

FOR SALE

4346 MISSION STREET



SAN FRANCISCO

4-PARCEL PORTFOLIO
DEVELOPMENT SITE

PRICE REDUCTION!
NEW ASKING PRICE

\$3.75M



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CONFIDENTIALITY AGREEMENT

Colliers International San Francisco, a Delaware Corporation, (COLLIERS) has been retained by Marche Club of SF (Owner) on an exclusive basis to act as agent with respect to the potential sale of 4346 Mission Street, San Francisco, California and as described herein with all improvements now or hereafter made on or to the real property (collectively, the "Property"). Owner has directed that all inquiries and communication with respect to the contemplated sale of the Property be directed to COLLIERS.

COLLIERS has available for review certain information concerning the Property which may include brochures, operating statements, financial information and other materials (collectively, Informational Materials). COLLIERS will not make such Informational Material available to a potential Purchaser until the potential Purchaser has executed a Confidentiality Agreement and, thereby, becomes a Registered Potential Purchaser and agrees to be bound by its terms. Upon receipt of this Offering Memorandum, you further agree to be bound by the terms set forth herein. COLLIERS is prepared to provide the Informational Material for the reader of this Offering Memorandum, or Registered Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

All Informational Materials relating to the Property, which may be furnished to the Registered Potential Purchaser by Owner or COLLIERS shall continue to be the property of the Owner and COLLIERS. The Informational Materials will be used by the Registered Potential Purchaser and may not be copied or duplicated without COLLIERS' and Owner's written consent and must be returned to COLLIERS or Owner immediately upon COLLIERS' request or when the Registered Potential Purchaser declines to make an offer for the Property or terminates any discussion or negotiations with respect to the Property. Registered Potential Purchaser shall not make any Informational Materials available to, or disclose any of the contents thereof, or discuss any transaction involving the Property with any person other than the Registered Potential Purchaser, unless COLLIERS and Owner have approved, in writing, such disclosure provided, however, that the Informational Material may be disclosed to the Registered Potential Purchaser's partners, employees, legal counsel and institutional lenders (Related Parties) who, in the Registered Potential Purchaser's judgment, need to know such information for the purpose of evaluating the potential purchase of the Property or any interest therein by the Registered Potential Purchaser.

The Registered Potential Purchaser hereby indemnifies and saves harmless COLLIERS and the Owner and their respective affiliates and successors, and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any (1) breach of any of the terms of the Agreement by the Registered Potential Purchaser or any Related Party, and (2) claim or claims by Registered Potential Purchaser or any of their representatives for commissions, fees and other compensation for the sale or proposed sale of the Property to the Registered potential Purchaser. Registered Potential Purchaser will be responsible for any and all commissions, fees and other compensation to be paid to the Registered Potential Purchaser's Broker.



