

400 BEALE STREET, SUITE 103

FOR SALE OR LEASE | RETAIL / OFFICE CONDOMINIUM | SOUTH BEACH

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



JARON ELIOPOULOS

415.608.6336 | jaron@tcpre.com

CAMERON TU

510.919.8193 | cameron@tcpre.com

WWW.TCPRE.COM

EXECUTIVE SUMMARY

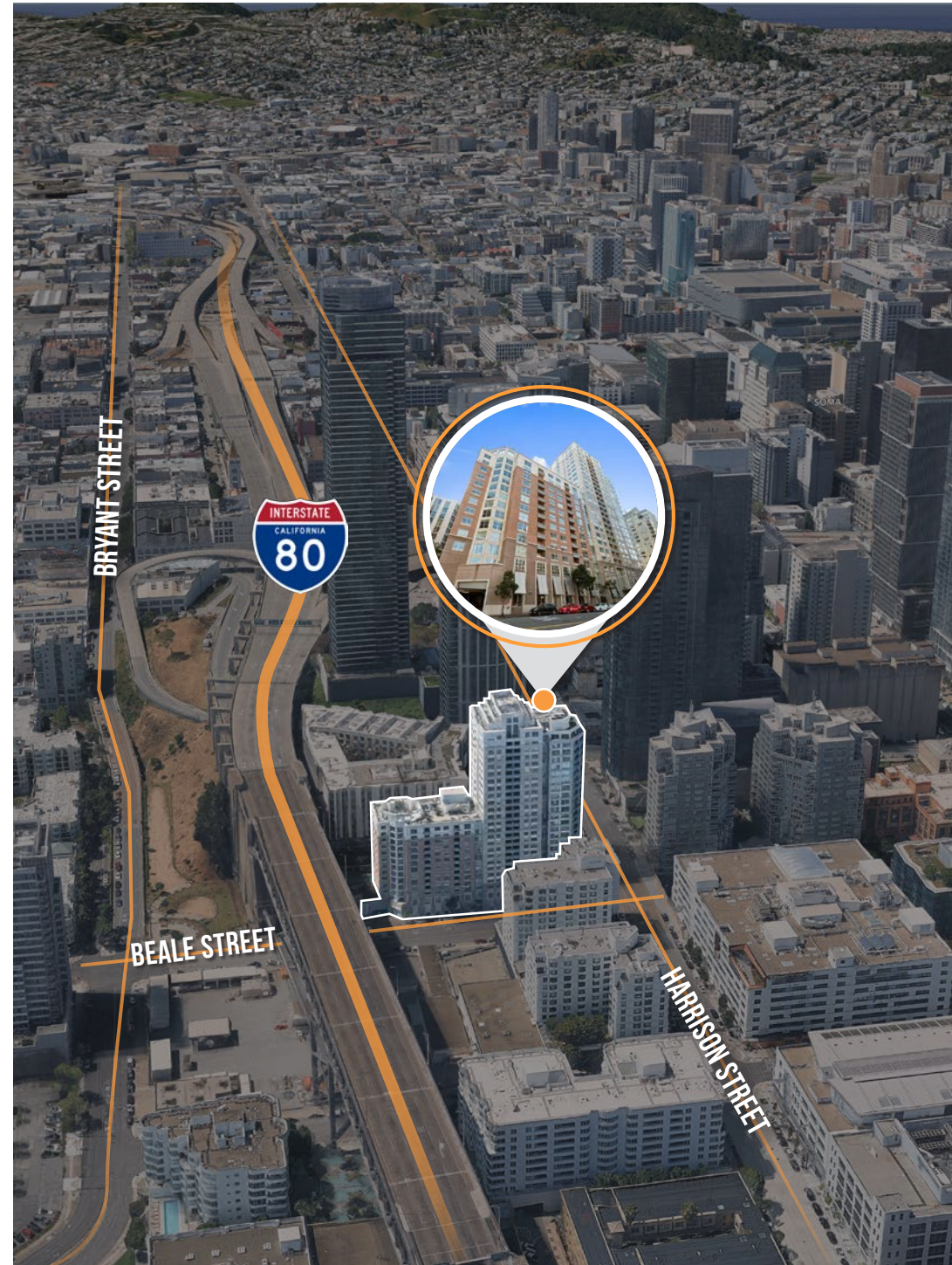
Touchstone Commercial Partners, Inc. is pleased to offer owner-users and investors the opportunity to purchase 400 Beale Street, Suite 103, San Francisco, CA 94105.

