

# 363 CLEMENTINA STREET

FOR SALE OR FOR LEASE | MODERN PLUG & PLAY CREATIVE / FLEX BUILDING

**TCP**  
TOUCHSTONE  
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# 363 CLEMENTINA 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 363 Clementina Street, City, CA 94107. The approximately 11,200 square foot, two-story creative office/flex building offers a rare opportunity to own and/or lease a highly improved, light-filled space in the heart of San Francisco.

Featuring high ceilings with fantastic natural light throughout, the property is designed for modern, collaborative use and benefits from close proximity to BART, CalTrain, and MUNI for easy commuter access. The building is thoughtfully improved with a strong office buildout across two floors, including multiple meeting and conference rooms, board rooms, and kitchen/break areas on each level. Additional features include a glass panelled drive-in roll-up door, five (5) restrooms and one (1) shower, and 2,000 amps of three (3)-phase power, creating an ideal setup for a collaborative, high-functioning workspace.

With the second floor leased, the mix of leased and vacant space supports a range of acquisition strategies, from pure investment to owner-user. It is also move-in ready for a tenant to occupy immediately.

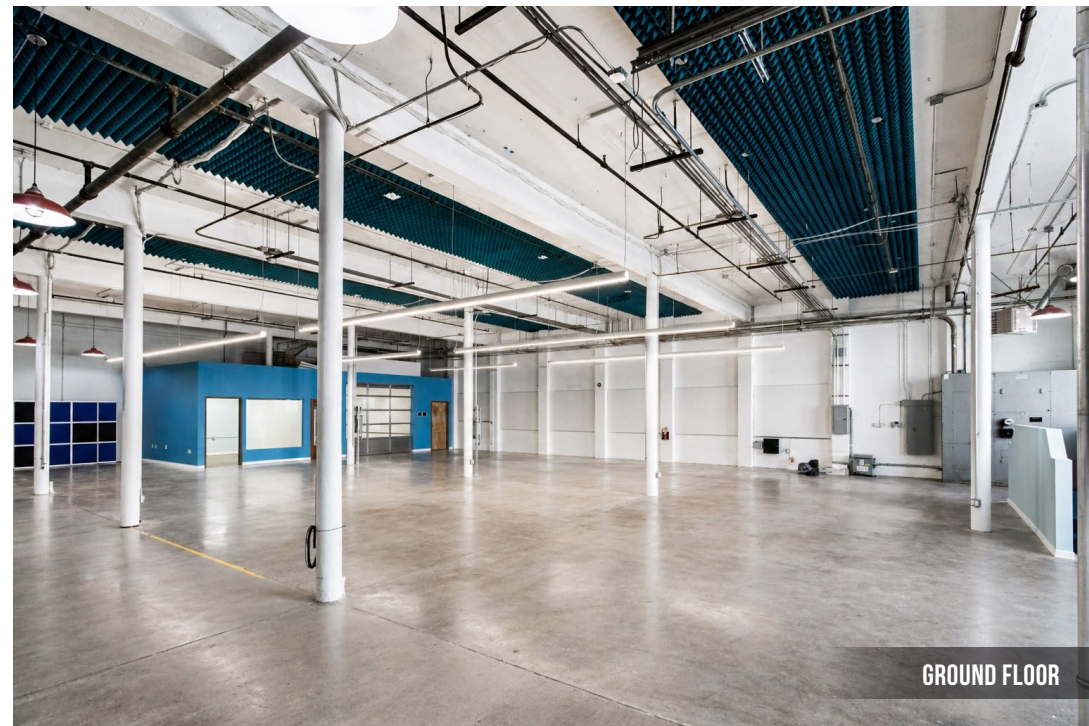
## PROPERTY SUMMARY

|               |  |
|---------------|--|
| ADDRESS       | 363 Clementina Street, San Francisco, CA 94107 |
| APN           | 3733-091                                       |
| BUILDING SIZE | +/- 11,200 Square Feet                         |
| PARCEL SIZE   | +/- 5,500 Square Feet                          |
| ZONING        | MUR  |
| HEIGHT LIMIT  | 85-x   |

