

248 9TH STREET

FOR SALE | RESTAURANT/RETAIL | LEASED INVESTMENT

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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248 9TH STREET

EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer investors the opportunity to purchase the fee simple interest in the ground-floor commercial condominium located at 248 9th Street, San Francisco, California 94103.

The commercial condominium totals approximately 2,729 square feet of ground-floor retail space situated within a modern mixed-use building in San Francisco's South of Market (SoMa) neighborhood.

248 9th St benefits from in-place income and stable tenancy, with the entire commercial space leased to Heyma Yemeni Coffee, providing investors with immediate cash flow in one of San Francisco's most dynamic mixed-use neighborhoods.

ADDRESS	248 9th Street, San Francisco, CA 94103
APN	3518-101
UNIT SIZE	+/- 2,729 Square Feet
YEAR BUILT	2015
ZONING	RCD
FIRE SUPRESION	Fully Sprinklered
ELECTRICAL SERVICE	3 Phase, 400 Amps
INFRASTRUCTURE	Fully Built Out Cafe and Commercial Kitchen w/ Hoods and Refrigeration



248 9TH STREET

INVESTMENT HIGHLIGHTS

STABILIZED RETAIL INVESTMENT

Long-Term In-Place Income with an Established Retail Tenant

NEW CONSTRUCTION

*Approximately 2,729 Square Feet of Ground Floor Retail Space
Within a Modern Mixed-Use Building Built in 2015*

STRONG IN-PLACE CASH FLOW

*100% Leased to Heyma Yemeni Coffee, Providing Immediate Income and
Stable Tenancy*

HIGH VISIBILITY

*Prominent Frontage Along 9th Street, Excellent Exposure in a High-
Traffic Corridor*

SOUTH OF MARKET LOCATION

*Located in San Francisco's Vibrant SoMa District Surrounded by Residential,
Office, and Commercial Uses*

DENSE RESIDENTIAL TRADE AREA

*Positioned Within a Growing Mixed-Use Neighborhood Supported by Thousands of
Nearby Residents and Employees*

INVESTMENT OPPORTUNITY

*Rare Opportunity to Acquire a Stabilized Commercial Condominium
in One of San Francisco's Most Active Neighborhoods*



