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INNOVATION
PROPERTIES
GROUP

1069, 1071, 1073 Howard Street

13,558 sqft on a
3,750 sqft parcel

San Francisco, CA

The Historic 1926 William Randolph
Hearst Printing Plant where the
SF Examiner was once printed

FOR SALE

Innovation Properties Group
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1069-73 Howard St

Historic 1926 former home of William Randolph Hearst Printing Plant, offers unique space perfect for start-ups, technology and innovation companies, in a beautifully restored interior in the SoMa district of San Francisco, just 2 blocks from the Moscone Center.

Owner-occupied with each floor dedicated to a different business the owner runs. Potential for sale-leaseback with each floor.

Features:

- Poured-in-place concrete construction.
- Full-Size Bob Tail, Dock Height, Roll-Up Door on Moss Street
- Hardwood Floors
- Heavily Wired with CAT-5, Including Server Room in Basement
- Full Kitchen on the 2nd Floor
- Freight Elevator Services All Floors
- Five fully updated bathrooms
- Large Plate Glass Windows on Ground Floor Allows for Retail Uses
- Heavy Power - 600 Amp, 3 Phase



Site allows for 85' historic mixed-use conversion. Given the robust concrete pour-in-place construction, creative redevelopment opportunities are an option.

On the ground floor, there is a Historic Letterpress Trade Shop and Design Firm with 150-year-old Presses, paying homage to the original William Randolph Hearst Printing Plant that produced and printed the San Francisco Examiner. It's an authentic recreation of an 1850's General Store selling "All Things Printed!".

The Store features a curated collection of Antique and Contemporary Printed Matter, Advertising, Packaging, Books, Labels, Posters, Tins, Toys, and related Printed Products. By some records, it's the largest archive in the world with nearly 15 million items, in over 200 categories and topics.



Second-floor functions as multiple small event spaces and on-demand meeting spaces. It holds 3 unique and private meeting suites that fit up to 50 guests.

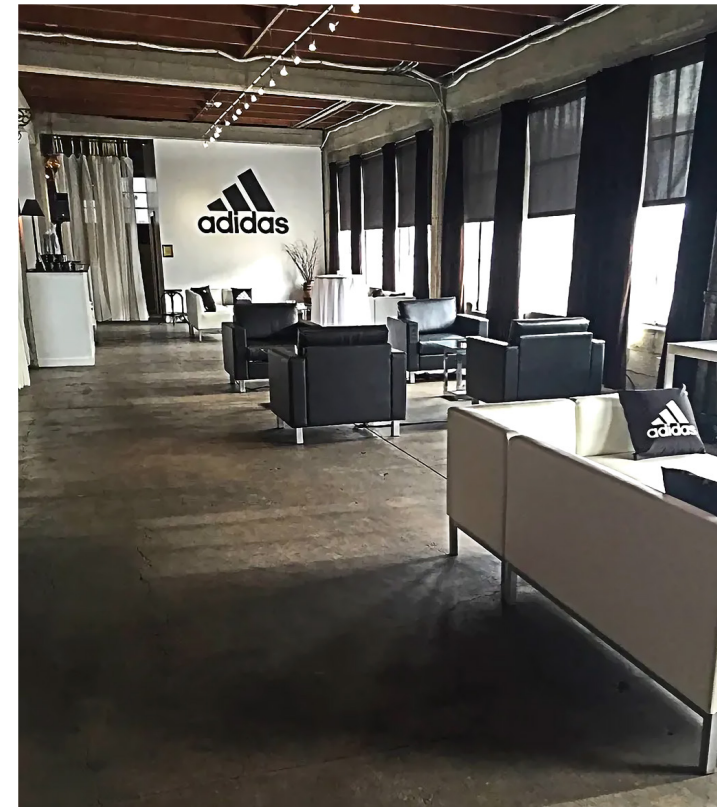


The Box SF

The Top floor is dedicated to The BoxSF that offers event and meeting space, and workshop space for up to 75 guests. Voted as the Best Small Event Venue by SF Weekly. The Gate Room features a historic 335-year old conference/dining table made from antique Chinese village gate doors. The table itself seats 32 for a dinner or meeting.

All floors can be connected for conferences, break-out rooms, or private event suites, or kept totally separate as needed.

