

1307-1311 SUTTER STREET

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



TCP
TOUCHSTONE
COMMERCIAL PARTNERS



JARON ELIOPOULOS

jaron@tcpre.com
415.608.6336

CAMERON TU

cameron@tcpre.com
510.919.8193

DAVID ALEXANDER

david@gaetanirealestate.com
415.668.1202

WWW.TCPRE.COM

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

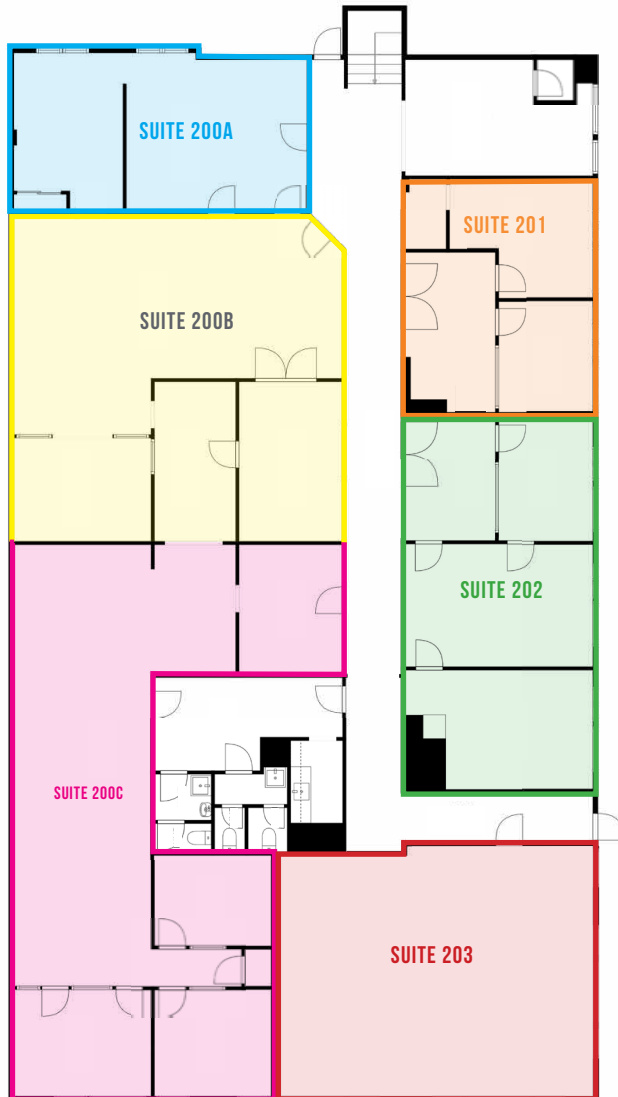


RESTAURANT INFRASTRUCTURE

Three Units With Hoods and Restaurant Infrastructure



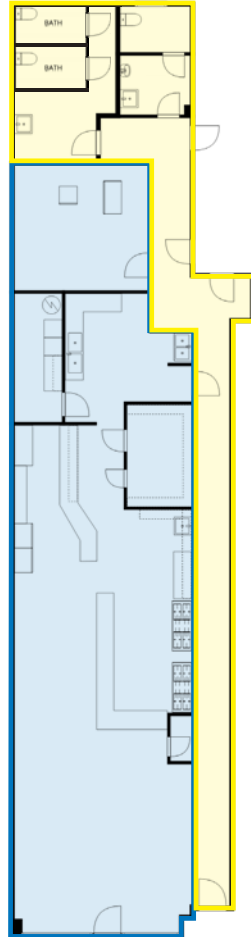
1311 SUTTER STREET | SECOND FLOOR





