280 7TH STREET

FOR SALE OR FOR LEASE | FENCED YARD SPACE IN SOUTH OF MARKET

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

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EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer owner-users and investors an opportunity to purchase the fee simple interest in 280 7th Street, San Francisco, CA 94103.

The approximately 6,250 square feet of land and features rare through-lot access from 7th Street to Langton Street. Located in the Central SoMa district, just blocks from major transit and commercial corridors, this is a unique opportunity to acquire land in one of San Francisco's most rapidly evolving neighborhoods.

The property presents an excellent opportunity for an owner-user, investor, or developer to capitalize on its prime location and WMUG zoning.

PROPERTY SUMMARY

ADDRESS	280 7th Street, San Francisco, CA 94103
APN	3730/290
PARCEL SIZE	+/- 6,250 Square Feet
ZONING	WMUG
HEIGHT LIMIT	65-x

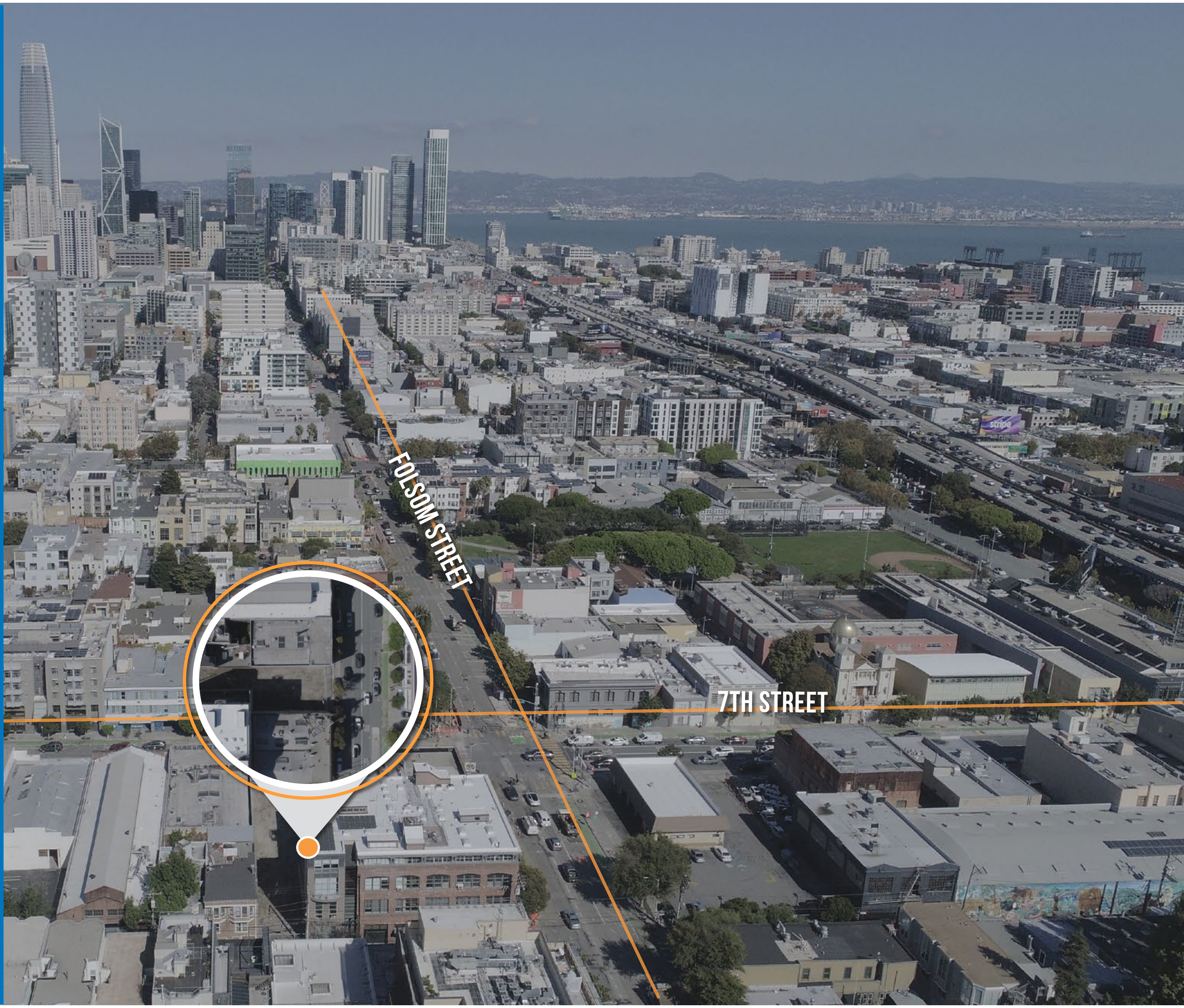
LOCATION OVERVIEW

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

02 MIN to Folsom St Muni
11 MIN to Civic Center BART
22 MIN to 4th St Caltrain

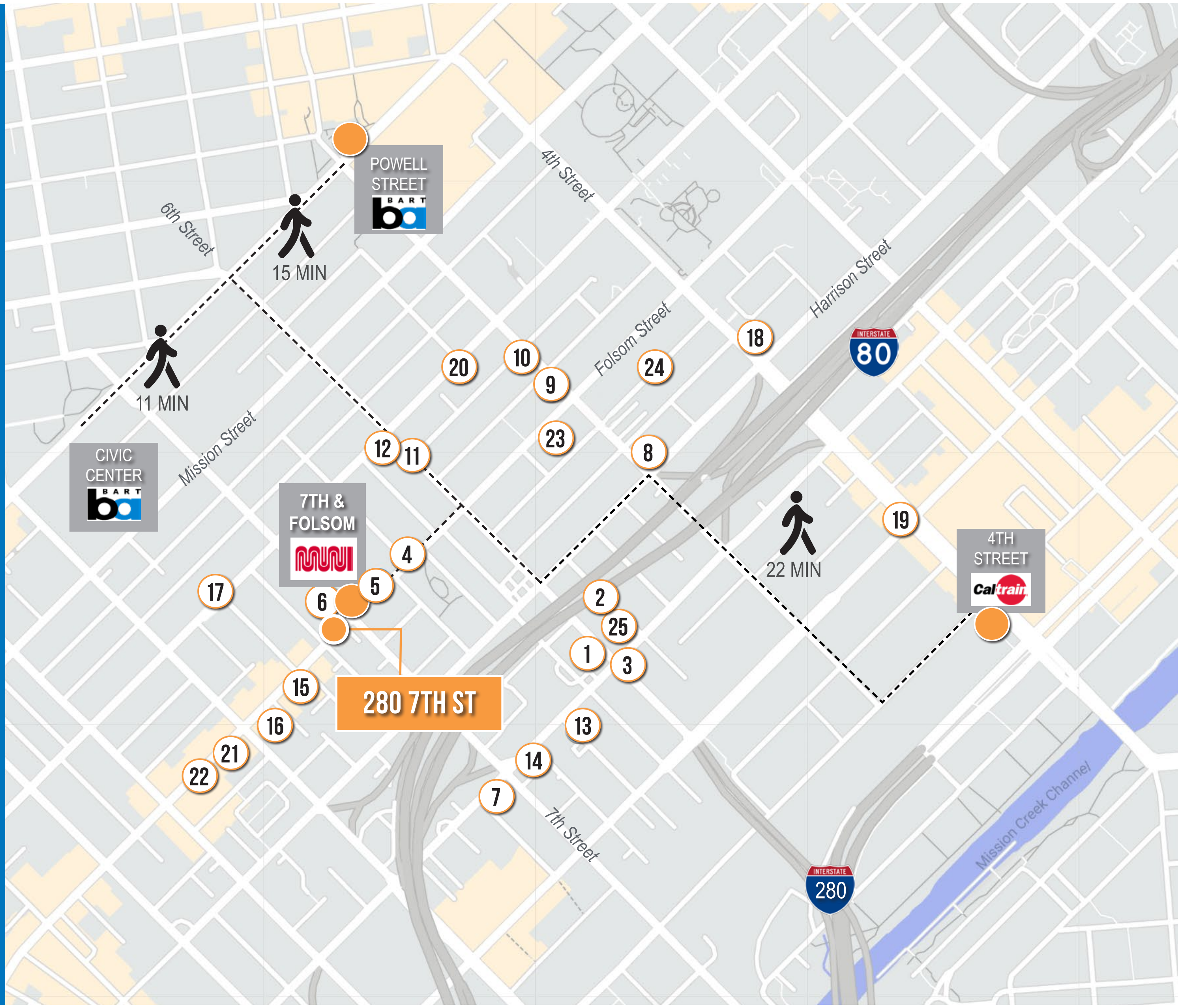
05 MIN to Union Square
07 MIN to Mission District
12 MIN to Financial District