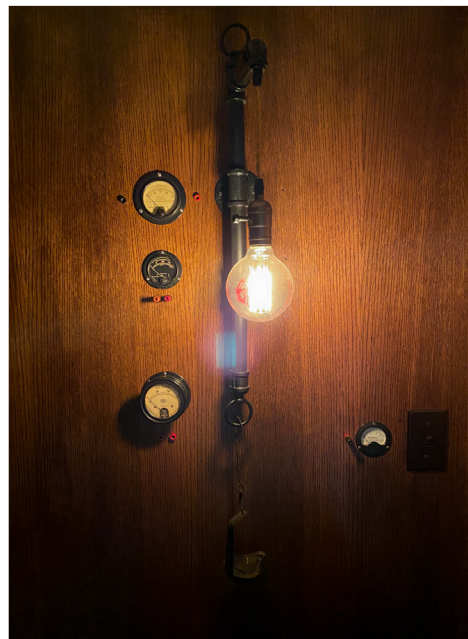






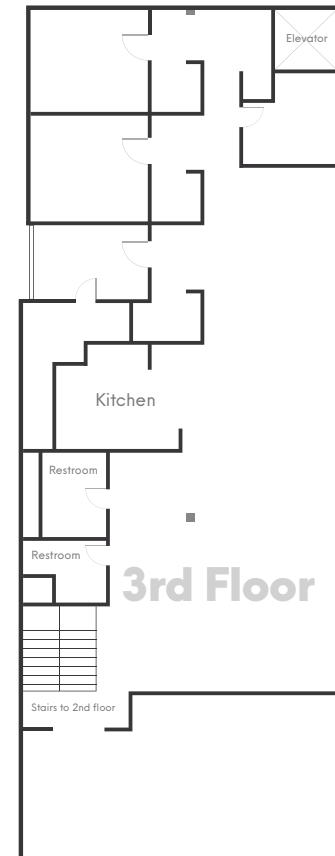
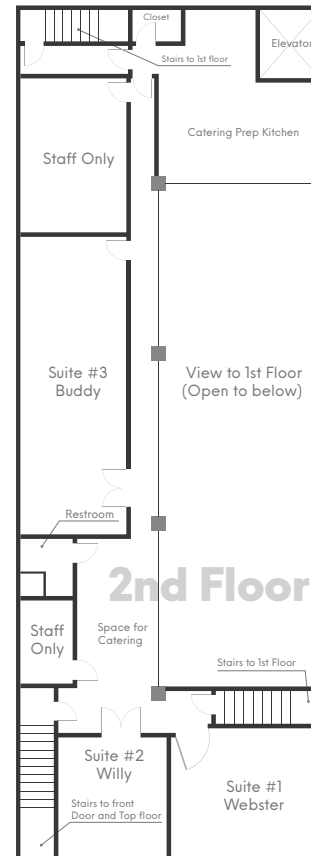
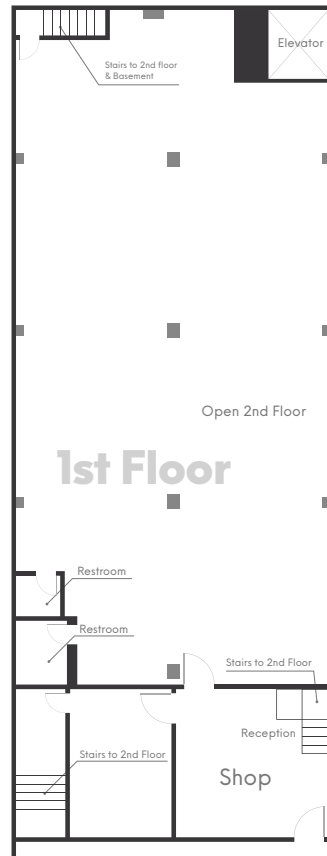
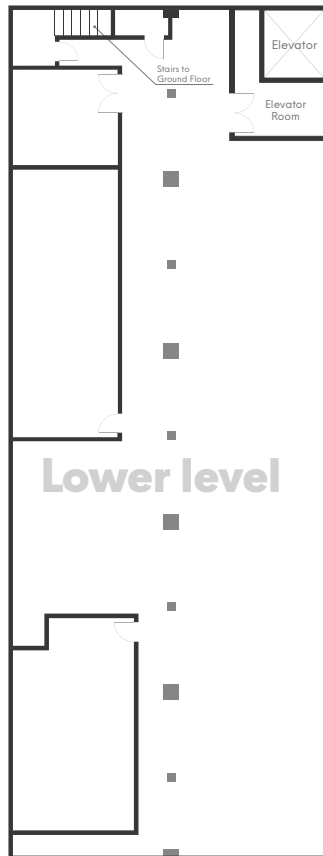
Basement & The Sipping Room