This unit is also available for lease.

The subject commercial condominium offers an ideal opportunity for retailers or office users seeking high exposure presence in a modern building. The unit is delivered with an ADA compliant entrance and restrooms. Additionally, this unit has the rare advantage of one (1) secured parking space.

PROPERTY SUMMARY

ADDRESS	400 Beale Street, Suite 103, San Francisco, CA 94105
APN	3766-014
BUILDING SIZE	+/- 1,469 Square Feet
ZONING	RH DTR
SALE PRICE	\$1,250,000
RENTAL RATE	\$6,250 / Month, Industrial Gross



BUILDING ATTRIBUTES

- + Open Floor Plan
- + One (1) Conference Room
- + One (1) Private Office
- + One (1) Kitchenette
- + ADA Restrooms In Common Area
- + Built in 2002
- + Flexible Zoning Allows For Many Uses

INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

To Purchase or Lease a Flexible Commercial Unit



HIGH VISIBILITY

Approximately 68 Linear Feet Of Frontage



HVAC

Heating And Air Conditioning



PARKING

1 Dedicated Secure Parking Space



LOCATION

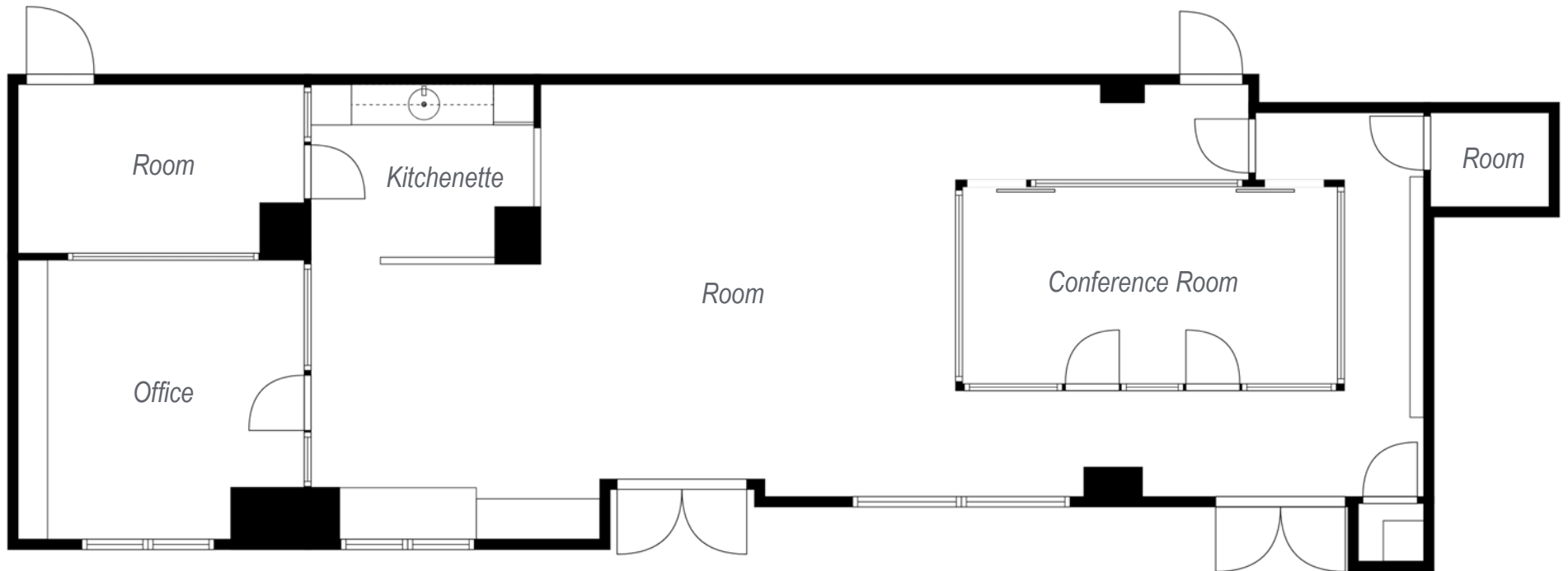
Conveniently Located in South Beach Near Embarcadero and Financial District