TABLE OF

CONTENTS

04

PORTFOLIO
HIGHLIGHTS

05

PORTFOLIO
SUMMARY

06

FLOOR
PLAN

07

PHOTO
GALLERY

09

EXCELSIOR

10

AMENITY
MAP

11

TRANSPORTATION
AERIAL

ABOUT THE PORTFOLIO

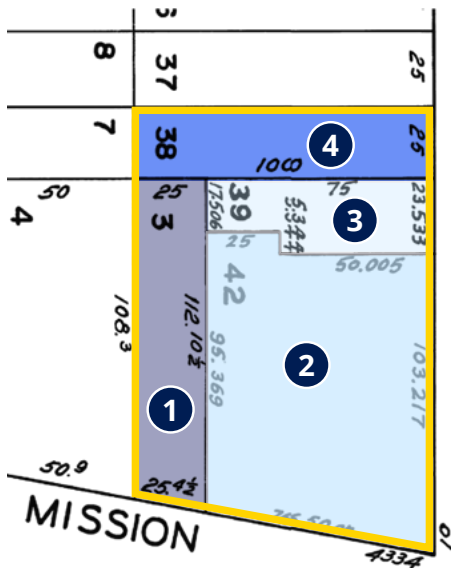
HIGHLIGHTS

- **RARE 4-PARCEL ASSEMBLAGE OFFERED COLLECTIVELY AT \$3.75M**
providing cost efficiency and scale that would be difficult to achieve through separate acquisitions
- **ASSEMBLAGE CREATES MEANINGFUL DEVELOPMENT FLEXIBILITY**
allowing a buyer to explore repositioning, redevelopment, or mixed-use strategies across contiguous parcels
- **PORTFOLIO VALUE EXCEEDS THE WHOLE WHEN SOLD SEPARATELY**
offering inherent upside through future parcelization or phased exit strategies
- **COMBINATION OF IMPROVED BUILDINGS, RESIDENTIAL COMPONENT, AND VACANT LAND**
supports creative planning and multiple development scenarios
- **TRANSIT-RICH MISSION STREET CORRIDOR LOCATION,**
with proximity to BART, I-280, and major bus lines, supporting long-term demand and accessibility
- **SITUATED WITHIN THE EXCELSIOR / OUTER MISSION,**
a diverse, growth-oriented neighborhood with strong local retail, amenities, and long-term neighborhood stability

PORTFOLIO SUMMARY

NO.	ADDRESS	BUILDING AREA	LAND AREA	OCCUPANCY	APN
1	4346 Mission (Club Building)	±4,949 SF	±2,892 SF	Will be delivered vacant	6799-003
2	4340 Mission (Car Lot)	±600 SF	±7,462 SF	Month to month	6799-042
3	7 Tingley St (Residential)	±870 SF	±1,751 SF	Occupied	6799-039
4	9 Tingley St (Vacant Lot)	-	±2,500 SF	Vacant land	6799-038

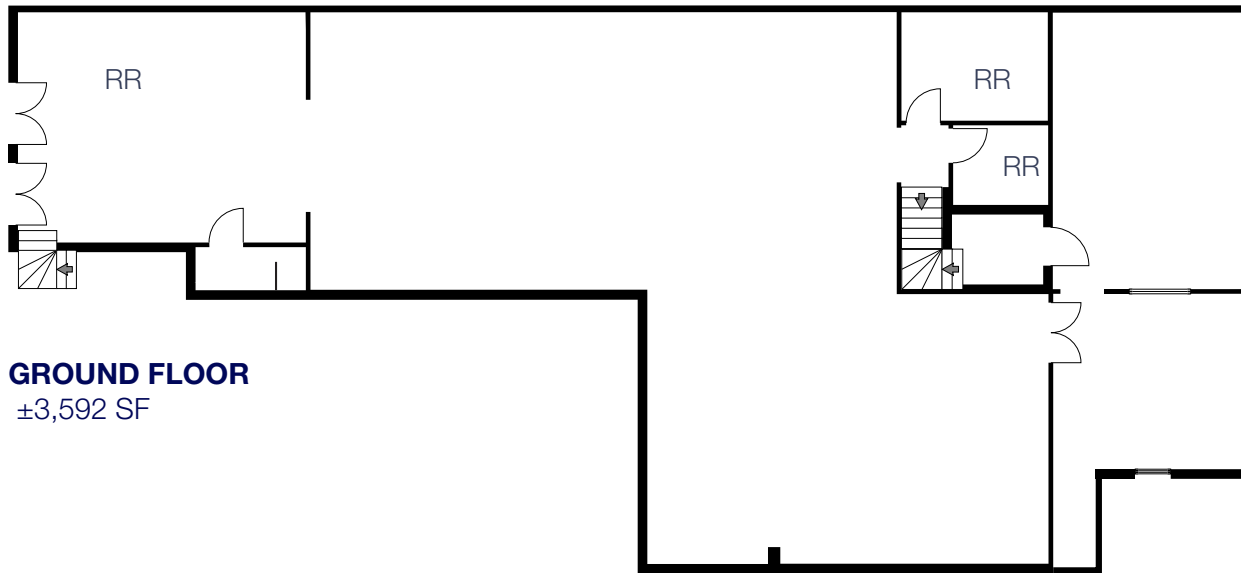
Square footages are approximate. Buyer to verify.



