1307-1311 SUTTER STREET

FOR SALE | 2-STORY MIXED-USE MULTI-TENANT BUILDING

GAETANI REAL ESTATE

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EXECUTIVE SUMMARY

Touchtone Commercial Partners and Gaetani Real Estate are pleased to offer owner-users and investors an opportunity to purchase the fee simple interest in 307-1311 Sutter Street, San Francisco, CA 94109.

Situated on the corner of Sutter Street and Van Ness Avenue, one of the primary transit arteries through the center of San Francisco, the subject property is well located for developers and owner users to acquire a value add mixed use asset with future development potential. The property is a two-story structure consisting of eleven total commercial units with five ground floor retail / restaurant units and six second floor office suites. The majority of the leases have short remaining terms providing significant flexibility to reposition the asset.

PROPERTY SUMMARY

ADDRESS	1307-1311 Sutter Street, San Francisco, CA 94109
APN	0690/001
BUILDING SIZE	+/- 13,954 Square Feet
PARCEL SIZE	+/- 6,585 Square Feet
ZONING	RC-4 - Residential - Commercial, High Density
HEIGHT & BULK DISTRICTS	200//500-R-4
YEAR	1913

OFFERING SUMMARY

PRICE	$ 3,895,000
$/SQ. FT.	$ 279

INVESTMENT HIGHLIGHTS

CORNER PARCEL
Hard Corner Location at Van Ness Avenue and Sutter Street

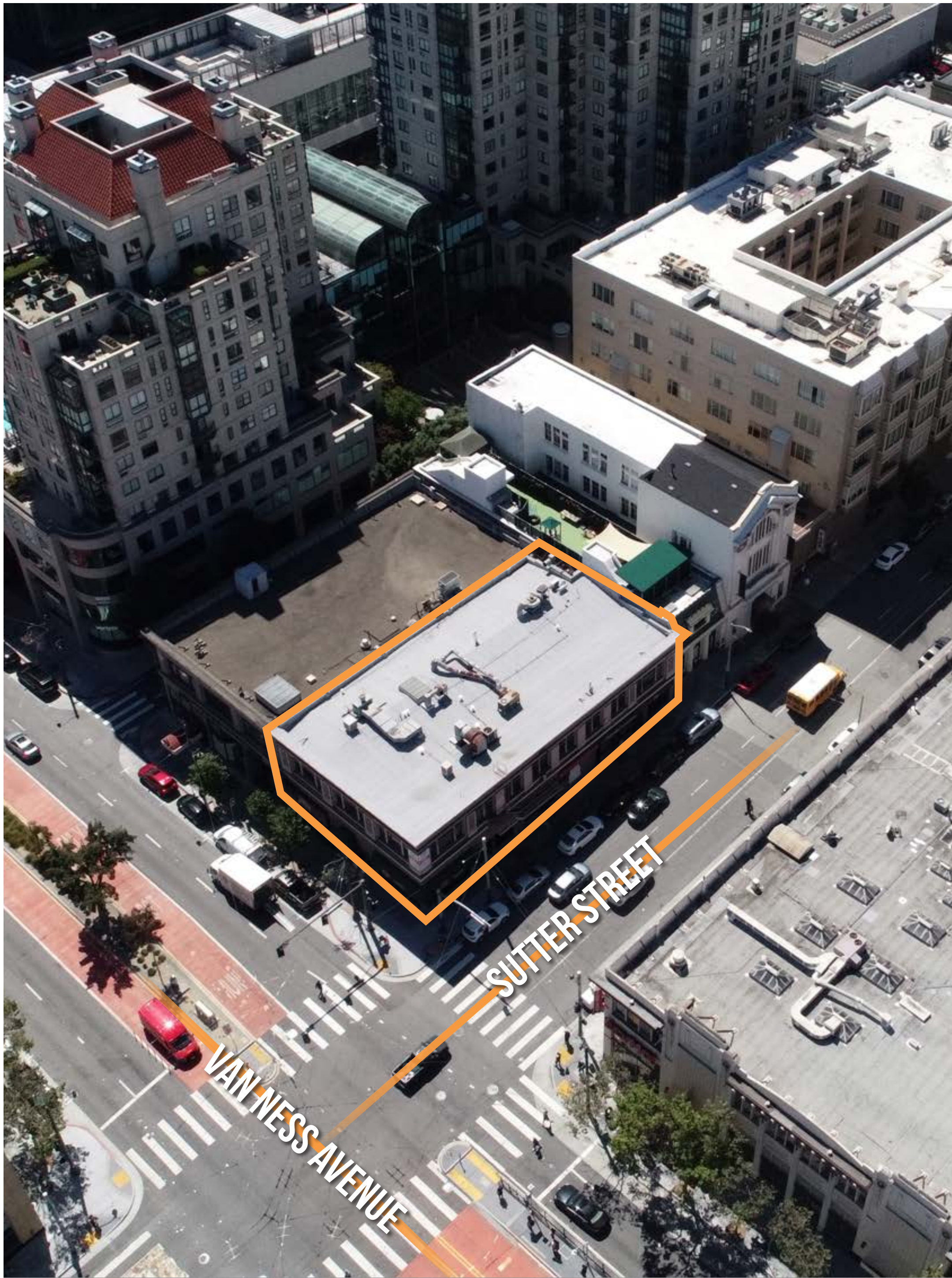
OWNER USER OR DEVELOPER OPPORTUNITY
Short Term Leases Provide Significant Flexibility