## EXECUTIVE SUMMARY & PROPERTY SUMMARY



SECOND FLOOR



GROUND FLOOR

### INVESTMENT HIGHLIGHTS



#### RARE OPPORTUNITY

To Purchase and/or Lease a Highly Improved, Two (2)-Story Creative Office/Flex Asset in the Heart of SoMa



#### NATURAL LIGHT & HIGH CEILINGS

High Ceilings with Fantastic Natural Light Throughout



#### INDUSTRIAL FEATURES

Glass Panelled Drive-In Roll-Up Door and 2,000 Amps of Three (3)-Phase Power



#### IDEAL OWNER/USER BUILDING

Fully Renovated Ground Floor with \$19,350/mo Income on the 2nd Floor on a Short Term Lease



#### LOCATION

Central SoMa Location with Close Proximity to BART, CalTrain, and MUNI and Quick Access to I-80, I-280, & I-101.

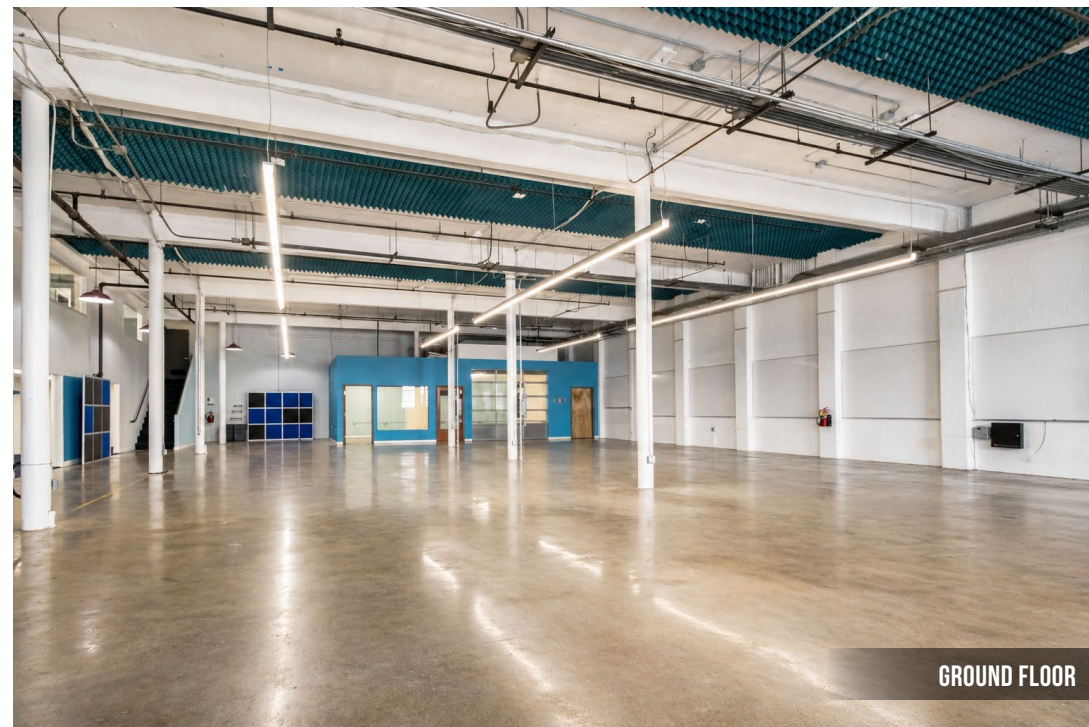
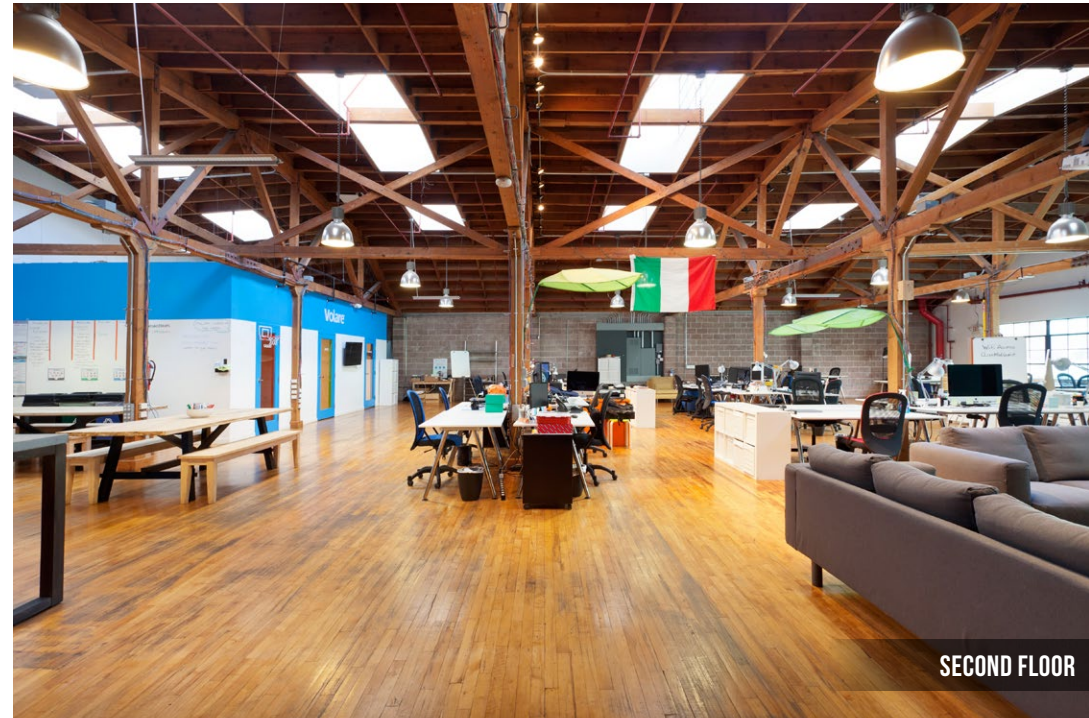
### LEASING DESCRIPTION