03 MIN to 80 On-Ramp
03 MIN to 280 On-Ramp
04 MIN to 101 On-Ramp



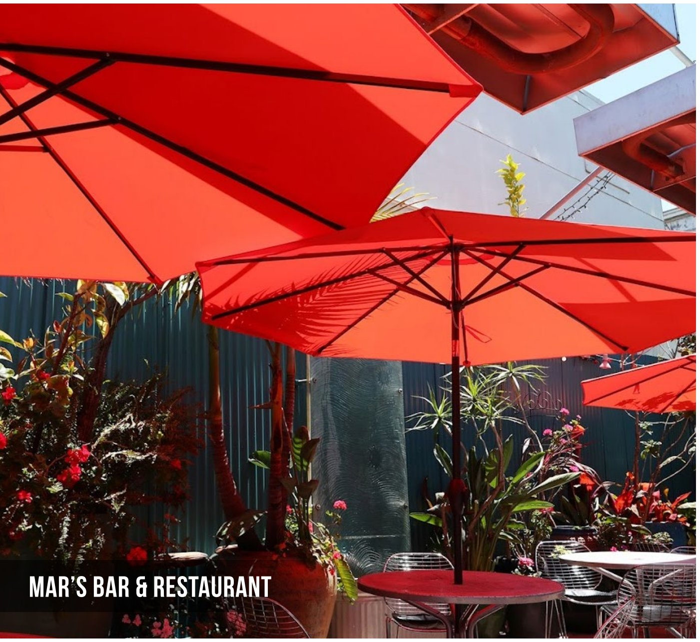
NEARBY AMENITIES

1 Social Cafe
2 SoMA Food Court
3 Pho de Nguyen
4 Deli Board
5 Extreme Pizza
6 Sightglass Coffee
7 PPG Paint Store
8 All Star Donuts
9 Mr. East Kitchen
10 OpenLight Films
11 Zesty SF
12 Bini's Kitchen
13 Dinosaurs Sandwiches
14 Mars Bar & Restaurant
15 Rocco's Cafe
16 Basil Thai Restaurant & Bar
17 Enterprise Brewing Co.
18 Whole Foods Market
19 Marlowe
20 Tin
21 Ushi Taro Ramen SOMA
22 Driftwood
23 Dragon Horse
24 Buena Vida Cantina
25 Aydea




MARLOWE


ROCCO'S CAFE


MAR'S BAR & RESTAURANT


MR. EAST KITCHEN


SIGHTGLASS COFFEE

280 7TH STREET

OFFERING SUMMARY | SALE

280 7th Street is being offered for sale with an asking price of $3,300,000 / $528 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
$3,300,000 / $528 PSF

OFFERING SUMMARY | LEASE

280 7th 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
$7,500 / Month, Industrial Gross

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CONFIDENTIAL OFFERING MEMORANDUM