOR WALLS

NON-LIVING SPACE: 5517 SQ FT

- * Level One: 3202 Sq Ft
- * Level Two, Front: 1575 Sq Ft
- * Level Two, Rear: 740 Sq Ft



LEVEL ONE



LEVEL TWO

DISCLAIMER: RENDERING BY OPEN HOMES PHOTOGRAPHY. ALL MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE EXACT.
DO NOT RELY ON THE ACCURACY OF THIS FLOOR PLAN WHEN DETERMINING THE PRICE OF A PROPERTY OR MAKING DECISIONS
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