#### 2ND FLOOR

+/- 5,400 Square Feet, Leased Thru March 2028

#### GROUND FLOOR

+/- 5,800 Square Feet, \$45.00 / I.G.  
Zoned for Creative Office / Flex Uses

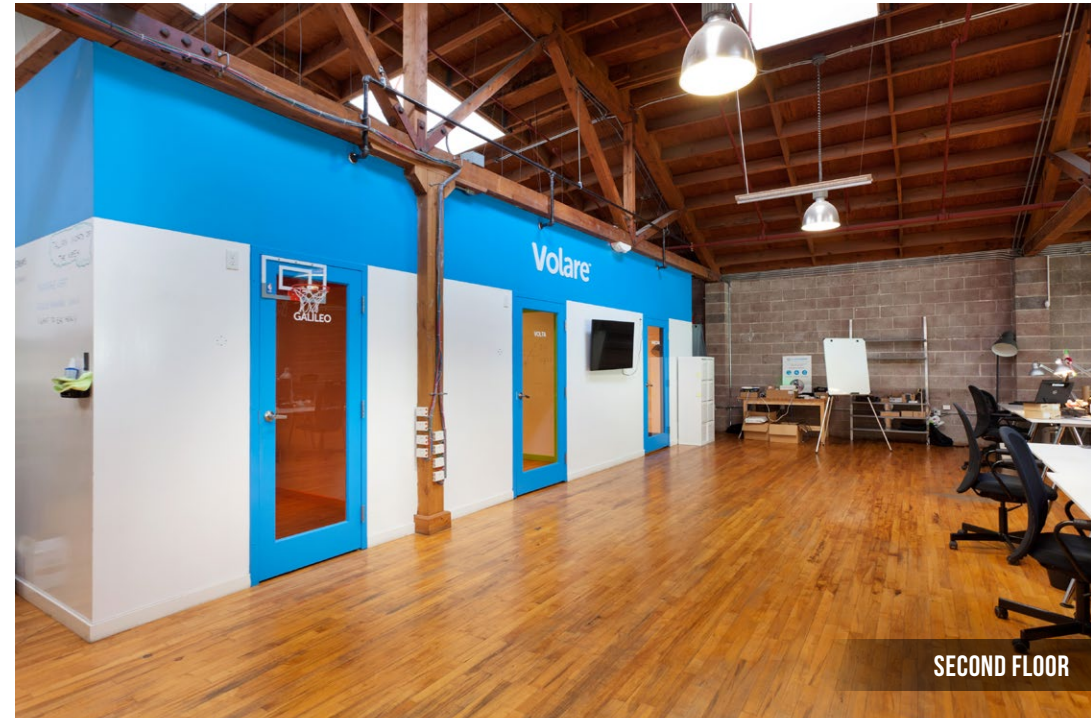


### BUILDING DESCRIPTION

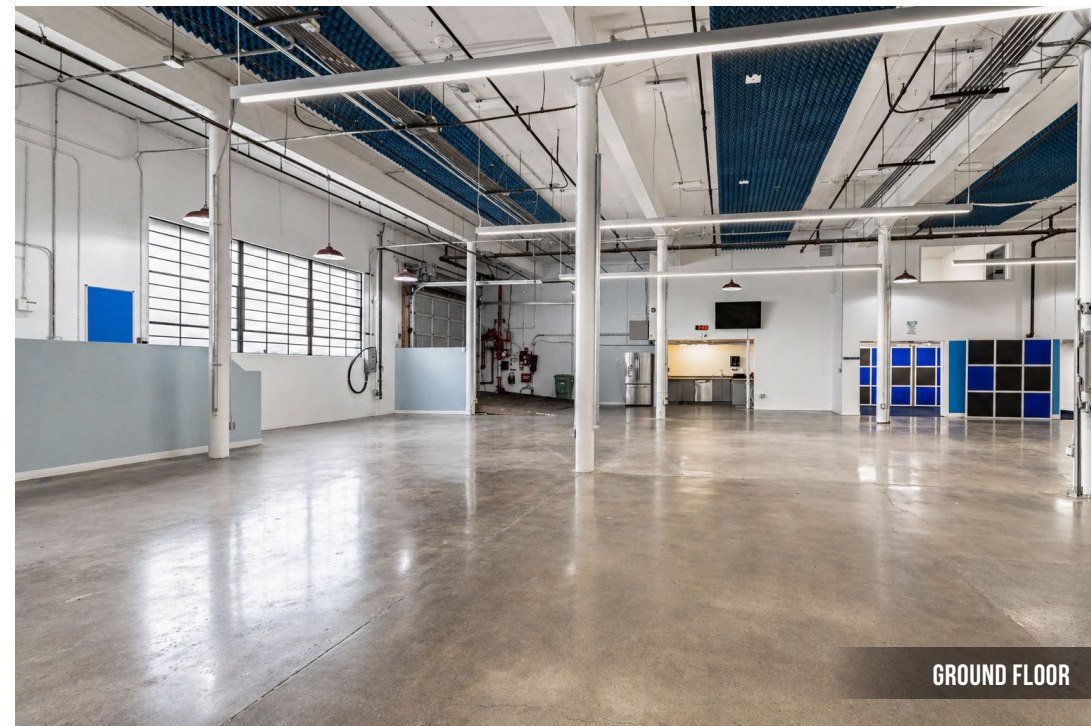
|                                |  |
|--------------------------------|--|
| YEAR BUILT/<br>RENOVATION DATE | 1957/2001  |
| CONSTRUCTION TYPE              | Mix of Concrete, Wood Frame and Fabricated Metal         |
| ELECTRICAL SERVICE             | 3-Phase, 2000 AMPS                                       |
| BUILDING ACCESS                | Front Door Access or Drive-In Roll-Up Door               |
| FIRE SUPPRESSION               | Fully Sprinklered  |
| HVAC                           | Full Heating Ventilation & Air Conditioning on 2nd Floor |
| STRUCTURAL                     | Fully Upgraded During 2001 Renovation                    |

### BUILDING ATTRIBUTES

- Open Floor Plans
- Abundant Natural Light
- One (1) Drive-In Roll-Up Door
- Modern Lighting Fixtures
- Hardwood & Concrete Flooring
- Ground Floor Zoned for Office / Flex Uses
- Kitchenette on Both Floors
- Solid Mix of Conference Rooms & Breakout Space
- Five Restrooms (5) & One (1) Shower