FLOOR PLAN

+/- 1,469 Square Feet



BEALE STREET

LOCATION OVERVIEW

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



06 MIN to Main St MUNI
07 MIN to Harrison Light Rail
09 MIN to Salesforce Park



05 MIN to Oracle Park
11 MIN to Union Square
17 MIN to Civic Center

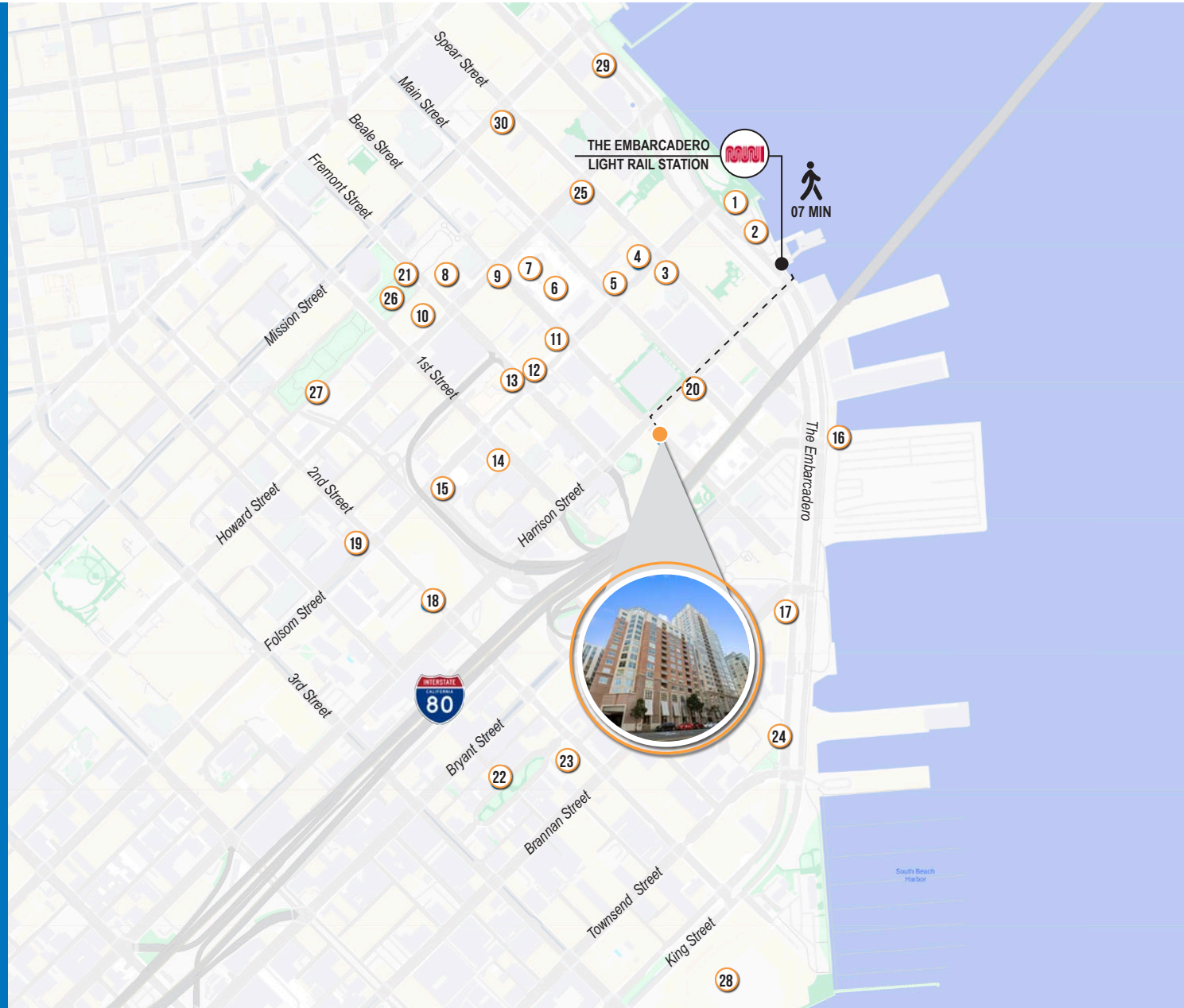


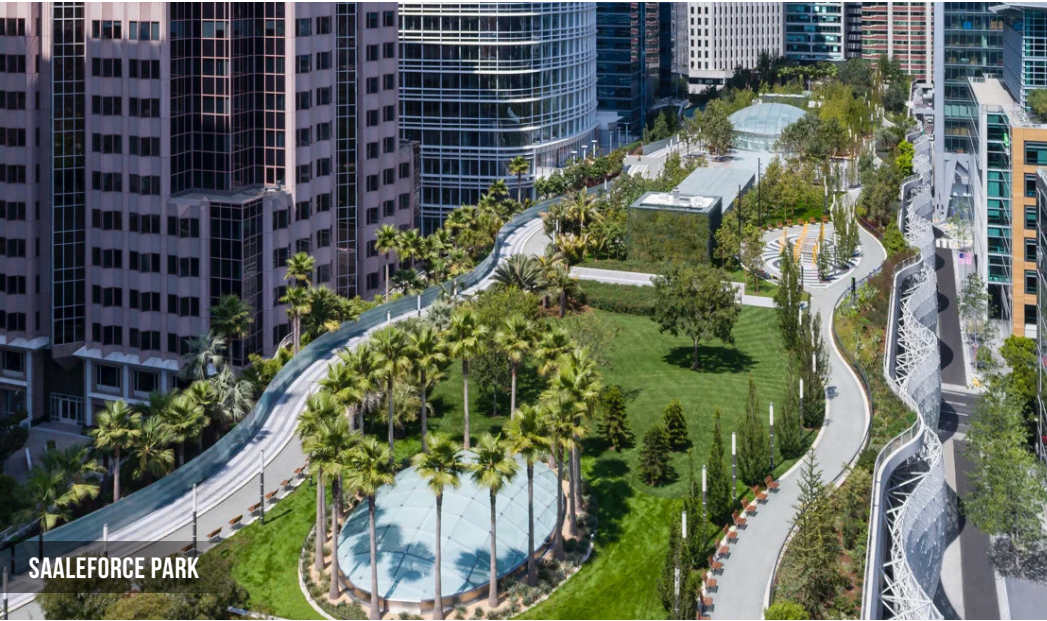
07 MIN to 80 On-Ramp
12 MIN to 280 On-Ramp
17 MIN to 101 On-Ramp



NEARBY AMENITIES

- 1 EPIC Steak
- 2 Waterbar Restaurant
- 3 Prospect
- 4 Saint Frank Coffee
- 5 Sweetgreen
- 6 The Greyhound SF
- 7 Boba&Brew
- 8 Andytown Coffee Roasters
- 9 JOE & THE JUICE
- 10 Chipotle Mexican Grill
- 11 Philz Coffee
- 12 Starbucks
- 13 Bluestone Lane Avery Café
- 14 Fireside
- 15 DragonEats
- 16 Red's Java House
- 17 Delancey Street Restaurant
- 18 The Sandwich Boss
- 19 The Fly Trap
- 20 Gabby Market and Deli
- 21 Salesforce Park
- 22 Caffe Centro SP
- 23 The Farmacy
- 24 Town's End Brunch
- 25 Sweet Joanna's Cafe
- 26 Barebottle Beer Garden at Sa..
- 27 Modi
- 28 Oracle's Park
- 29 Angler
- 30 Working Girls' Cafe





SAALEFORCE PARK



ORACLE PARK



WATERBAR RESTAURANT



THE GREYHOUND SF



BLUESTONE LANE AVERY CAFÉ

400 BEALE STREET



OFFERING TERMS

400 Beale Street, Suite 103 is being offered for sale with an asking price of \$1,250,000. 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.



Corp. Lic. 01112906
www.tcpri.com

JARON ELIOPOULOS DRE # 01975155
415.608.6336 | jaron@tcpri.com

CAMERON TU DRE # 02100436
510.919.8193 | cameron@tcpri.com

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 400 Beale Street, Suite 103, San Francisco, CA 94105 (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 statements 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.