1243 VAN NESS AVENUE | GROUND FLOOR

TENANT: VILLAGE PIZZERIA



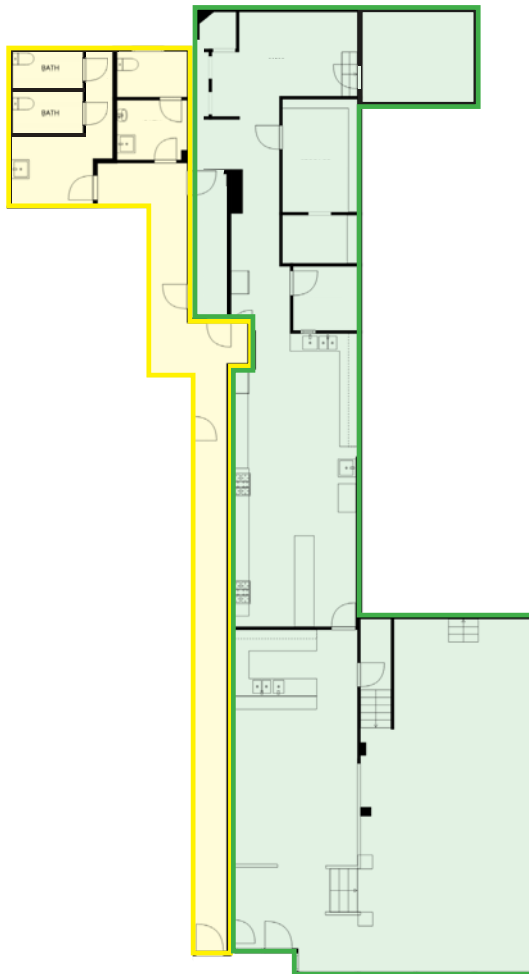
VAN NESS AVENUE

 Common Area



1245 VAN NESS AVENUE | GROUND FLOOR

TENANT: ALBORZ RESTAURANT



SUTTER STREET

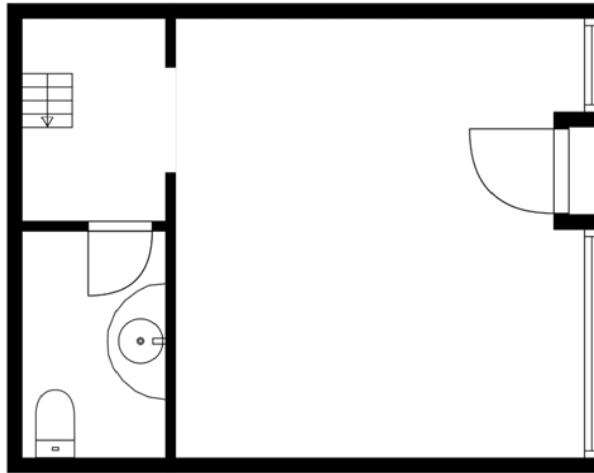
VAN NESS AVENUE

Common Area



1305 SUTTER STREET | GROUND FLOOR

TENANT: VACANT

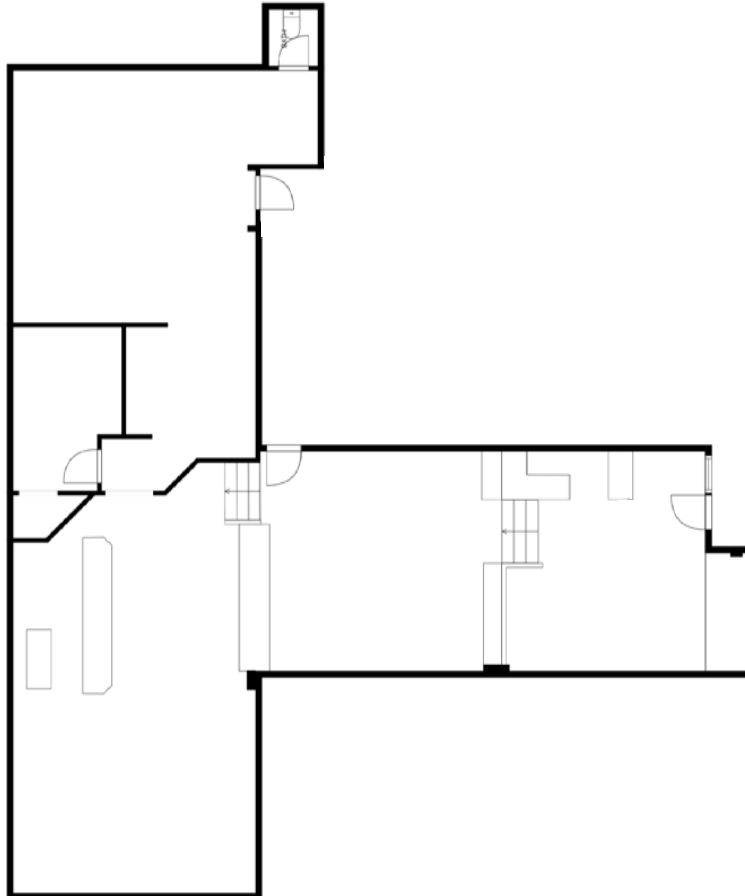


SUTTER STREET



1307 SUTTER STREET | GROUND FLOOR

TENANT: VACANT

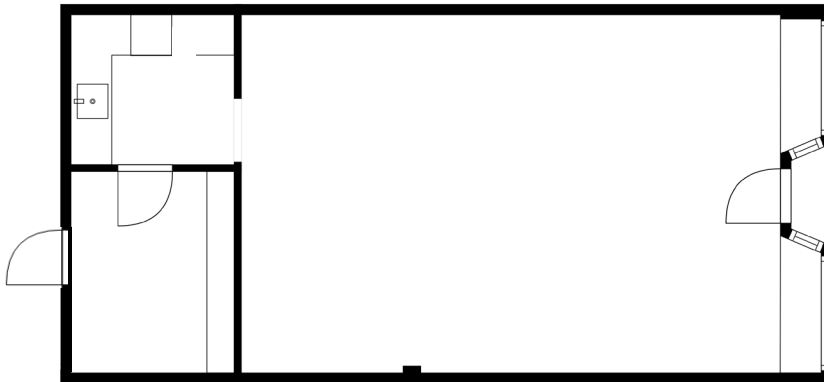


SUTTER STREET



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.