248 9TH STREET

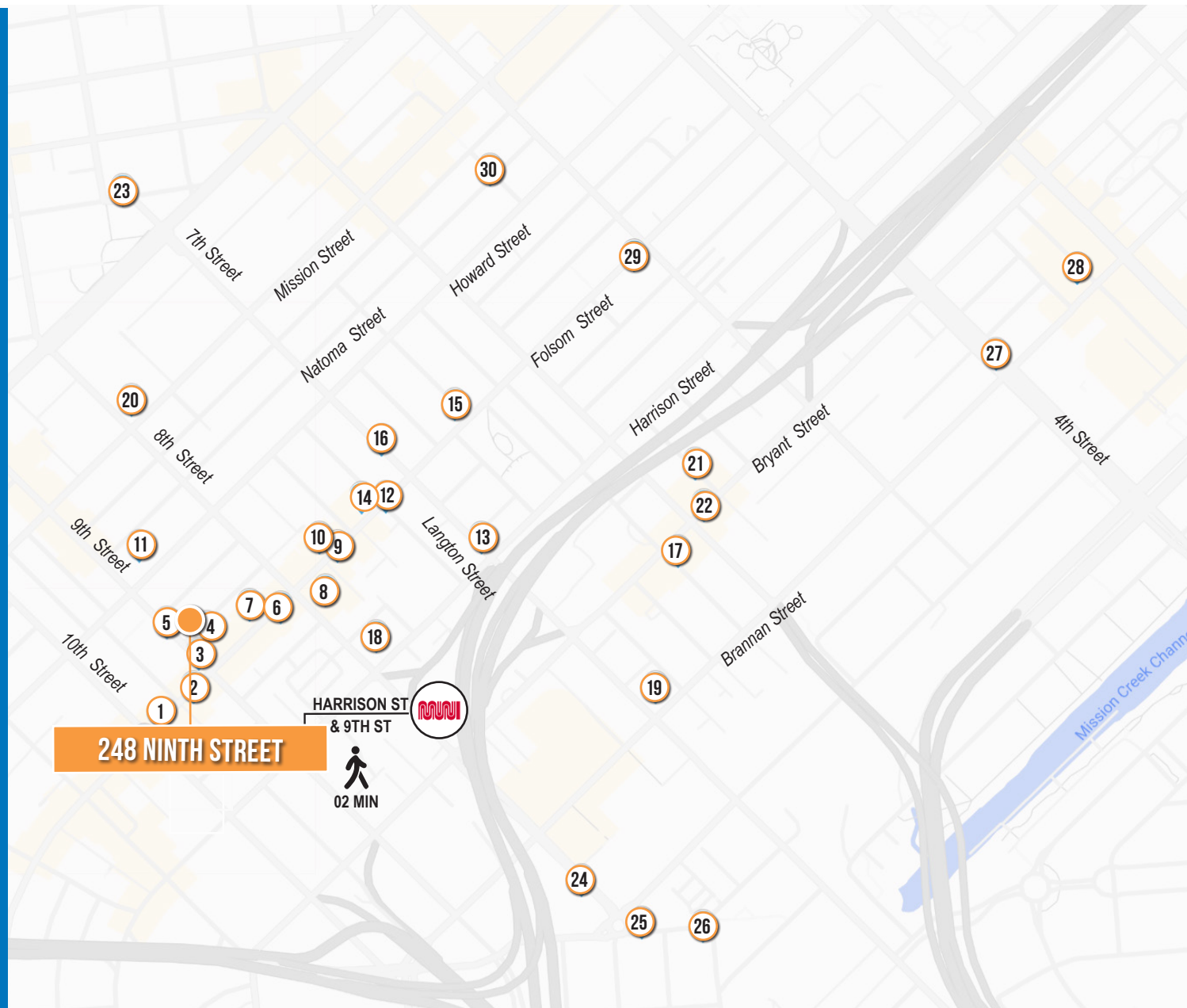


ADDRESS	TENANT	LEASE EXP.	OPTIONS	SQ. FT.	ANNUAL INCOME	\$/PSF/YEAR
248 9th Street	Heyma Yemeni Coffee	02/15/2030	1-5 Year Options	2,729	\$78,000	\$28.58
TOTAL GROSS INCOME				2,729	\$78,000	\$28.58
OPERATING EXPENSES						
Management				4.00%	\$4,209	\$1.54
Taxes				1.180%	\$15,340	\$5.62
Gross Receipts Tax				3.800%	\$2,964	\$1.09
HOA (Includes Property Insurance)					\$8,928	\$3.27
TOTAL OPERATING EXPENSES					\$31,441	\$11.52
CAM Reimbursement					\$27,232	\$9.98
NET OPERATING INCOME					\$73,791	\$27.04
PURCHASE PRICE					\$1,300,000	\$476.36
CAP RATE					5.68%	

248 9TH STREET

NEARBY AMENITIES

- 1 Sextant Coffee Roasters
- 2 Dento Piano Cafe and Bar
- 3 Northern China BBQ
- 4 Azucar Lounge
- 5 Heyma Yemeni Cafe
- 6 Driftwood
- 7 Cafe Suspiro
- 8 Ushi Taro Ramen SOMA
- 9 Basil Thai Restaurant & Bar
- 10 Bay of Burma
- 11 Les Deux Amis Cafe
- 12 The Stud
- 13 Yossie's Cantina
- 14 HK Lounge Bistro
- 15 Deli Board
- 16 Sightglass Coffee
- 17 Question Mark Tavern
- 18 AK Subs
- 19 Mars Bar & Restaurant
- 20 Turquaz SF
- 21 Halal City
- 22 Pho de Nguyen
- 23 Arisicault Bakery
- 24 Hardwood Bar & Smokey
- 25 Niku Steakhouse
- 26 Dumpling Time Design District
- 27 Marlowe
- 28 Brickhouse Cafe & Bar
- 29 Dragon Horse
- 30 Tempest Bar & Box Kitchen



248 9TH
STREET



OFFERING TERMS

248 9th Street is being offered for sale with an asking price of \$1,300,000 / \$476 PSF. All prospective buyers should assume the subject property will be delivered on an "As-Is, Where-Is" basis at the Close of Escrow.

OFFERING OUTLINE

Prospective buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Touchstone Commercial Partners, Inc.

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CONFIDENTIAL OFFERING MEMORANDUM

This Confidential Offering Memorandum ("Memorandum") has been prepared and presented to the recipient (the "Recipient") by Touchstone Commercial Partners (TCP) as part of TCP's efforts to market for sale the property located at 248 9th Street, San Francisco, CA 94103 (the "Property"). TCP is the exclusive agent and broker for the owner(s) of the property (the "Owner"). TCP is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. TCP also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on TCP's, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to TCP. PLEASE NOTE EACH OF THE FOLLOWING: TCP, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property. This Memorandum includes statements and estimates provided by or to TCP and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law regulation, rule guideline or ordinance, or (5) appropriateness for any particular purpose, investment or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statement and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, TCP may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in the Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, TCP will provide the Recipient with copies of all referenced contract and other documents. TCP assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of the Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in the Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. TCP and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. TCP reserves the right to require the return of this Memorandum and the material in it any other material provided by TCP to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Zach Haupt at (415) 812-1219 or Michael Sanberg (415) 697-6088 or Cameron Tu at (510) 919-8193 or Jaron Eliopoulos at (415) 608-6336.