248 9TH STREET

FOR SALE | RESTAURANT/RETAIL | LEASED INVESTMENT

TCP TOUCHSTONE COMMERCIAL PARTNERS

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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

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INCOME ANALYSIS

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%	

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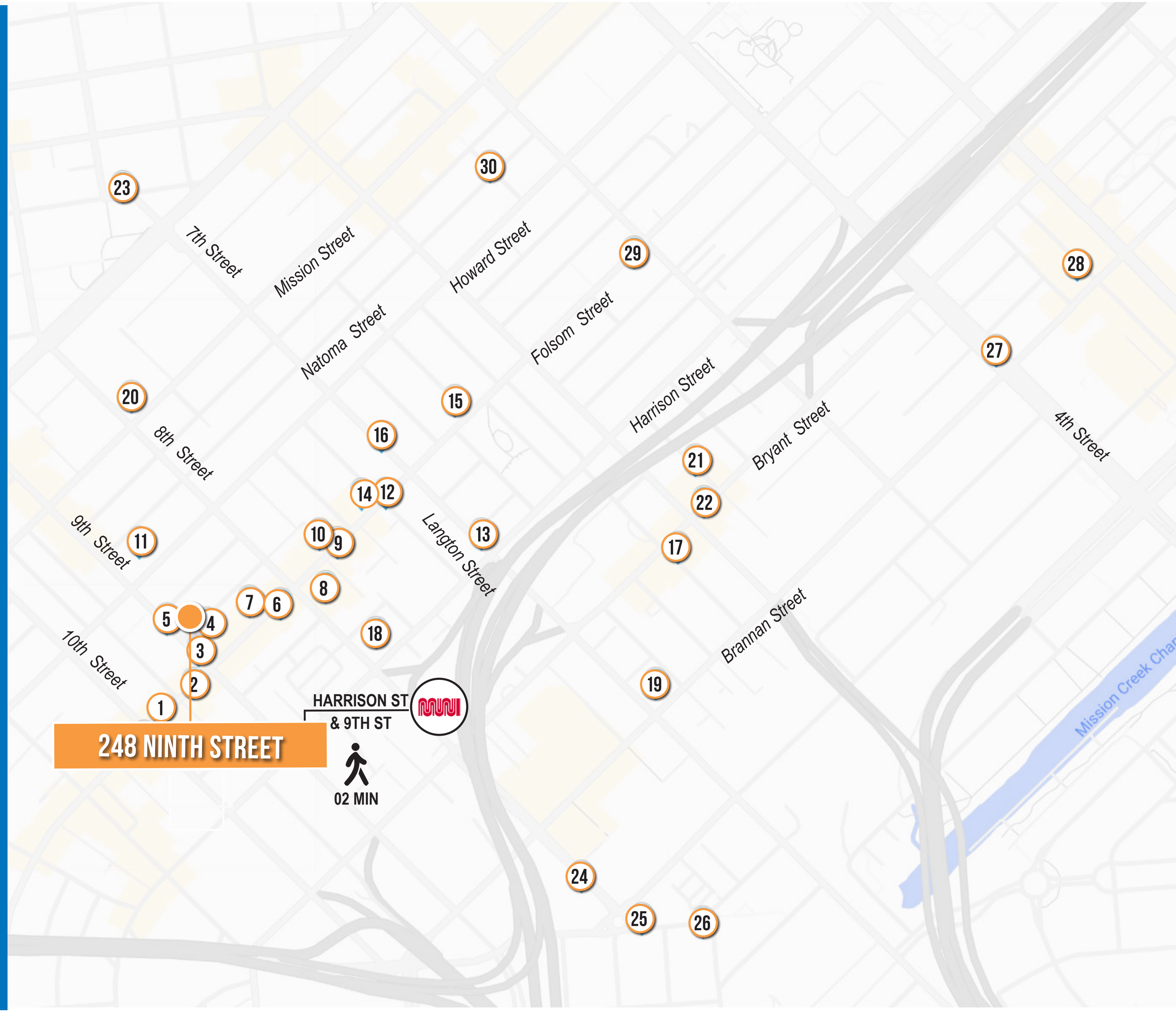
NEARBY AMENITIES

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



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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