FLOOR PLAN

4346 Mission Floorplans are not to scale. Square footages are approximate. Buyer to verify.

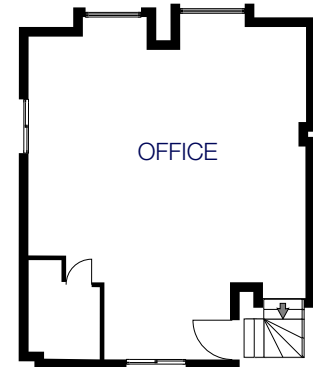
MISSION STREET



GROUND FLOOR
±3,592 SF

2ND FLOOR BACK OFFICE

± 725 SF



2ND FLOOR FRONT OFFICE

± 632 SF

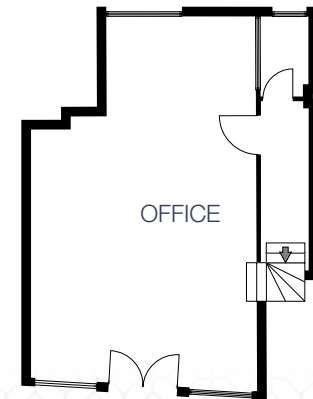


PHOTO GALLERY

CLUB DINING



WEST FACING



EAST FACING

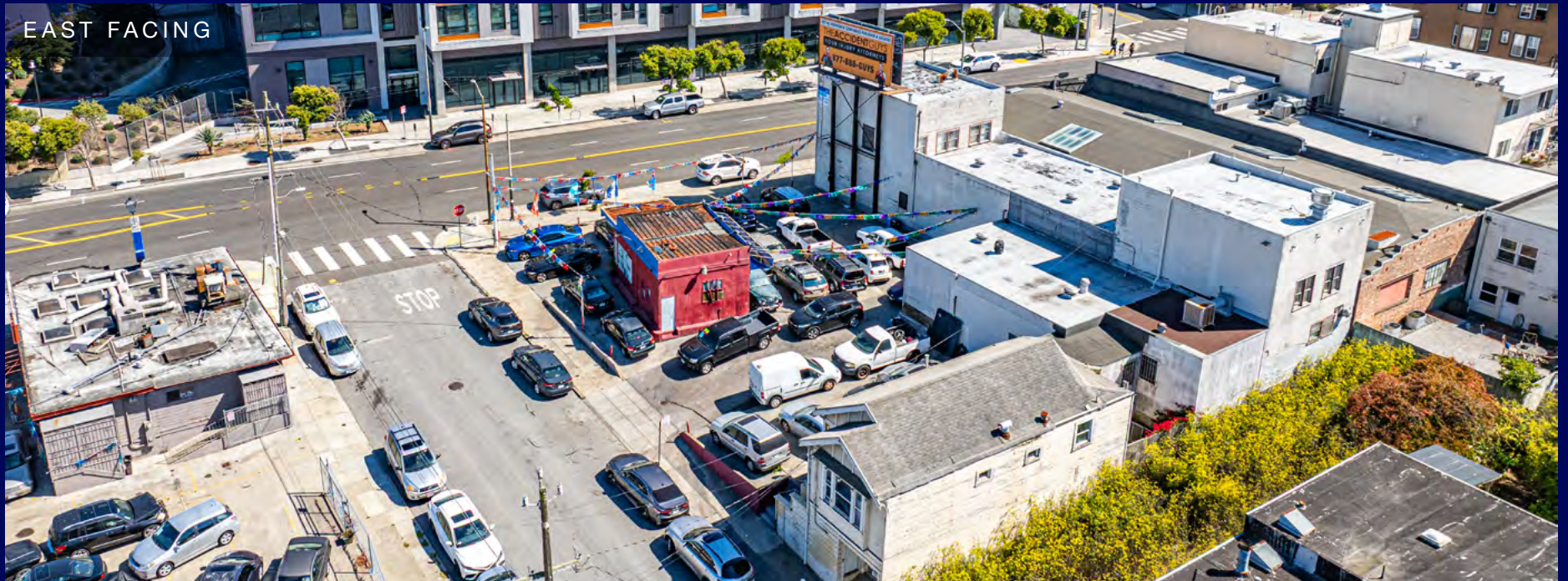
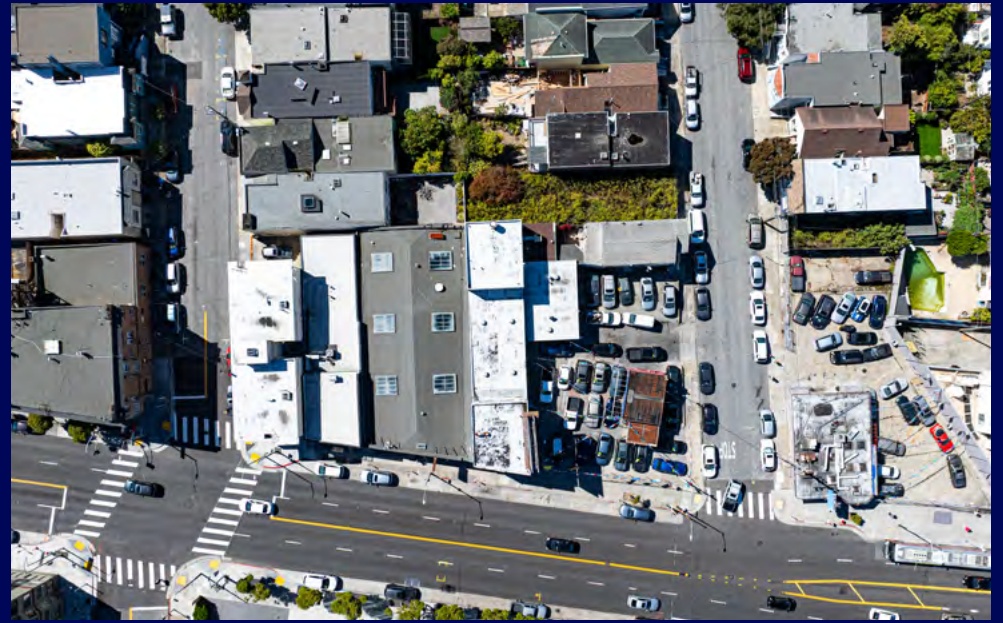
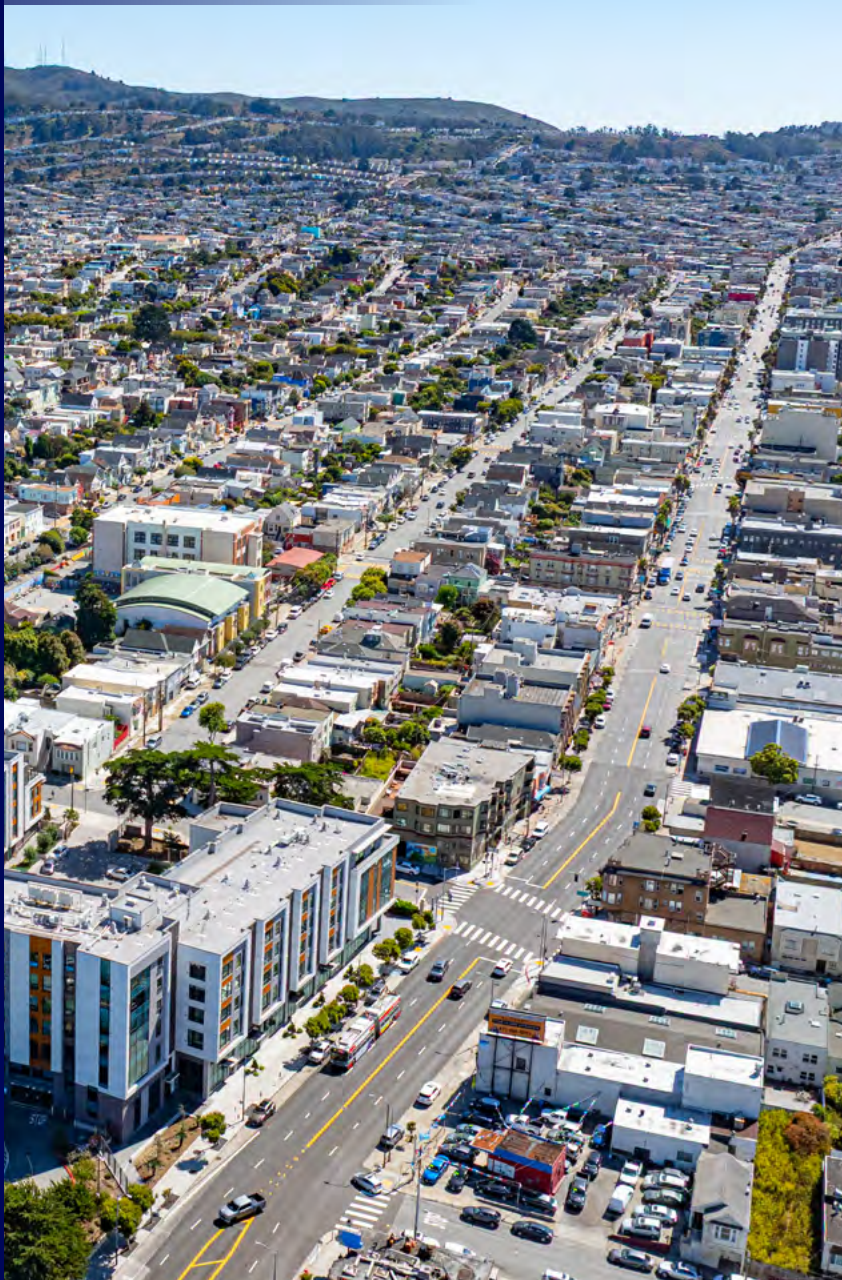
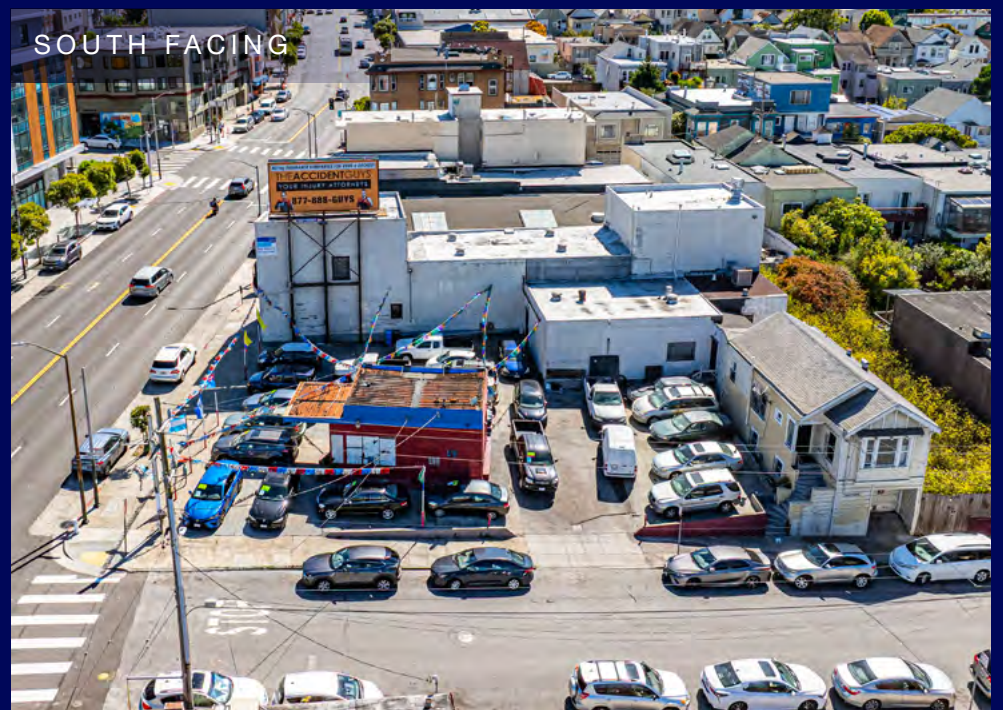


