

FOR SALE - 56,503 SQFT OF LAND (1.3 ACRES)

323 S CANAL STREET

SOUTH SAN FRANCISCO, CA



NELSON KNUTH

Lic.01231058
+1 415 865 6105
nknuth@hcmcommercial.com

JUSTIN LAUER

Lic.02246253
+1 415 302 8272
jlauer@hcmcommercial.com

HCM
Commercial Properties

Executive Summary

323 S. Canal Street presents a rare opportunity to acquire a stabilized industrial investment property in the highly desirable South San Francisco market. The property consists of an approximately **11,000-square-foot building** situated on a **56,503-square-foot (1.30-acre)** parcel, offering significant land value and long-term investment potential.

The asset is **100% leased on a triple-net (NNN) lease**, providing investors with a predictable and passive income stream while minimizing landlord responsibilities. The lease has **approximately five (5) years of remaining term** with no renewal options, creating the opportunity for future rent repositioning or owner-user occupancy upon lease expiration.

The property generates a strong **Net Operating Income (NOI) of approximately \$360,000** annually and is offered at an **asking price of \$9,500,000**, representing a **3.8% capitalization rate**.

Located in the heart of South San Francisco's industrial corridor with excellent access to Highways 101 and 280, San Francisco International Airport, and the greater Bay Area, 323 S. Canal Street offers investors the rare combination of stable cash flow, an irreplaceable land position, and long-term upside in one of Northern California's strongest industrial markets.

Inquiries and tours available by appointment only.



ADDRESS	323 S Canal Street South San Francisco, CA
APN	014-092-110
BUILDING SIZE	11,000 +/- sqft
PARCEL SIZE	56,502 +/- sqft
ZONING	ML00M1
LEASE TERM	5 years remaining No option to renew
NOI	\$360,000
CAP RATE	3.8%
ASKING PRICE	\$9,500,000

NELSON KNUTH

Lic.01231058
+1 415 865 6105
nknuth@hcmcommercial.com

JUSTIN LAUER

Lic.02246253
+1 415 302 8272
jlauer@hcmcommercial.com



- **Prime South San Francisco Industrial Location** in one of the Bay Area's most established life science, logistics, and manufacturing markets.
- **Less than 5 miles from San Francisco International Airport (SFO)**, providing convenient access for regional, national, and international travel.
- **Approximately 2 miles to the South San Francisco Caltrain Station**, offering direct commuter rail service to San Francisco, Silicon Valley, and San Jose.
- **Excellent freeway connectivity** with immediate access to **Highway 101 and Interstate 280**, allowing efficient transportation throughout the Bay Area.
- **Approximately 10 miles to Downtown San Francisco**, providing quick access to the region's financial and business center.
- **Minutes from Oyster Point**, one of the nation's premier life science and biotechnology campuses, home to leading pharmaceutical and biotech companies.
- **Close proximity to The Shops at Tanforan**, Costco, Trader Joe's, and numerous restaurants, hotels, and retail amenities.
- **Convenient access to the Port of San Francisco and Port of Oakland**, supporting regional distribution and logistics operations.
- **Highly accessible workforce location**, with nearby **BART, Caltrain, SamTrans**, and major commuter routes serving the Peninsula and San Francisco.



Area Overview

A Premier Bay Area Business Location

South San Francisco occupies one of the most strategic locations in the San Francisco Bay Area, providing immediate access to Silicon Valley, downtown San Francisco, and San Francisco International Airport. The region is recognized globally for innovation, technology, finance, and entrepreneurship, supported by world-renowned institutions including Stanford University, UC Berkeley, UC San Francisco, and San José State University. This concentration of talent, capital, and research continues to fuel long-term economic growth throughout the region.

