

75 14TH STREET

FOR SALE & LEASE | RENOVATED BRICK & TIMBER FLEX BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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75 14TH STREET

EXECUTIVE SUMMARY

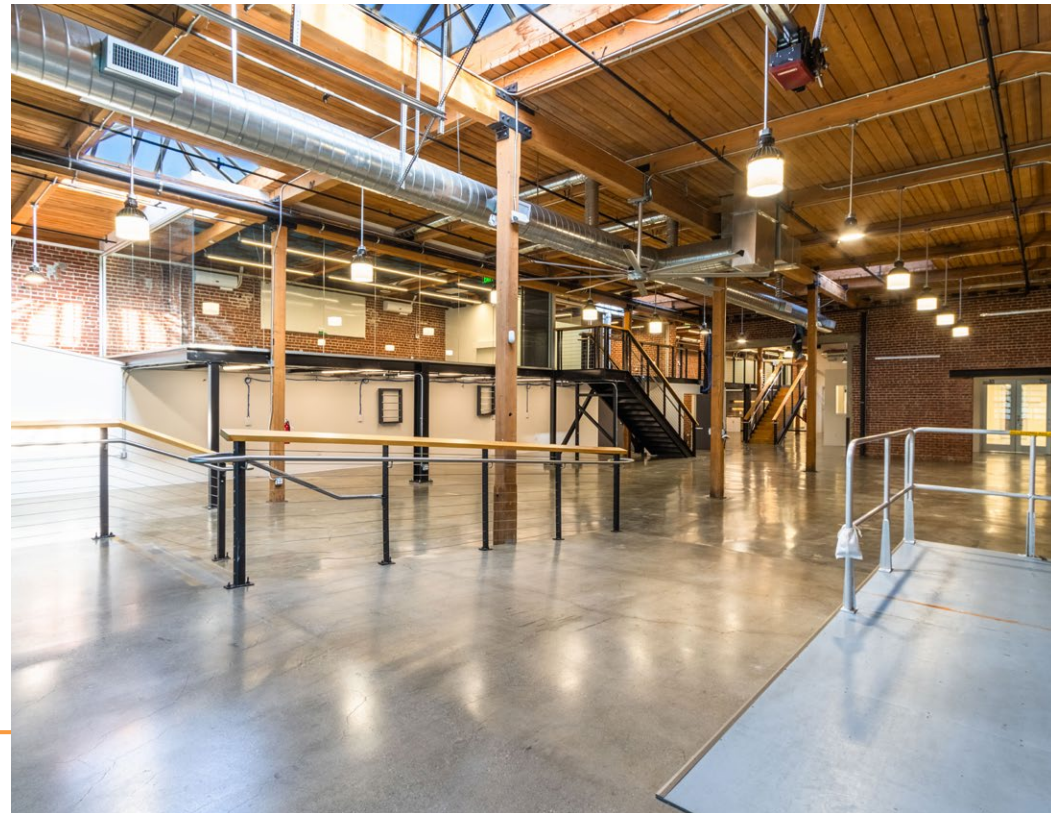
Touchstone Commercial Partners is pleased to offer owner/users, investors and tenants the opportunity to lease or purchase the fee simple interest in 75 14th Street, San Francisco, CA 94103.

The approximately 10,570 square feet, single story building with mezzanine sits on approximately 7,967 square feet of land. Located in the Mission District, this is a unique opportunity to lease or purchase a building in one of San Francisco's most desirable neighborhoods.

The property will be delivered vacant at the close of escrow, making this a perfect opportunity for a user or investor to purchase this one-of-a-kind property.