Basement features a historic Blast Vault, a rare requirement for Printing Plants in the 1920s. A stunning double wine cellar and private, hidden 'Speakeasy', referred to as 'The Sipping Room'. A dry, mold-free functional basement with 8' ceiling height.



The three-story building is poured-in-place concrete construction on a concrete foundation that included vertical steel-reinforced columns. The building was constructed in 1927 by William Randolph Hearst Sr. for a specific printing press use in the creation of the San Francisco Examiner. The large and heavy presses operated at the time required the use of reinforced floors on the first level.

The support columns gradually narrow in size moving up floors. The original use included ground floor printing, second-level, overlooking offices, and third-level full floor. The Building has a full-height basement that is common in the neighborhood and is counted in the overall size. Only, the second level does not have a full floor to site area. The building is elevator-serviced from the basement to the top floor.



Zoning Analysis

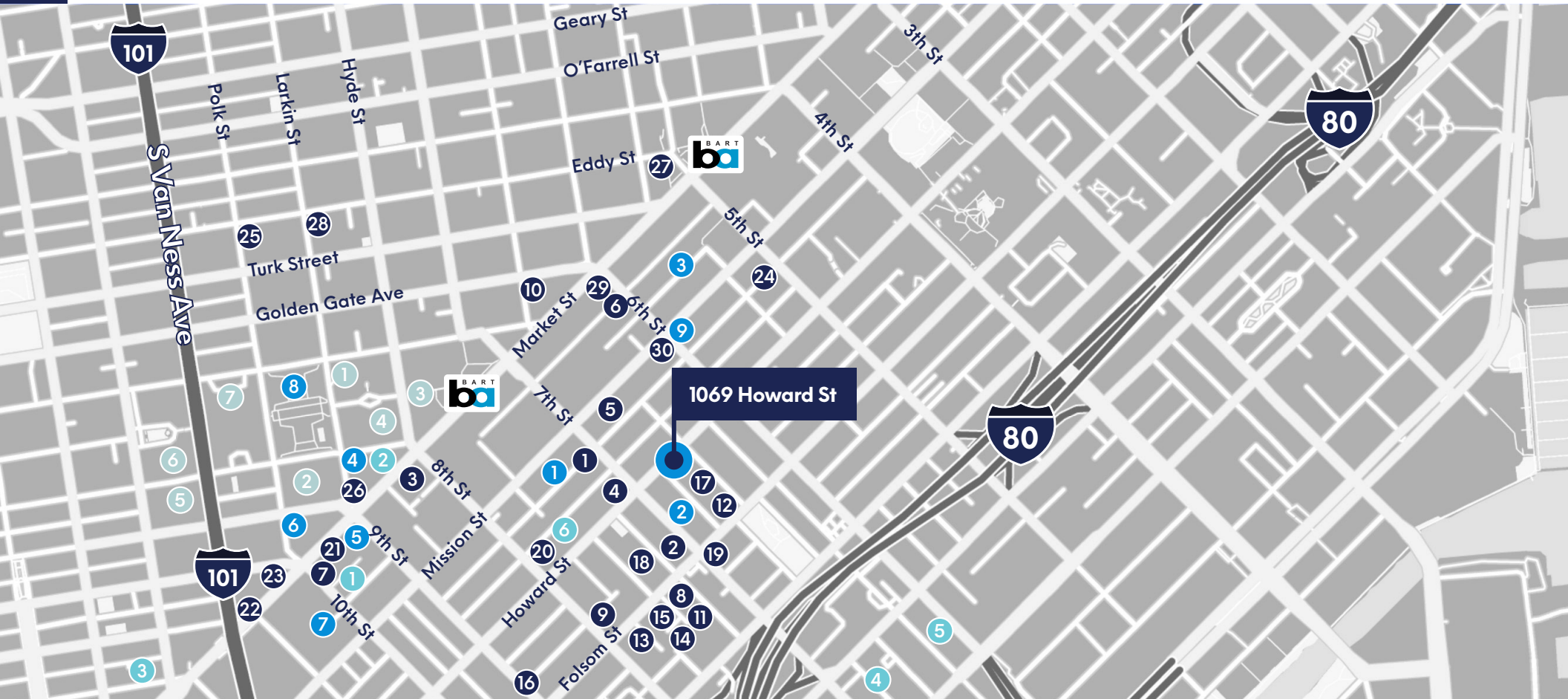
The Mixed Use-General (MUG) District is largely comprised of the low-scale, production, distribution, and repair uses mixed with housing and small-scale retail. The MUG is designed to maintain and facilitate the growth and expansion of small-scale light industrial, wholesale distribution, art production and performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing at a scale and density compatible with the existing neighborhood.