PHOTO GALLERY

SOUTH FACING

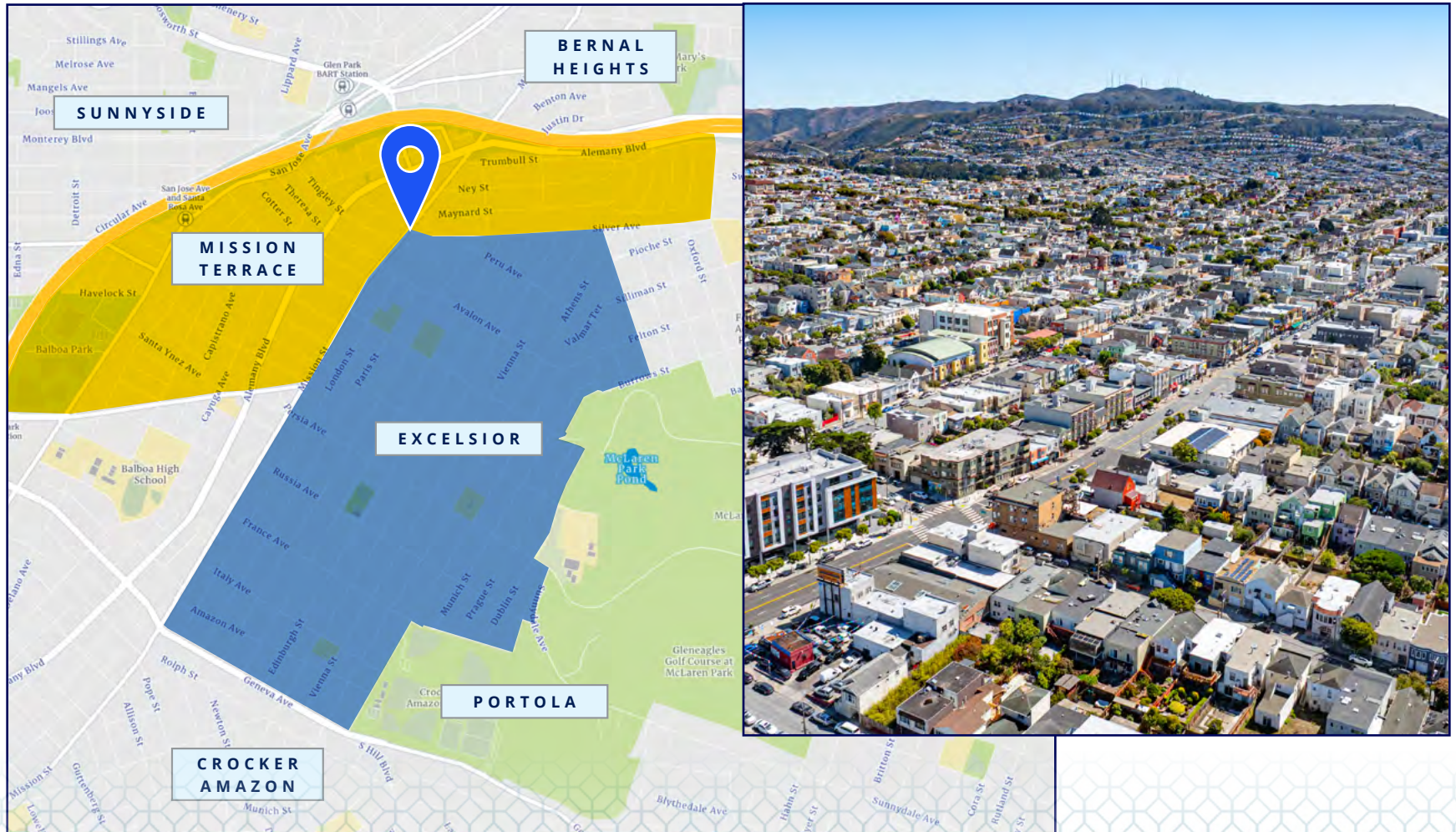


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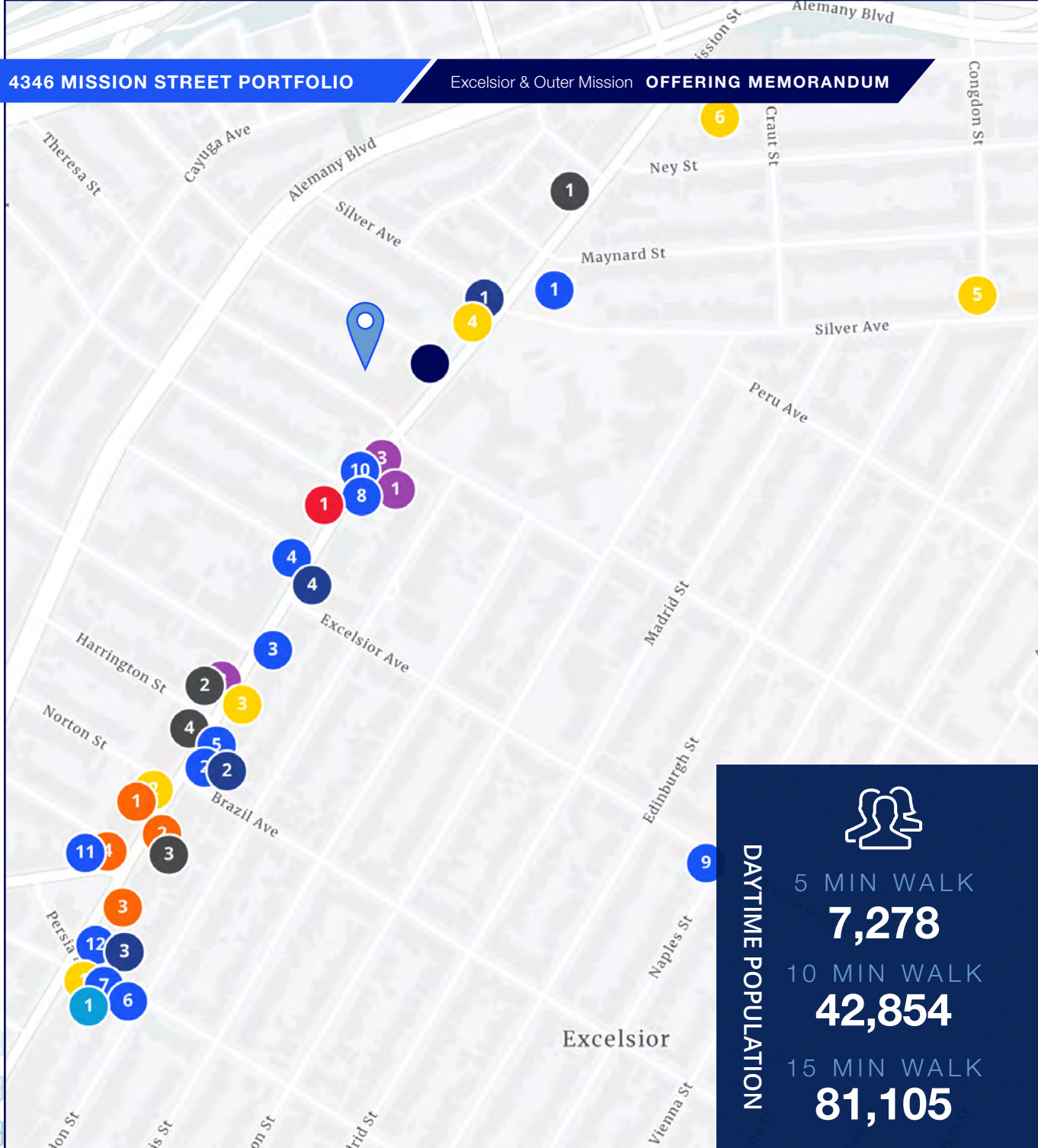


EXCELSIOR & OUTER MISSION

Nestled between I-280 to the north and west, McLaren park to the east, and Daly City to the south, the Excelsior and Outer Mission neighborhood are among San Francisco’s most vibrant and diverse communities. With deep Italian, Latino, Asian, and Pacific Islander roots, the area offers a rich cultural experience, a variety of family-owned restaurants, independent shops, and a mix of classic and Victorian-style homes at more accessible price points. Residents enjoy close proximity to expansive parks, outdoor recreation, and convenient access to public transportation, making this neighborhood both connected and community-driven.



AMENITY MAP



DAYTIME POPULATION

5 MIN WALK
7,278

10 MIN WALK
42,854

15 MIN WALK
81,105



4346 MISSION ST

RESTAURANT

- | | |
|---------------------------|-----------------------------|
| 1. KFC Taco Bell | 8. Fili-taste |
| 2. El Gran Taco Loco | 9. Don Chuys Mexi-Mercado |
| 3. Round Table Pizza | 10. Restaurante San Vicente |
| 4. Zabb Cuisine | 11. Ocean Subs |
| 5. Mexico Tipico | 12. Taqueria Vallarta |
| 6. The Salad Place | |
| 7. Los Planes de Renderos | |