PROPERTY SUMMARY

ADDRESS	75 14th Street, San Francisco, CA 94103
APN	3550/010
BUILDING SIZE	+/- 10,570 Square Feet
PARCEL SIZE	+/- 7,967 Square Feet
ZONING	PDR-1-G
SALE PRICE / \$PSF	\$6,995,000 / \$662 PSF
RENTAL RATE	\$60 / Square Foot, Industrial Gross



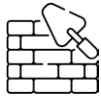
75 14TH STREET

INVESTMENT HIGHLIGHTS



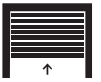
RARE OPPORTUNITY

To Purchase a Building in the Heart of Mission District



RENOVATED BRICK & TIMBER BUILDING

Beautifully Renovated Stand-Alone Building



INDUSTRIAL FEATURES

One (1) Large Drive-In Roll-Up Door; 400 AMP, 3-Phase Power



DEMAND

Renovated Advanced Manufacturing/R&D Space Outpaces Supply



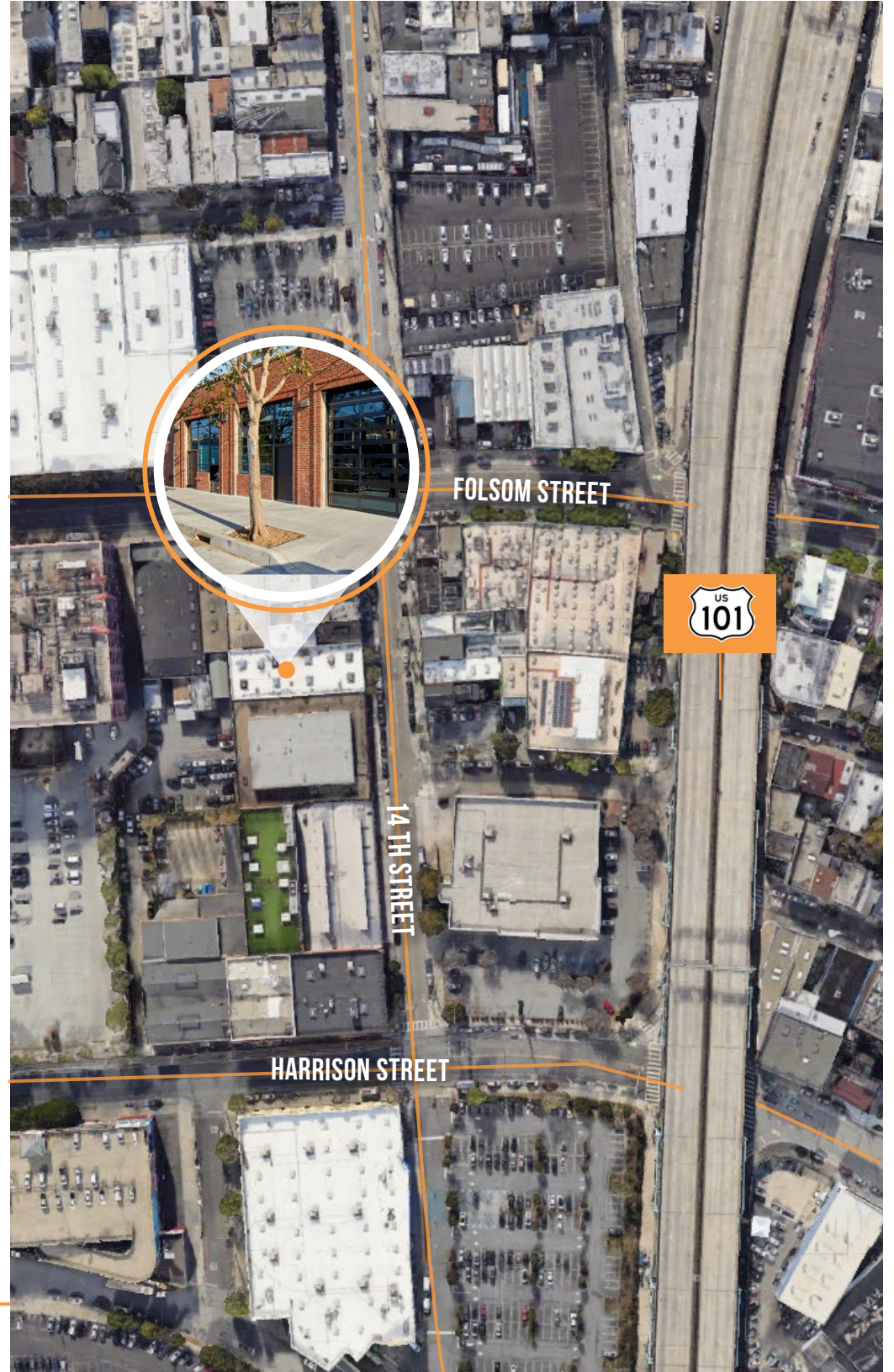
OWNER/USER OPPORTUNITY

Move-In Ready Allows for Immediate Owner/User Occupier



LOCATION

Ideal Mission District Location, Immediately Adjacent to the US 101 and Walking Distance to 16th Street BART Station



