

42 Dore Street

INDUSTRIAL MODERN DESIGNED BUILDING IN SOMA



allisonchapeau.com
COMPASS COMMERCIAL

Allison Chapleau
DRE #01369080
415.516.0648
allison@allisonchapeau.com

Natalie Meyers
DRE #02010250
707.888.4798
nataliemeyers@compass.com

42 Dore Street

INDUSTRIAL/FELX 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. Respective 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

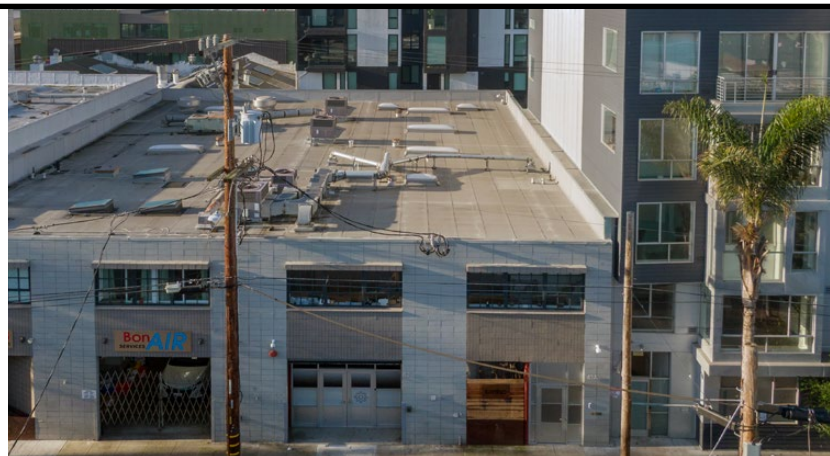
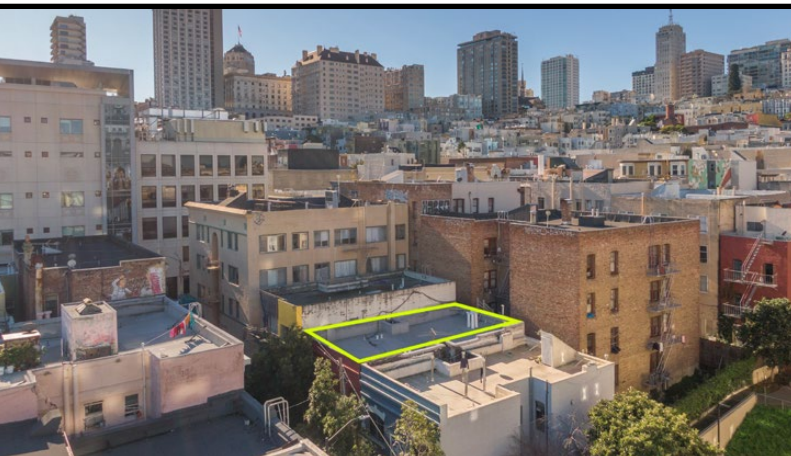
42 Dore Street is an Industrial modern designed building located in the South of Market (SoMa) district of San Francisco, just minutes from Civic Center, UN Plaza, and major public transportation. Positioned on a quiet block near Folsom and Howard Streets, the property offers an ideal balance of accessibility, 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 - [\[HERE\]](#)**



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective 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.

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

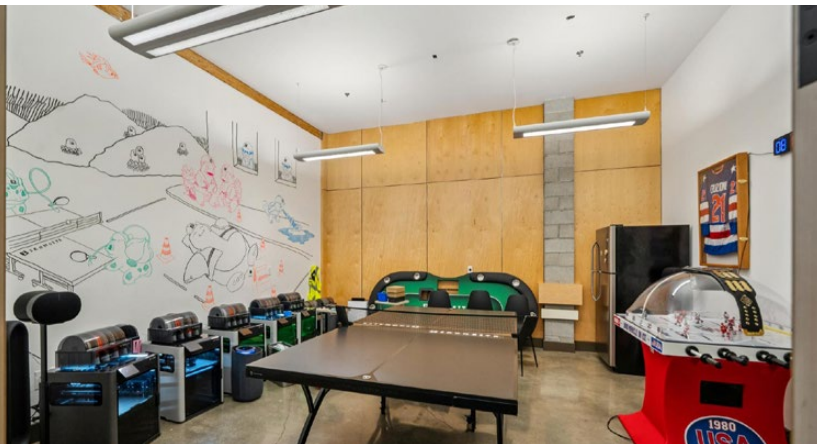
New Property Taxes (1.1778%)	\$26,500
Insurance - Estimate	\$5,000
Water - Tenant Paid	\$0
PGE - Tenant Paid	\$0
Garbage -Tenant Paid	\$0
Total Expenses:	\$31,500
% of EGI	24.53%