SECOND FLOOR



GROUND FLOOR

### FINANCIAL ANALYSIS

| FLOOR                              | SQ. FEET      | MONTHLY INCOME     | ANNUAL INCOME       | \$/PSF         |
|------------------------------------|---------------|--------------------|---------------------|----------------|
| 2nd Floor (Leased Thru March 2028) | 5,400         | \$19,350.00        | \$232,200.00        | \$43.00        |
| Ground Floor (Vacant - Pro Forma)  | 5,800         | \$21,750.00        | \$261,000.00        | \$45.00        |
| <b>TOTAL GROSS INCOME</b>          | <b>11,200</b> | <b>\$41,100.00</b> | <b>\$493,200.00</b> | <b>\$44.00</b> |

#### OPERATING EXPENSES

|                                 |       |  |                     |  |
|---------------------------------|-------|--|---------------------|--|
| Management                      | 3.00% |  | \$14,796.00         |  |
| Taxes                           | 1.18% |  | \$63,720.00         |  |
| Utilities                       |       |  | \$4,800.00          |  |
| Insurance                       |       |  | \$16,000.00         |  |
| CAM                             | 4.00% |  | \$19,728.00         |  |
| <b>TOTAL OPERATING EXPENSES</b> |       |  | <b>\$119,044.00</b> |  |

|                             |              |  |                       |                 |
|-----------------------------|--------------|--|-----------------------|-----------------|
| <b>NET OPERATING INCOME</b> |              |  | <b>\$374,156.00</b>   |                 |
| <b>PURCHASE PRICE</b>       |              |  | <b>\$5,400,000.00</b> | <b>\$482.14</b> |
| Leasing Cost                |              |  |                       |                 |
| Leasing Commissions         |              |  | <b>\$69,600.00</b>    | <b>\$6.21</b>   |
| <b>TOTAL PROJECT COSTS</b>  |              |  | <b>\$5,469,600.00</b> |                 |
| <b>PRO FORMA CAP RATE</b>   | <b>6.84%</b> |  |                       |                 |