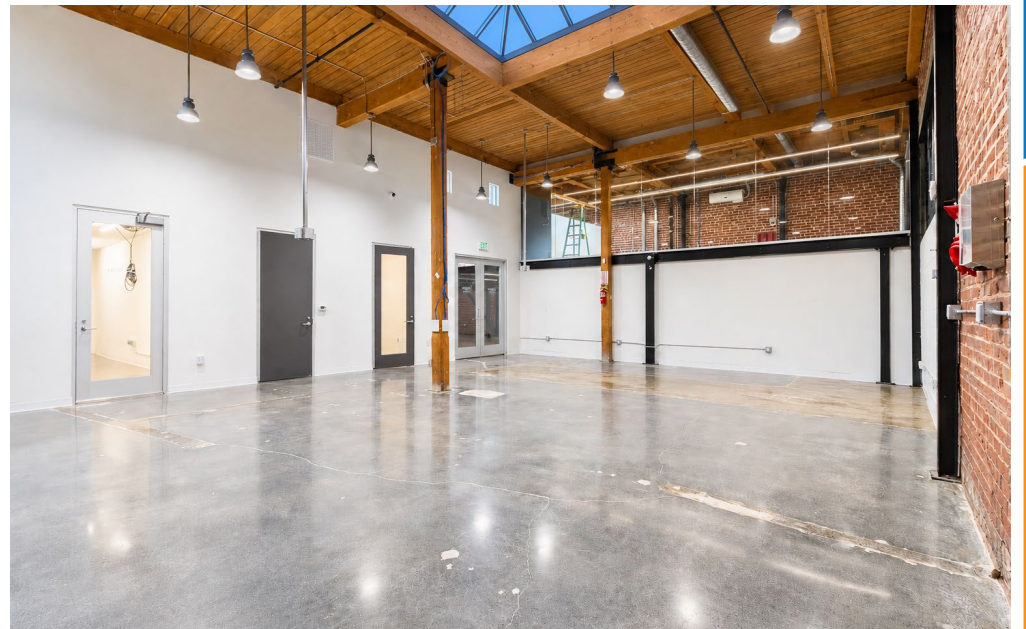
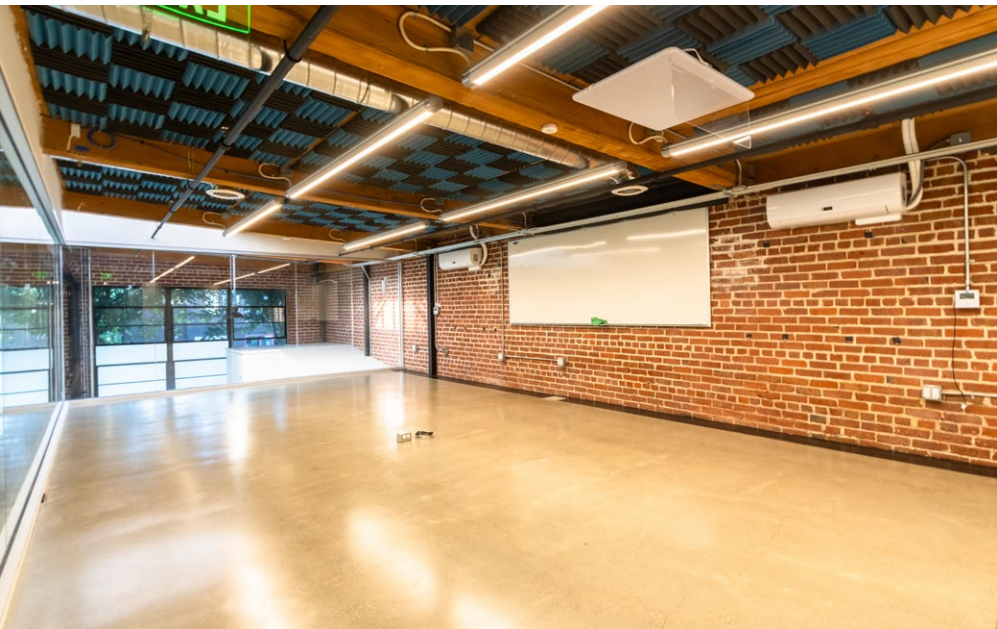
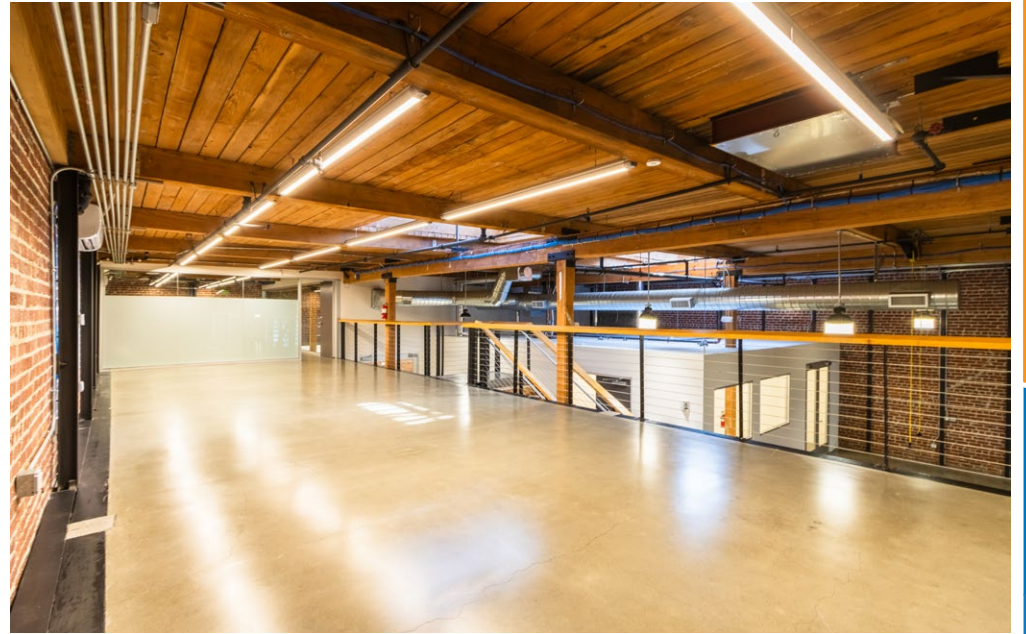
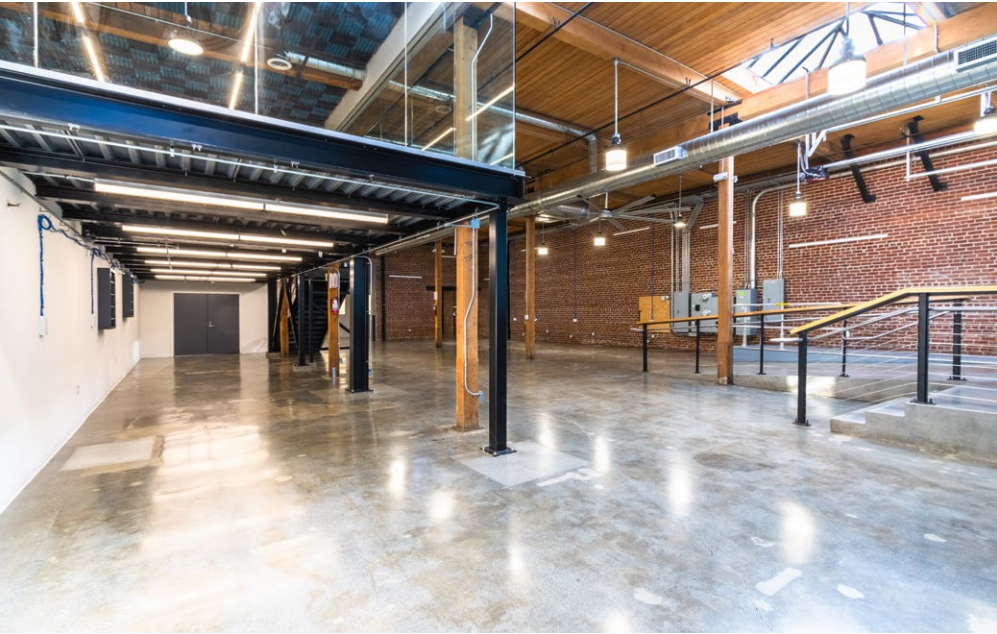
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BUILDING DESCRIPTION