HIGH TRAFFIC LOCATION
34,000 Vehicles per Day at Van Ness Avenue and Sutter Street

PERFECT TRANSIT SCORE
100 Score - Exceptionally Friendly

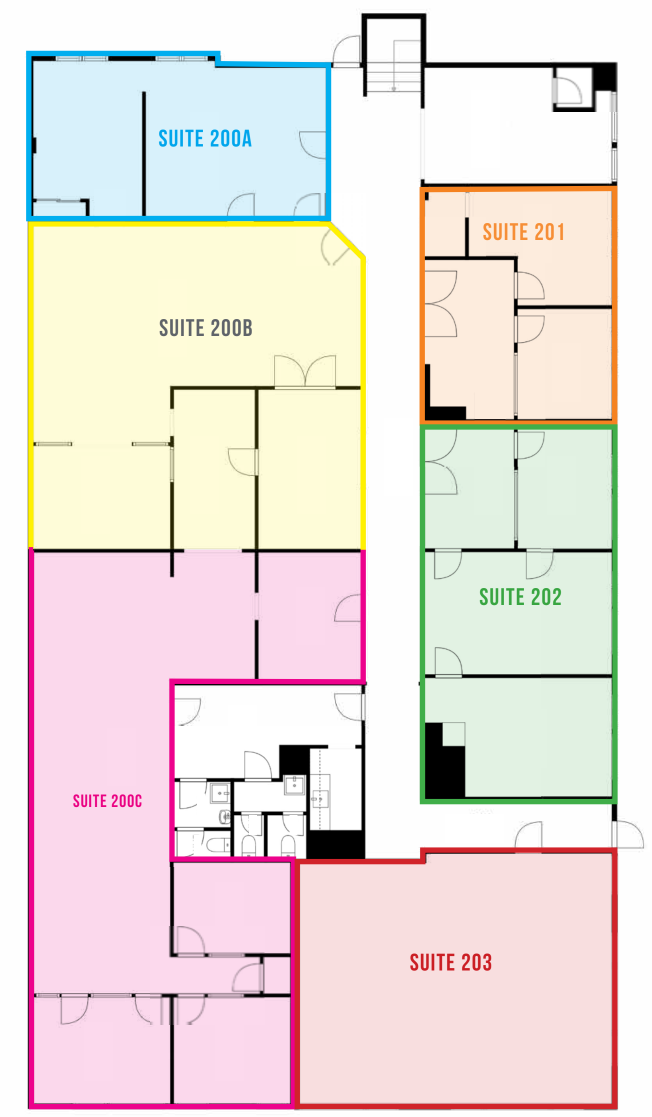
EXCELLENT WALKING SCORE
90 Score - Exceptionally Friendly