Housing is encouraged over ground floor commercial and production, distribution, and repair uses. New residential or mixed-use developments are encouraged to provide as much mixed-income family housing as possible. Existing group housing and dwelling units would be protected from demolition or conversion to nonresidential use by requiring conditional use review. Accessory Dwelling Units are permitted.

Economy

San Francisco is the 4th largest county in the San Francisco Bay Area Region behind Santa Clara, Alameda, and Contra Costa counties. Future projections indicate increased growth in population and employment in San Francisco, albeit at a slightly slower rate than in recent years. The greatest amount of employment growth is expected to occur in manufacturing & wholesale; construction; and the arts & recreation sectors. Large amounts of growth are also projected in the near future given the strong technology presence in the city.

The San Francisco region has numerous attributes that include a diversified economic base, high-paying jobs, an educated populace, excellent distribution infrastructure, and a mild climate. Detractors include traffic and commute problems due to strained transportation infrastructure, high housing costs, and a lack of developable land. Although the economy of the Bay Area had been negatively affected by the national and local recessions, the economic outlook for the Bay Area is good and should continue to improve along with the national economy. Most real property types have seen significant growth in their values and unemployment appears to be stabilizing. Recent demographic and economic factors indicate that the Bay Area economy is well-positioned to maintain and grow over the coming years.



Restaurants & Bars

- | | | |
|--------------------------|--------------------------------|------------------------------|
| 1 7 Mission Restaurant | 11 Rocco's Cafe | 21 The Market (at Twitter) |
| 2 Sightglass Coffee | 12 Fondue Cowboy | 22 Alta Ca |
| 3 Starbucks | 13 Basil Thai Restaurant & Bar | 23 Ma-Valous |
| 4 Caffè Moda | 14 Iza Ramen Soma | 24 Off the Grid |
| 5 AQ Restaurant and bar | 15 Raven Bar | 25 Brenda's French Soul Food |
| 6 Dotte's True Blue Cafe | 16 Kama Sushi Soma | 26 Amanda Faura |
| 7 Blue Bottle Coffee | 17 Deli Board | 27 Little Delhi |
| 8 Carafe | 18 Brainwash | 28 Saigon Sandwich |
| 9 Citizen's Band | 19 Trademark | 29 Tequeria Can-Cun |
| 10 The Hall | 20 Harvest Urban Market | 30 Miss Saigon |

Parking

- 1 625 Minna St
- 2 237 7th St
- 3 486 Jessie St
- 4 1266 Market St
- 5 1355 Market St
- 6 1390 Market St
- 7 998 Jessie St
- 8 355 McAllister St
- 9 Miss Saigon

Fitness Center

- 1 Fitness Sf
- 2 Fitness Evolution
- 3 Burn Sf
- 4 MNTStudio
- 5 Ritual Hot Yoga
- 6 Ralph Gracie SF CO

Attraction

- 1 Asian Art Museum
- 2 Bill Graham Civic Auditorium
- 3 Civic Center UN/Plaza
- 4 San Francisco Library
- 5 San Francisco Symphony
- 6 San Francisco Opera
- 7 San Francisco City Hall