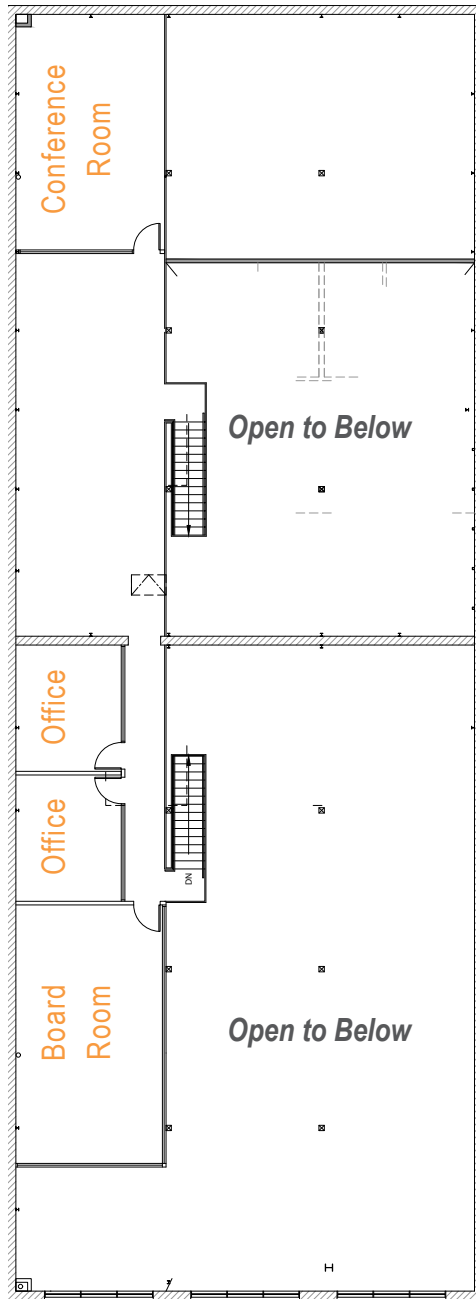
YEAR BUILT	1927
YEAR RENOVATED	2018
CONSTRUCTION TYPE	Concrete or Masonry
ELECTRICAL SERVICE	3-Phase, 400 AMPS
FIRE SUPPRESSION	Fully Sprinklered
BUILDING CODE	Title 24 & ADA Compliant
HVAC	Full Heating Ventilation & Air Conditioning
MEZZANINE	Two (2) Meeting Rooms, Two (2) Large Conference Rooms
GROUND FLOOR	One (1) Large Drive-In Roll-Up Door, Self Contained + Ventilated Production Workshop / Lab, Kitchenette, Six (6) Restrooms w/ One (1) Shower