RESTAURANT INFRASTRUCTURE
Three Units With Hoods and Restaurant Infrastructure



1307-1311 SUTTER STREET

1311 SUTTER STREET | SECOND FLOOR



PROPERTY PHOTOS


SUITE 201

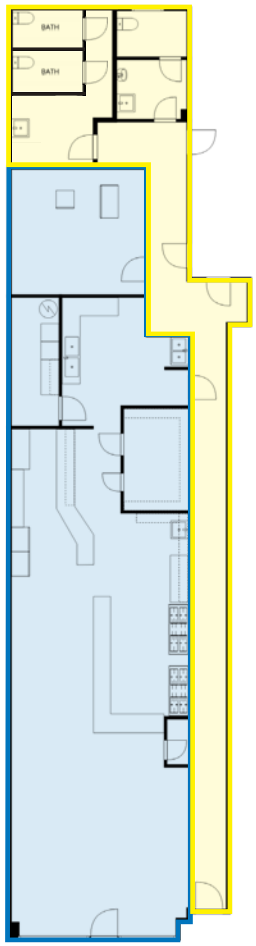

SUITE 202


SUITE 203


SUITE 200A

1243 VAN NESS AVENUE | GROUND FLOOR

TENANT: VILLAGE PIZZERIA

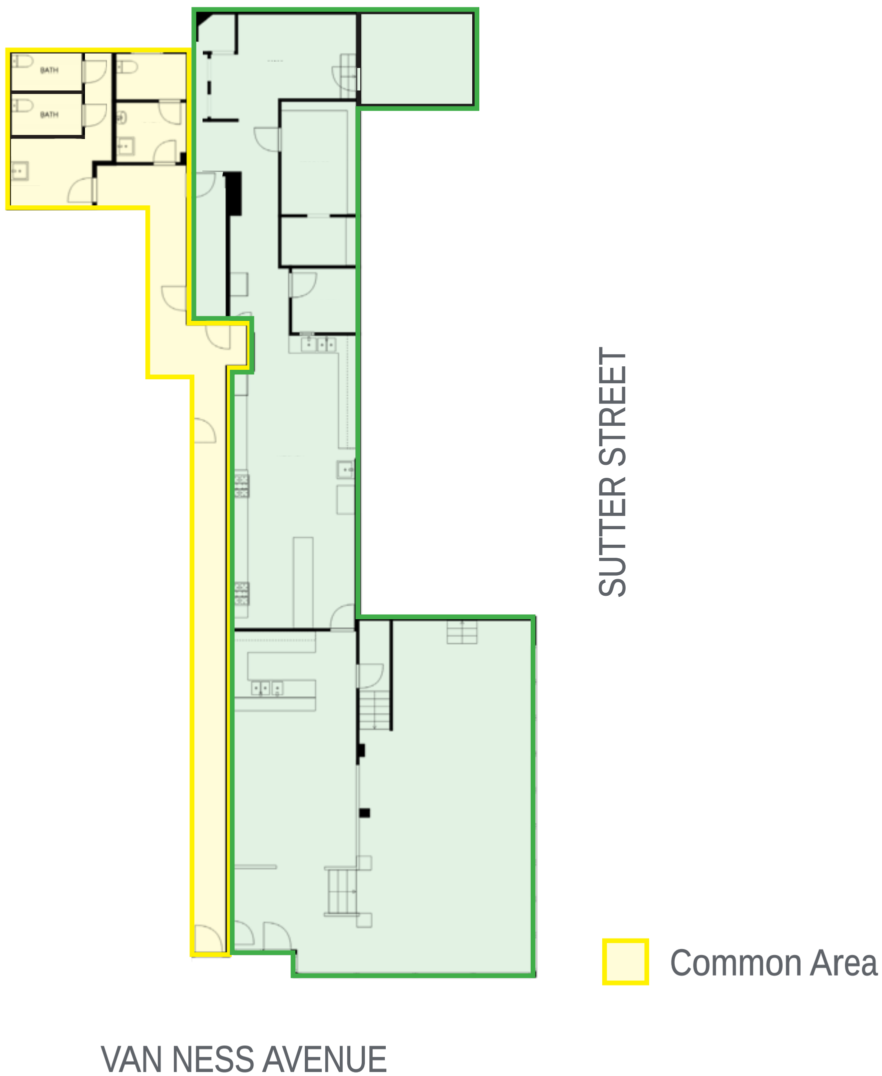


VAN NESS AVENUE

Common Area

1245 VAN NESS AVENUE | GROUND FLOOR

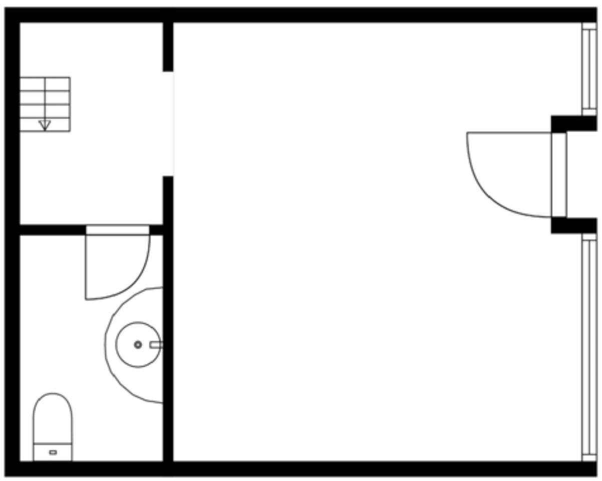
TENANT: ALBORZ RESTAURANT