BAKERY

1. Pacitas Salvadorean Bakery

BANK

1. Citibank
2. U.S. Bank
3. Sterling Bank & Trust
4. Wells Fargo

SPECIALTY

1. The Green Cross
2. Oreilly Auto Parts
3. Goodwill
4. One Dollar & Up

BAR

1. Rocks Den
2. Pissed Off Pete's
3. Grizzly's Bar

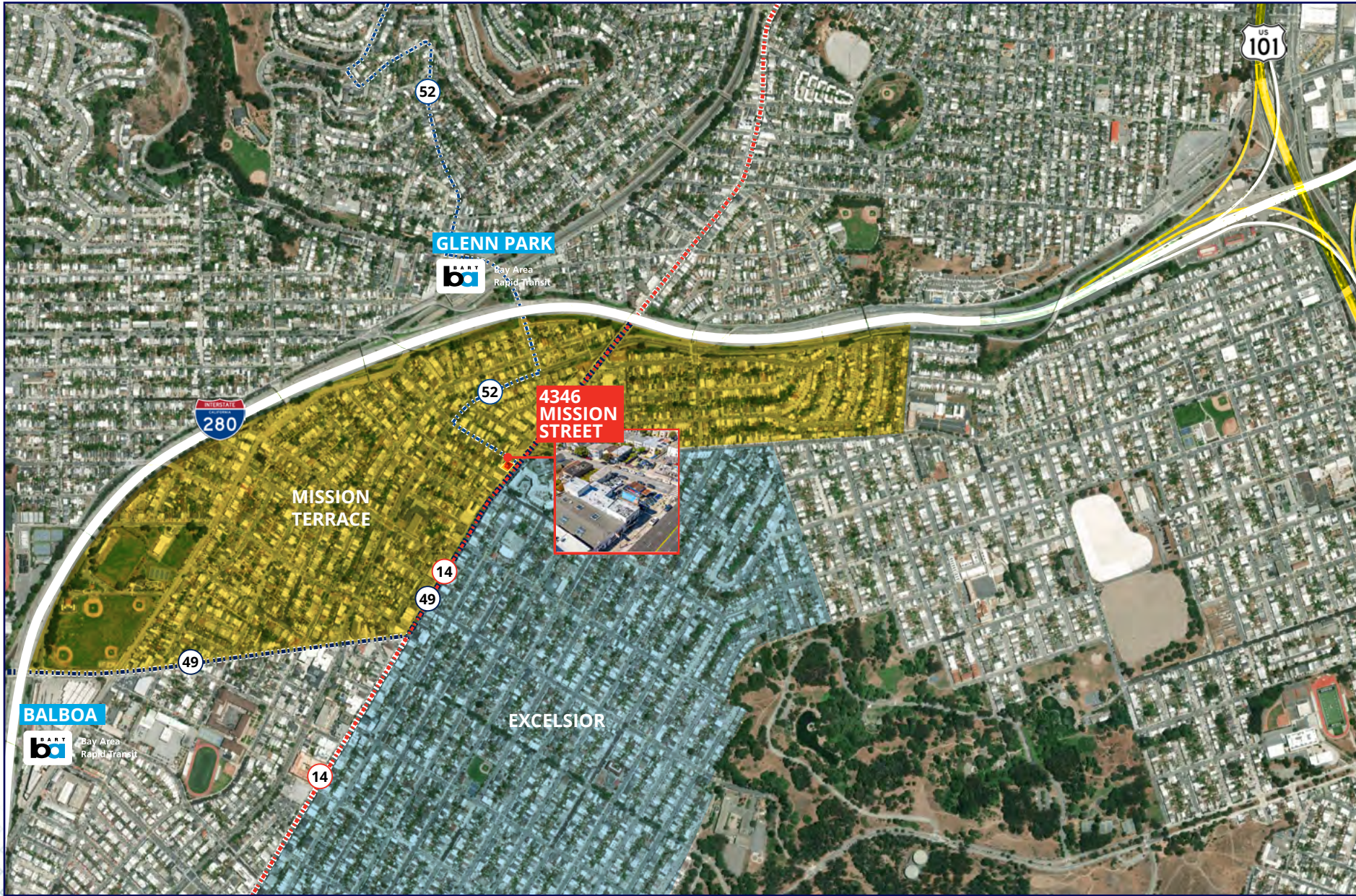
GOVERNMENT

1. Excelsior Branch Library

GROCERY

1. Yicks Liquor
2. El Chico Produce
3. Casa Lucas Market
4. Mission Silver Market
5. USA Market
6. Manila Oriental Market

FANTASTIC ACCESSIBILITY





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