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
Ironsites**	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				

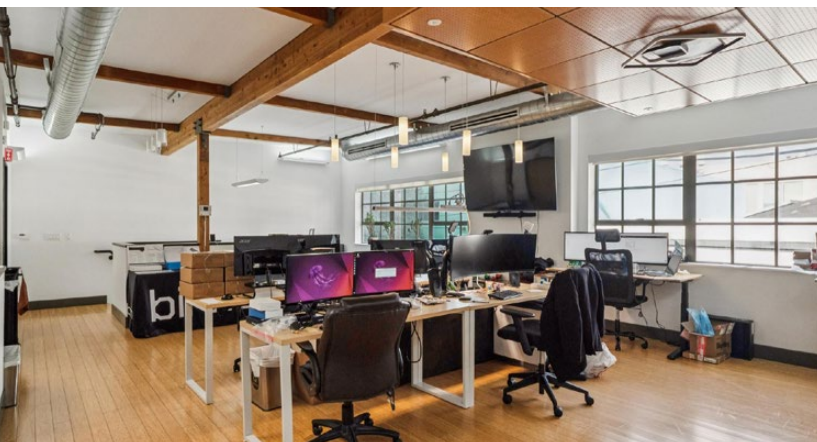
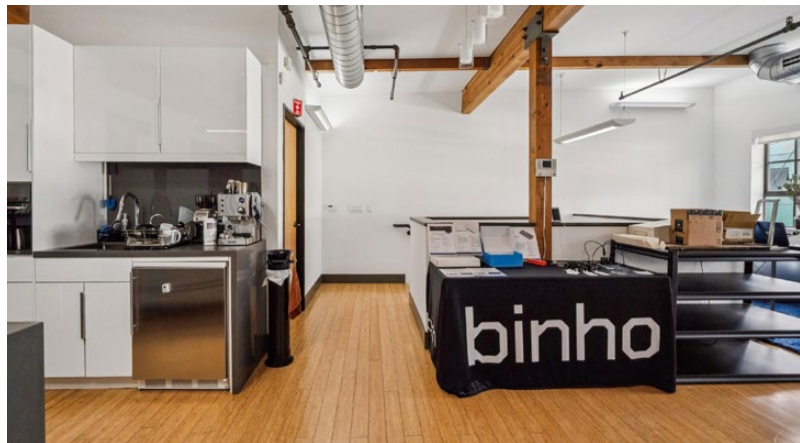
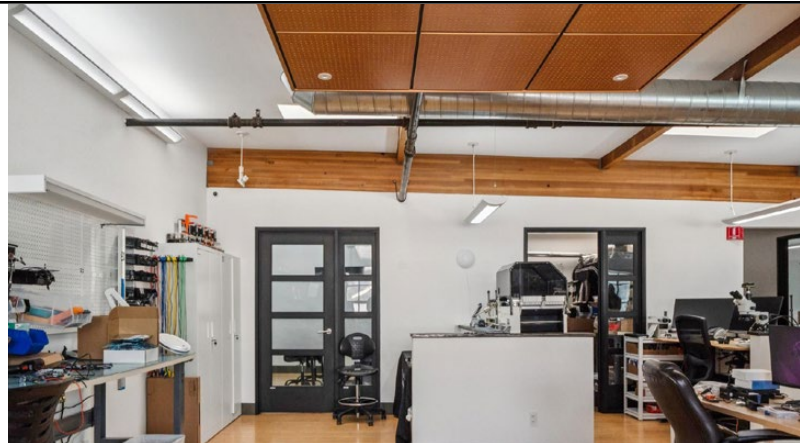
The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation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

PHOTOGRAPHY - LOWER & REAR MEZZANINE (IRONSITE)



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective 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.

PHOTOGRAPHY - FRONT MEZZANINE (BINHO)



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective 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.

CONFIDENTIALITY & DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.