1307-1311 SUTTER STREET

1305 SUTTER STREET | GROUND FLOOR

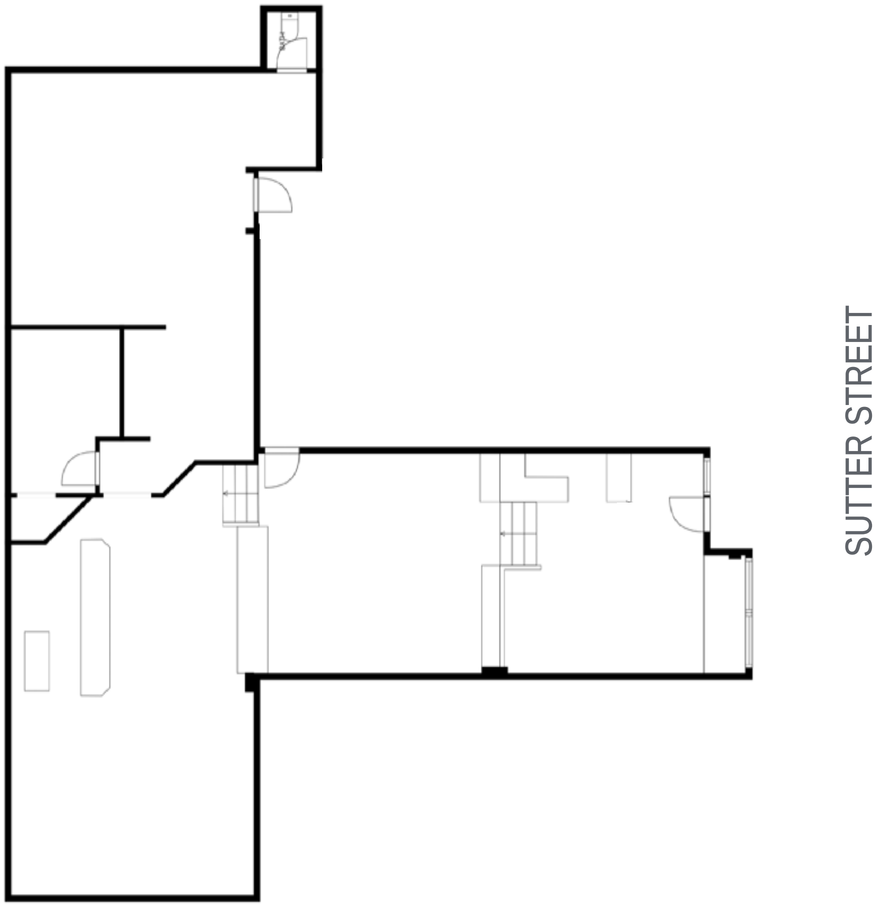
TENANT: VACANT



SUTTER STREET

1307 SUTTER STREET | GROUND FLOOR

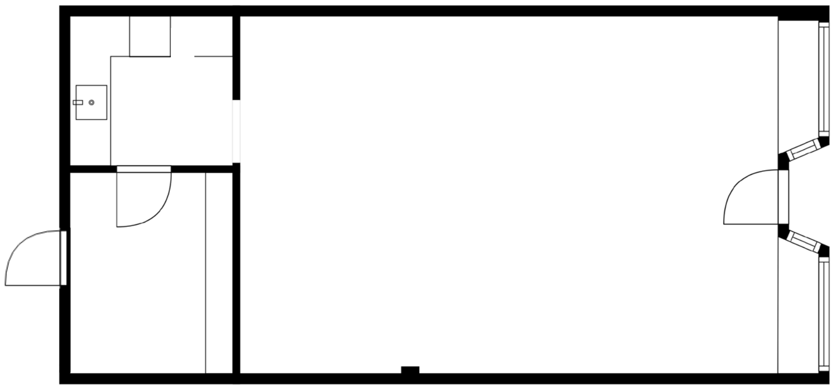
TENANT: VACANT



1307-1311 SUTTER STREET