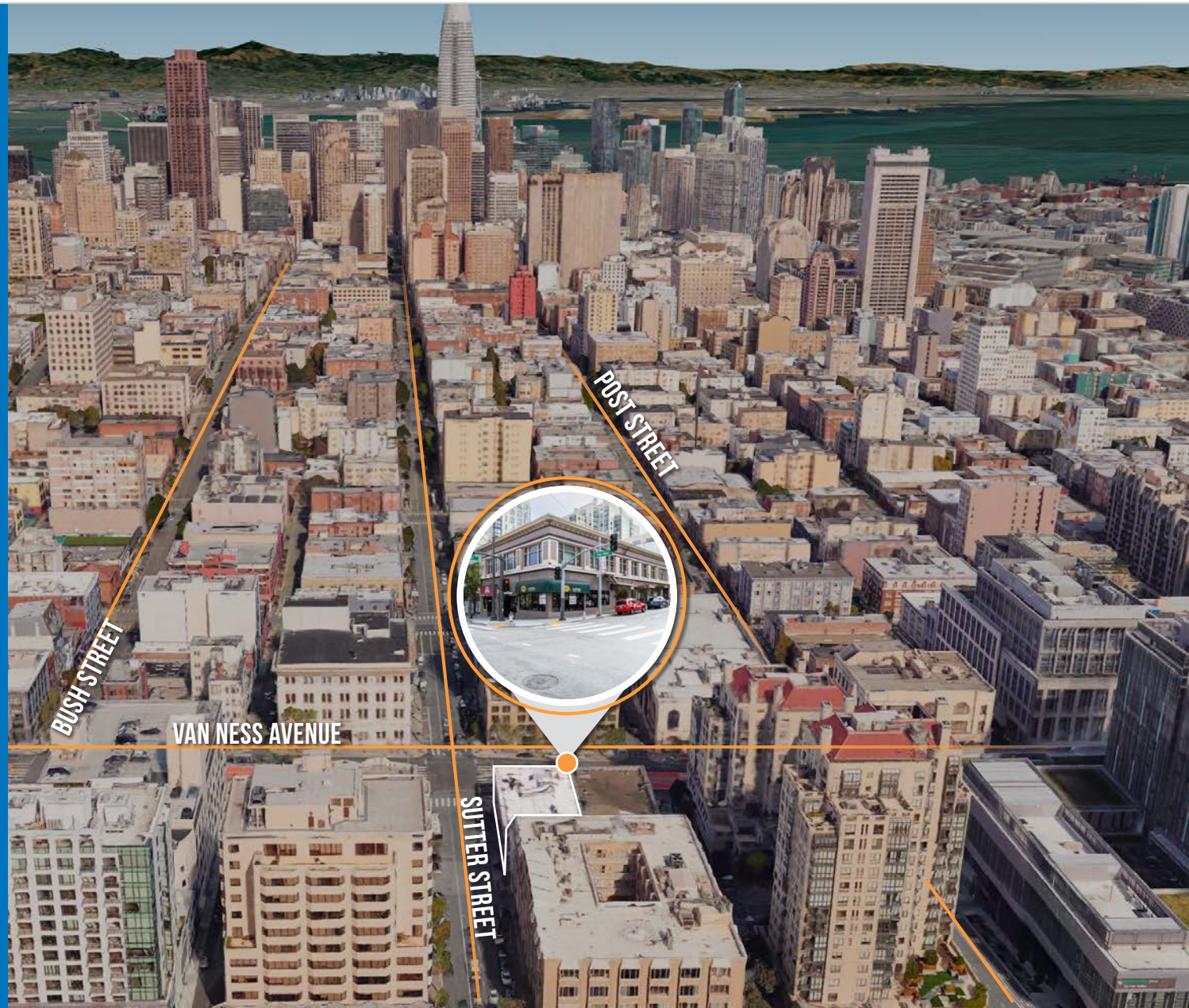
02 MIN to Bush St MUNI
02 MIN to CPMC Van Ness
19 MIN to Civic Center BART



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





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.



JARON ELIOPOULOS

jaron@tcpre.com
415.608.6336
DRE # 01975155

CAMERON TU

cameron@tcpre.com
510.919.8193
DRE # 02100436

DAVID ALEXANDER

david@gaetanirealestate.com
415.668.1202
DRE # 01906535

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 1307-1311 Sutter Street, San Francisco, CA 94109 (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 Jaron Eliopoulos at (415) 608-6336 or Cameron Tu (510) 919-8193.