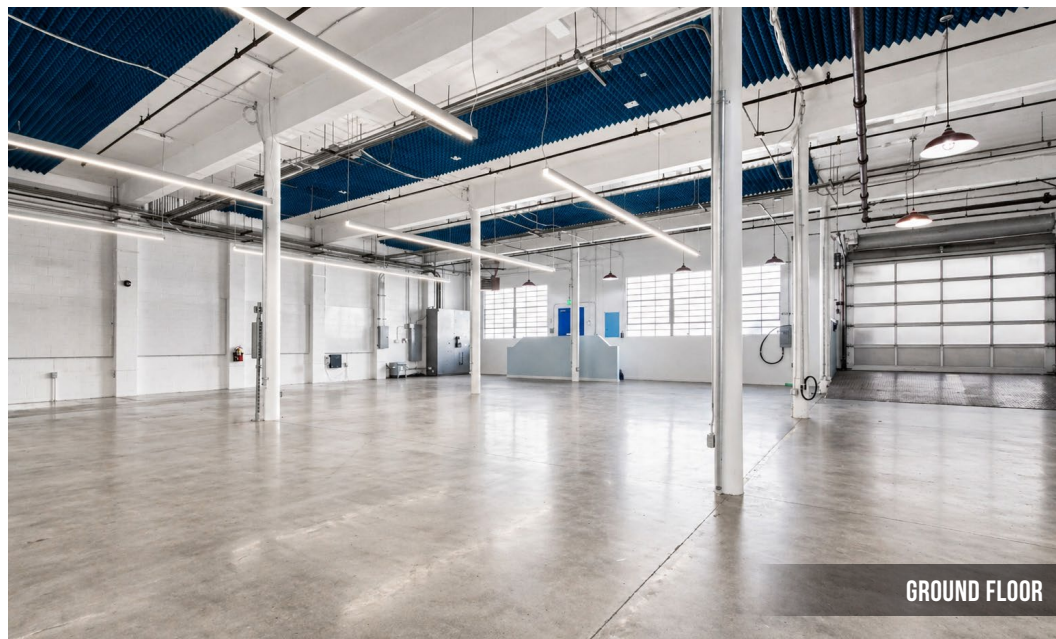
SECOND FLOOR



SECOND FLOOR



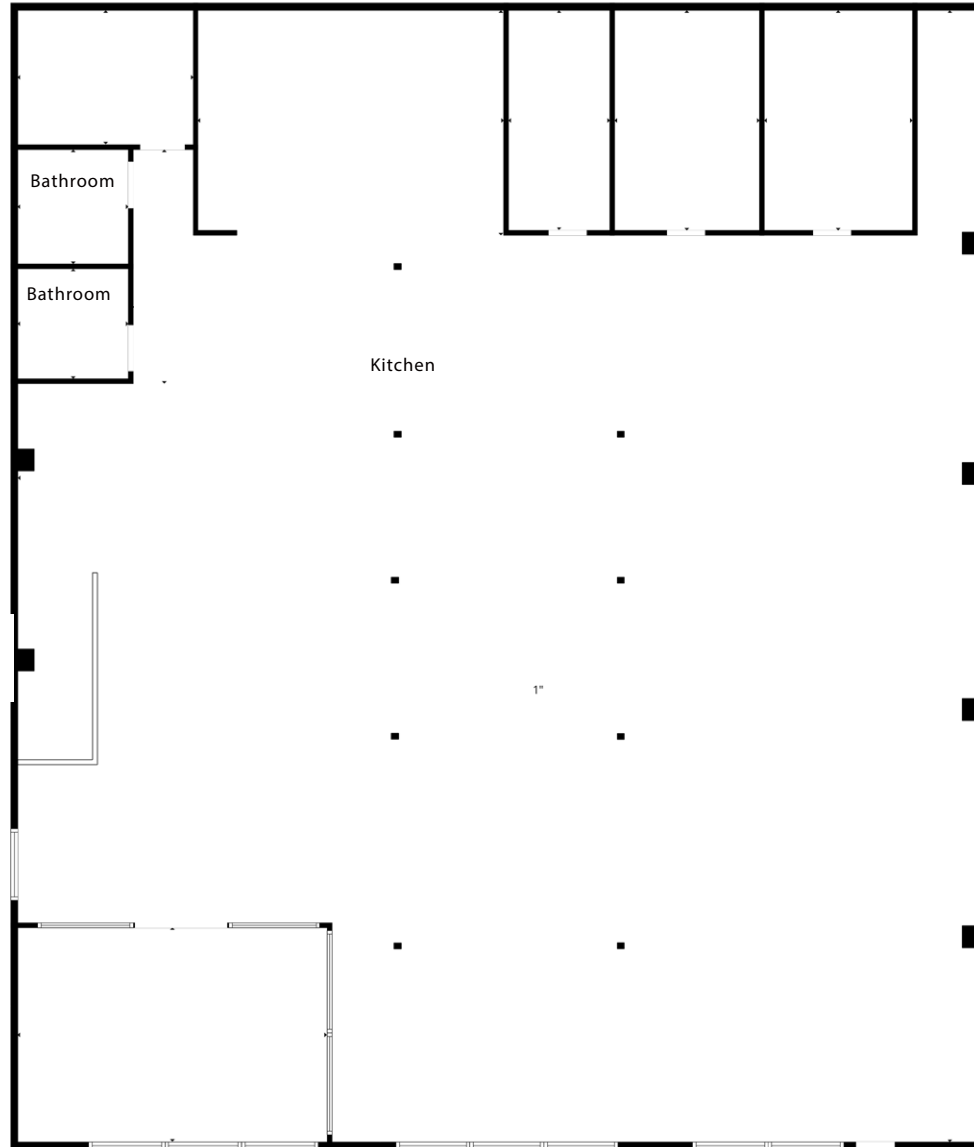
GROUND FLOOR



GROUND FLOOR

**FLOOR PLAN**

*Second Floor +/- 5,400 Square Feet*

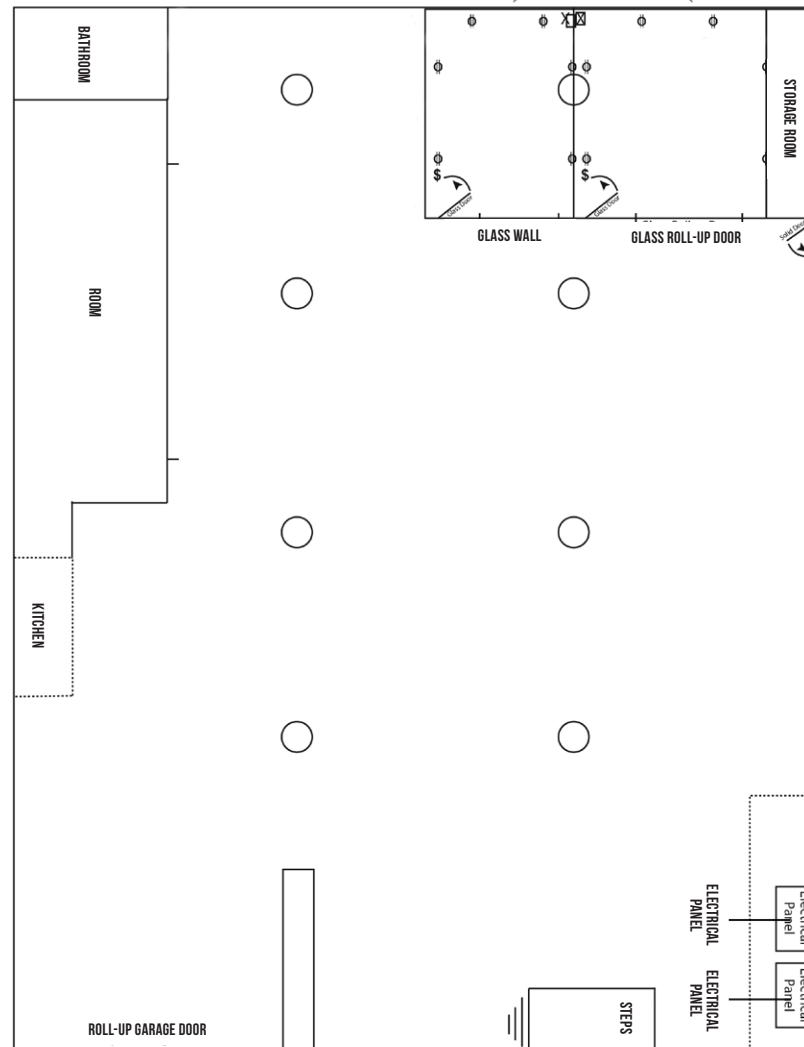


CLEMENTINA STREET

### FLOOR PLAN

Ground Floor +/- 5,800 Square Feet

- ☒ = Vent Fan
- \$ = Power Switch
- ⊕ = Power Plugs & Network



CLEMENTINA STREET

### LOCATION OVERVIEW

Desirable South of Market location, walkable to nearby amenities and to surrounding neighborhoods.