1309 SUTTER STREET | GROUND FLOOR

TENANT: FINGERTIPS NAIL SALON



SUTTER STREET

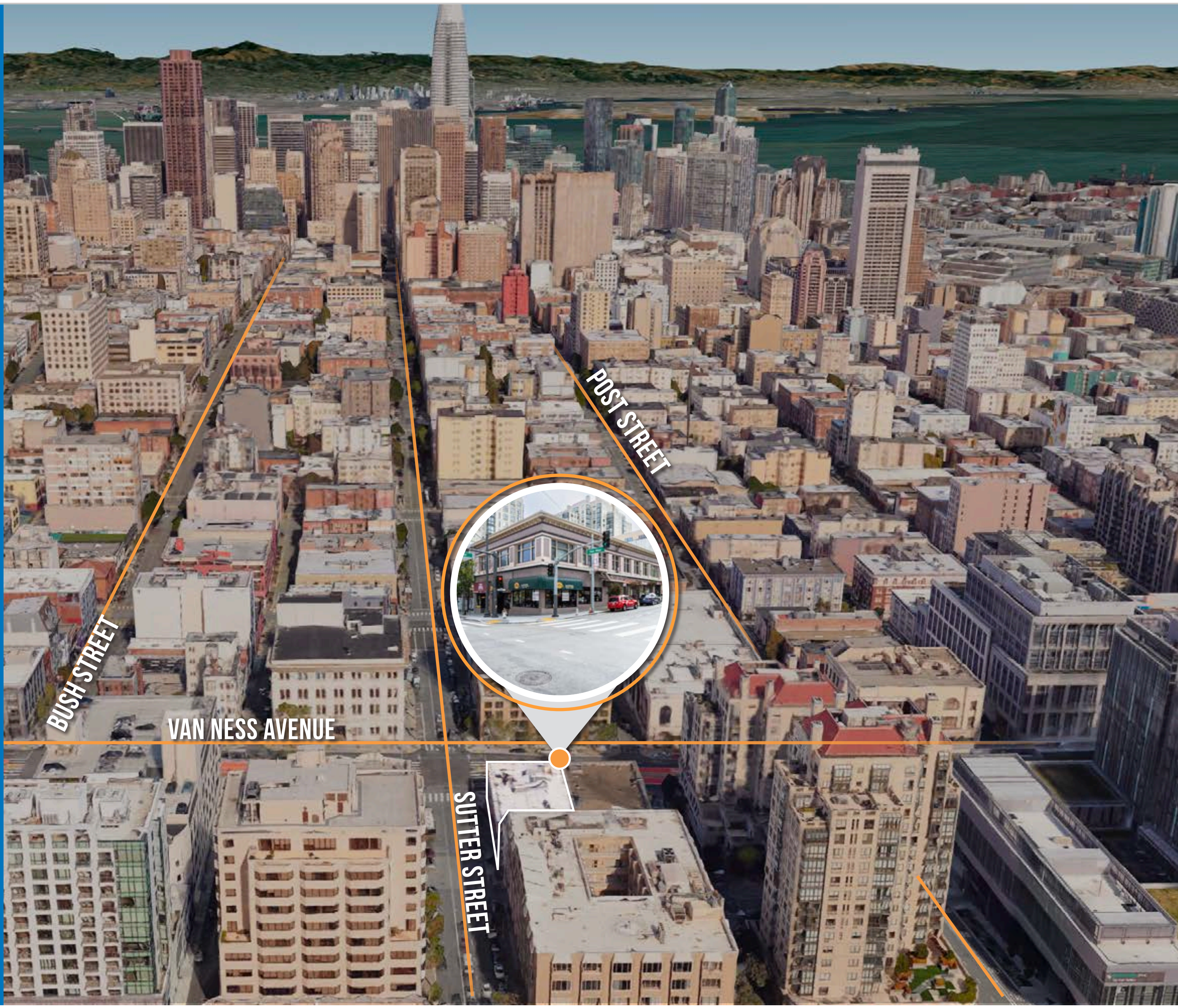
LOCATION OVERVIEW

Desirable Van Ness Corridor location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.