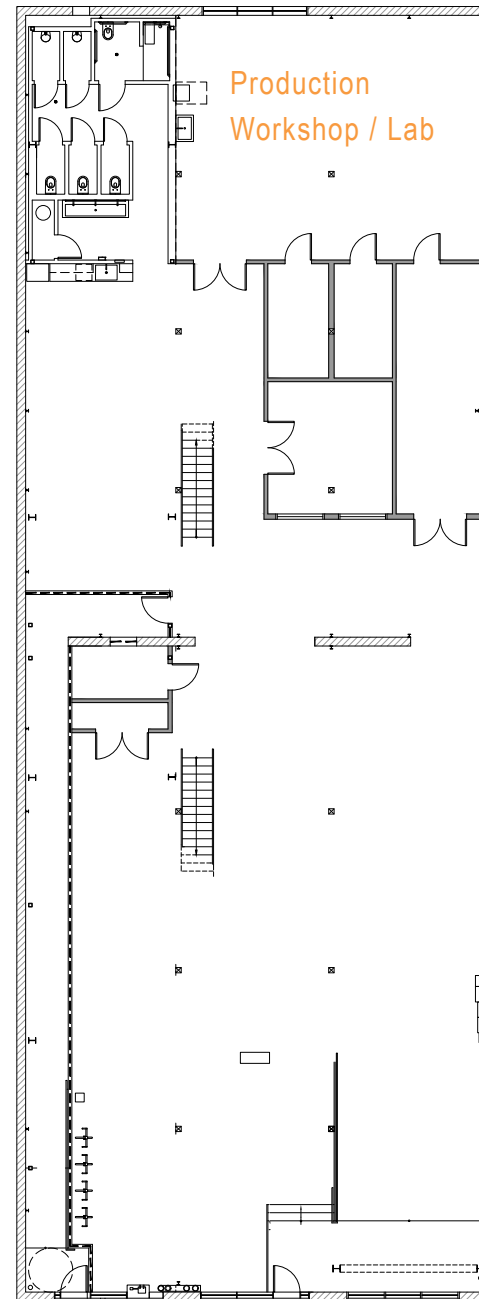
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MEZZANINE