**05 MIN** to 5th & Folsom Muni  
**11 MIN** to Powell St Bart  
**16 MIN** to 4th St Caltrain



**05 MIN** to Union Square  
**07 MIN** to Mission District  
**12 MIN** to Financial District

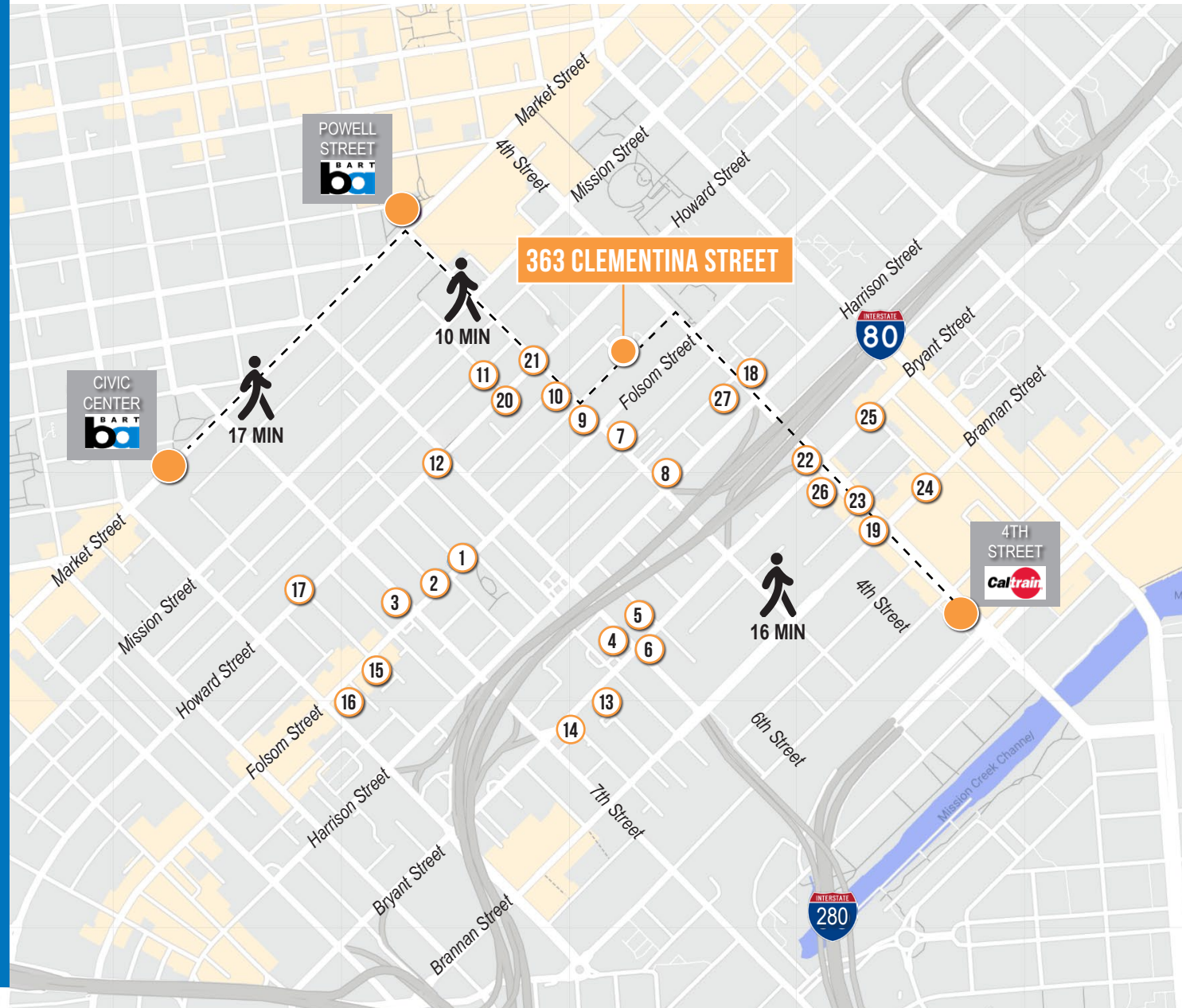


**03 MIN** to 80 On-Ramp  
**05 MIN** to 280 On-Ramp  
**06 MIN** to 101 On-Ramp



### NEARBY AMENITIES

- 1 Deli Board
- 2 Extreme Pizza
- 3 Sightglass Coffee
- 4 Social Cafe
- 5 AyDea
- 6 Pho de Nguyen
- 7 City's Choice Cafe
- 8 All Star Donuts
- 9 Dragon Horse
- 10 Mr. East Kitchen
- 11 Tempest Bar & Box Kitchen
- 12 Bini's Kitchen
- 13 Kiss My Seoul
- 14 Dinosaur Sandwiches
- 15 Basil Thai
- 16 San Francisco Pole and Dance
- 17 Enterprise Brewing Co.
- 18 Whole Foods Market
- 19 Marlowe
- 20 Tin
- 21 The Chieftain Irish Pub
- 22 Thriller Social Club
- 23 Taksim
- 24 Brickhouse Cafe & Bar
- 25 Black Hammer Brewing Company
- 26 Que Viet
- 27 Delah Coffee





MARLOWE



LITTLE SKILLET



BRICKHOUSE CAFE & BAR



SIGHTGLASS COFFEE



MR. EAST KITCHEN

# 363 CLEMENTINA STREET

## OFFERING SUMMARY | SALE

363 Clementina Street is being offered for sale with an asking price of \$5,400,000 / \$482 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

\$5,400,000 / \$482 PSF

## OFFERING SUMMARY | LEASE

The Ground Floor of 363 Clementina 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.

### 2ND FLOOR

+/- 5,400 Square Feet, Leased Thru March 2028

### GROUND FLOOR

+/- 5,800 Square Feet, \$45.00 / I.G.  
Zoned for Creative Office / Flex Uses



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## 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 363 Clementina Street, San Francisco, CA 94107 (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 Hauptert at (415) 812-1219 or Michael Sanberg at (415) 697-6088.