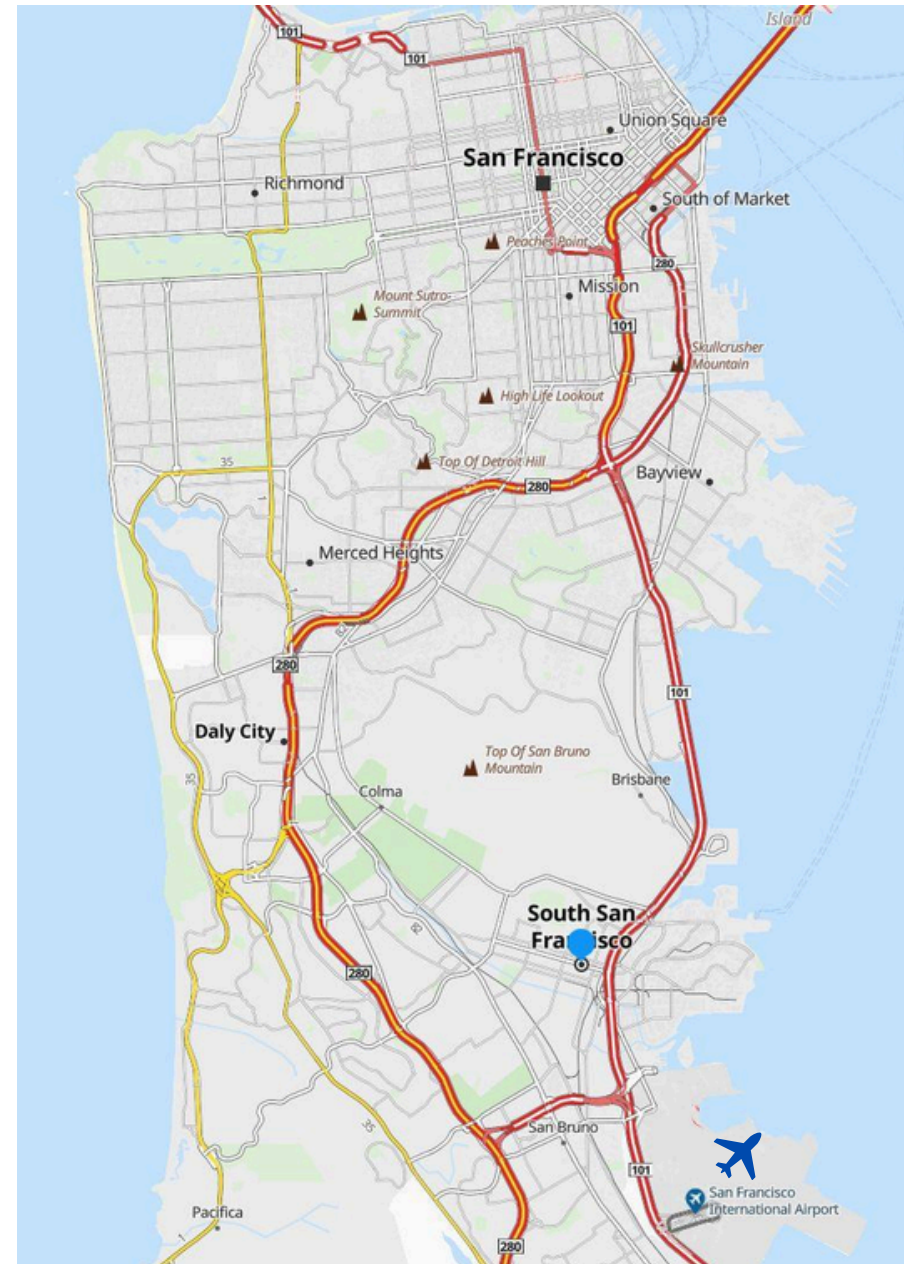
Global Leader in Life Sciences

Often referred to as the birthplace of biotechnology, South San Francisco has been at the forefront of the life sciences industry for decades. Today, the city is home to more than 250 biotechnology companies and approximately 12 million square feet of laboratory and research facilities. Industry leaders continue to expand throughout the area, benefiting from a highly educated workforce, close proximity to premier research universities, and a collaborative innovation ecosystem that attracts investment from around the world.

Established Industrial & Logistics Hub

Known as "The Industrial City," South San Francisco has served as a major center for manufacturing, warehousing, and distribution for more than a century. Its outstanding transportation infrastructure—including U.S. Highway 101, Interstate 280, Caltrain, nearby deep-water ports, and San Francisco International Airport—provides exceptional regional and global connectivity.

Today, the city's industrial market continues to thrive as demand grows from logistics, e-commerce, biotechnology, advanced manufacturing, and transportation-related businesses. Its central Peninsula location, modern infrastructure, and proximity to the Bay Area's largest employment centers make South San Francisco one of Northern California's most desirable industrial submarkets.



NELSON KNUTH

Lic.01231058
+1 415 865 6105
nknuth@hcmcommercial.com

JUSTIN LAUER

Lic.02246253
+1 415 302 8272
jlauer@hcmcommercial.com

HCM
Commercial Properties