GROUND FLOOR



75 14TH STREET

LOCATION OVERVIEW

Desirable Mission District location, walkable to many nearby amenities and to surrounding neighborhoods. 1/2 Mile from 16th St Mission Bart Station



10 MIN to Potrero Hill
12 MIN to Design District
14 MIN to 16th St BART



07 MIN to SOMA
10 MIN to Union Square
15 MIN to Financial District



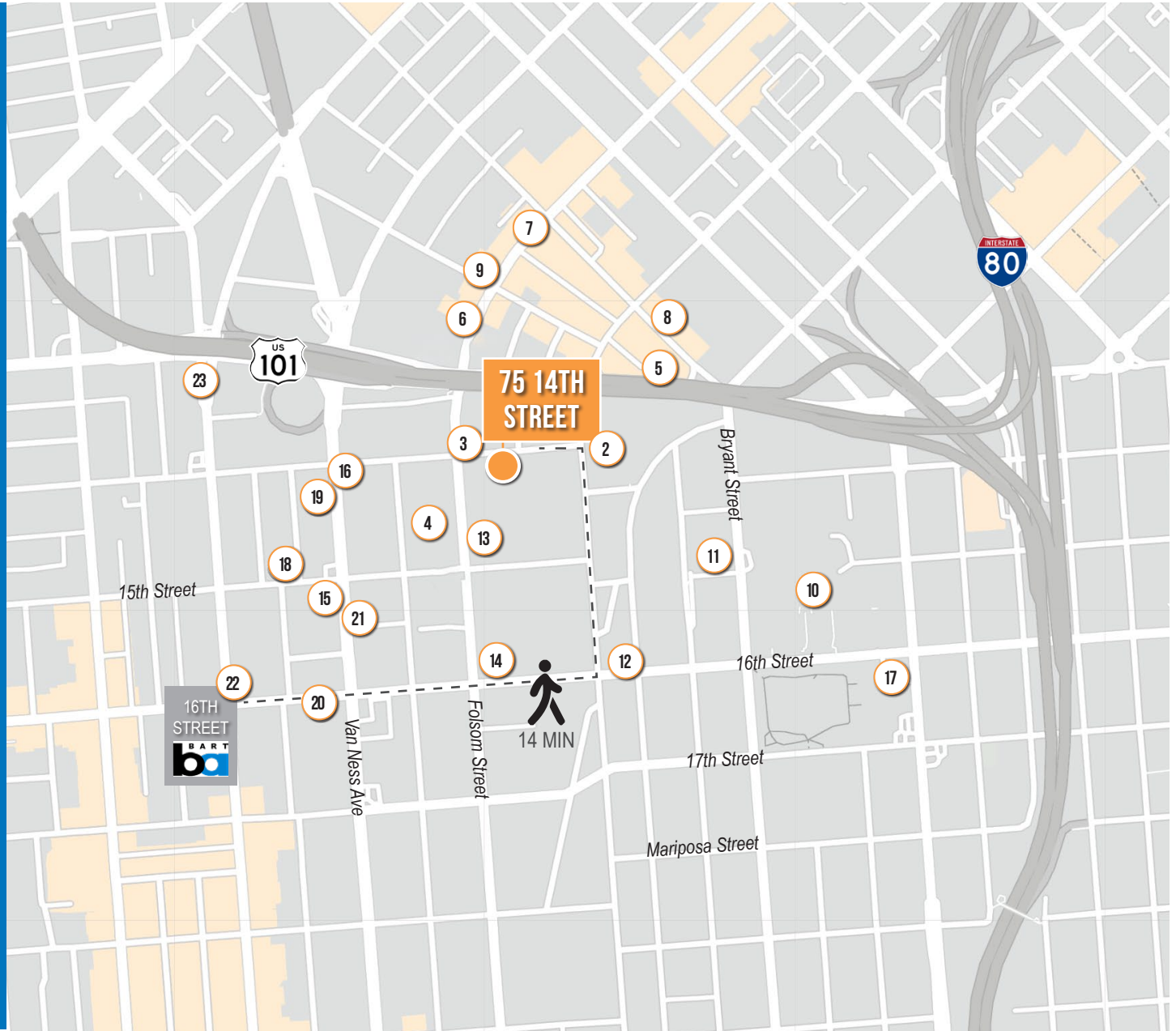
02 MIN to 101 On-Ramp
05 MIN to 280 On-Ramp
06 MIN to 80 On-Ramp