02 MIN to Bush St MUNI
02 MIN to CPMC Van Ness
19 MIN to Civic Center BART

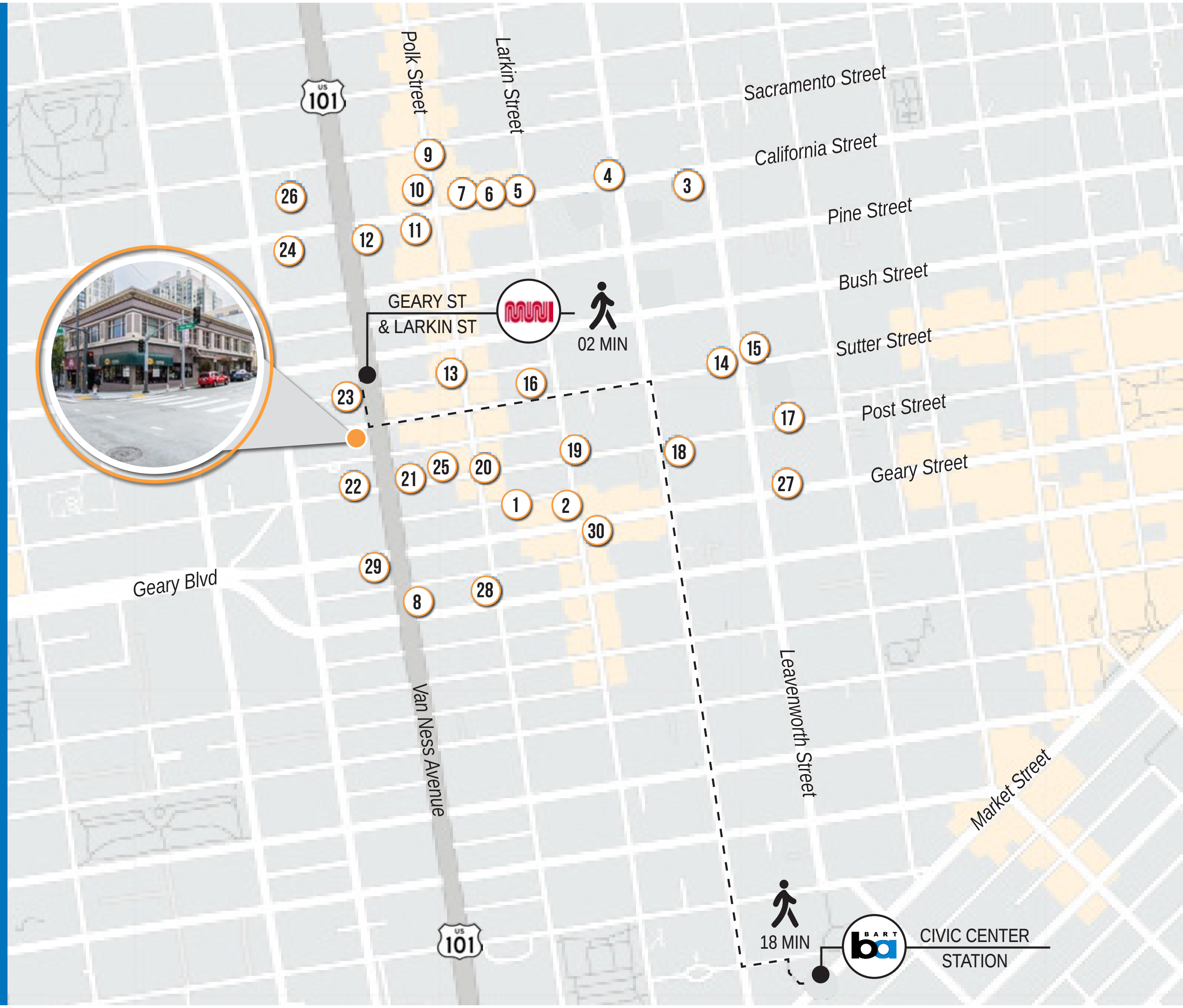
05 MIN to Pacific Heights
10 MIN to Mission District
11 MIN to SOMA

02 MIN to 101 On-Ramp
08 MIN to 80 On-Ramp
11 MIN to 280 On-Ramp



NEARBY AMENITIES

1. Amsterdam Café
2. House of Thai
3. Zeki's Bar
4. Ciccino
5. Mymy
6. Nobhill Pizza & Shawarma
7. Cordon Bleu Vietnamese
8. City Smoke House
9. Ora Wine Bar
10. Swan Oyster Depot
11. Crustacean Restaurant
12. Teaspoon
13. Mayes Oyster House
14. Bite
15. Chisme Cantina
16. Le Marais Bakery
17. Farm : Table
18. Propagation
19. DACHA Kitchen and Bar
20. Jackalope
21. 24 Hour Fitness
22. Fedex Print & Ship Center
23. Bevmo!
24. Whole Foods Market
25. Sushi Sato
26. Guitar Center
27. Mensho Tokyo SF
28. Ike's Sandwiches
29. Tommy's Joynt
30. The HA-RA Club



PROPAGATION

HOUSE OF THAI

MENSHO TOKYO

CICCINO

CRUSTACEAN RESTAURANT

1307-1311 SUTTER STREET

OFFERING TERMS

1307-1311 Sutter is being offered for sale with an asking price of $ 3,895,000 / $ 279 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 and Gaetani Real Estate.

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CONFIDENTIAL OFFERING MEMORANDUM