75 14TH STREET

NEARBY AMENITIES

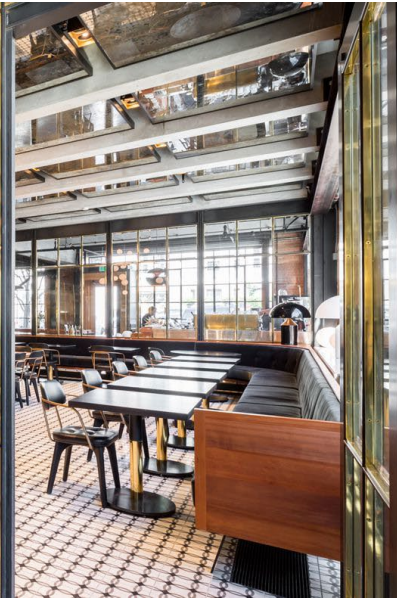
- 1..... Rainbow Grocery
- 2..... Best Buy
- 3..... Rintaro
- 4..... Foods Co.
- 5..... Monarch Gardens
- 6..... Manora's Thai Cuisine
- 7..... Sextant Coffee Roasters
- 8..... Costco Wholesale
- 9..... The Willows
- 10..... Safeway
- 11... Sports Basement Bryant Street
- 12..... Dandelion Chocolate Factory
- 13..... Baklavastory
- 14..... Three Babes Bakeshop
- 15..... Khamsa Restaurant
- 16..... Doña Mago
- 17..... McDonald's
- 18..... Sixth Course
- 19..... Los Yaquis
- 20..... Cocina Mayah
- 21..... Flying Pig Bistro Pub
- 22..... 16th St Mission
- 23..... The Crafty Fox Ale House



75 14TH STREET



DANDELION CHOCOLATE FACTORY



THE CRAFTY FOX ALE HOUSE



SIXTH COURSE



RINTARO



KHAMSA RESTAURANT

OFFERING SUMMARY // SALE

75 14th Street is being offered for sale for \$6,995,000 / \$662 PSF. All prospective buyers should assume the subject property will be delivered on an “As-Is, Where-Is” basis at the Close of Escrow.

Prospective buyers and tenants 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.

ASKING PRICE

\$6,995,000 / \$662 PSF

OFFERING SUMMARY // LEASE

The 75 14th Street is being offered for lease with an asking rate as outlined below. All prospective tenants should assume the subject property can be delivered either on an “As-Is” basis or with a tenant improvement allowance subject to negotiation.

ASKING RATE

\$60.00 PSF, Industrial Gross

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 75 14th 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 Haupert at (415) 539-1121 or Michael Sanberg at (415) 539-1103.