797 BRYANT STREET

FOR SALE | VALUE ADD MULTI-TENANT INVESTMENT OPPORTUNITY

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

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797 BRYANT STREET

EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer investors an opportunity to purchase the fee simple interest in either one (1) or two (2) buildings located at 797-799 Bryant Street and 509 6th Street, San Francisco, California, 94103.

The total square footage is approximately 9,400 sq. ft. of across two stand-alone buildings situated on two (2) parcels of land totaling approximately 6,750 square feet at the hard corner of Bryant and 6th Streets. The property features a mix of retail, office, and commercial space with on-site parking and significant freeway visibility.

The property benefits from in-place income and stable tenancy, with leased spaces across 799 Bryant Street, 501 and 509 6th Street, in addition to income generated by an on-site cell tower, providing an investor with stable cash flow and long-term upside in San Francisco's South of Market neighborhood.

The 2nd Floor located at 797 Bryant Street is vacant renovated office space providing owner/users the opportunity to occupy immediately or an investor adding value through lease up.

ADDRESS	797-799 Bryant and 509 6th Street, San Francisco, CA 94103
APN	3778-023 & 3778-022
BUILDING SIZE	797 - 799 Bryant St: +/- 6,390 Square Feet 509 6th St: +/- 3,010 Square Feet **+/- 9,400 Square Feet Total**
PARCEL SIZE	797 - 799 Bryant St: +/- 4,500 Square Feet 509 6th St: +/- 2,250 Square Feet **+/- 6,750 Square Feet Total**

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INVESTMENT HIGHLIGHTS

RARE OWNER/USER & INVESTMENT OPPORTUNITY

Unique Opportunity Offering a Mix of In-Place Income and Vacancy With Additional Lease-Up Potential

TWO BUILDING ASSET

Approximately 9,400 Square Feet Across Two Stand-Alone Buildings Situated on Approximately 6,750 Square Feet of Land

PARKING

On-Site Parking Providing Additional Convenience for Tenants and Owner/ Users

HARD CORNER LOCATION

Prominent Position at the Corner of Bryant and 6th Streets With Excellent Visibility

FREEWAY VISIBILITY AND ACCESS

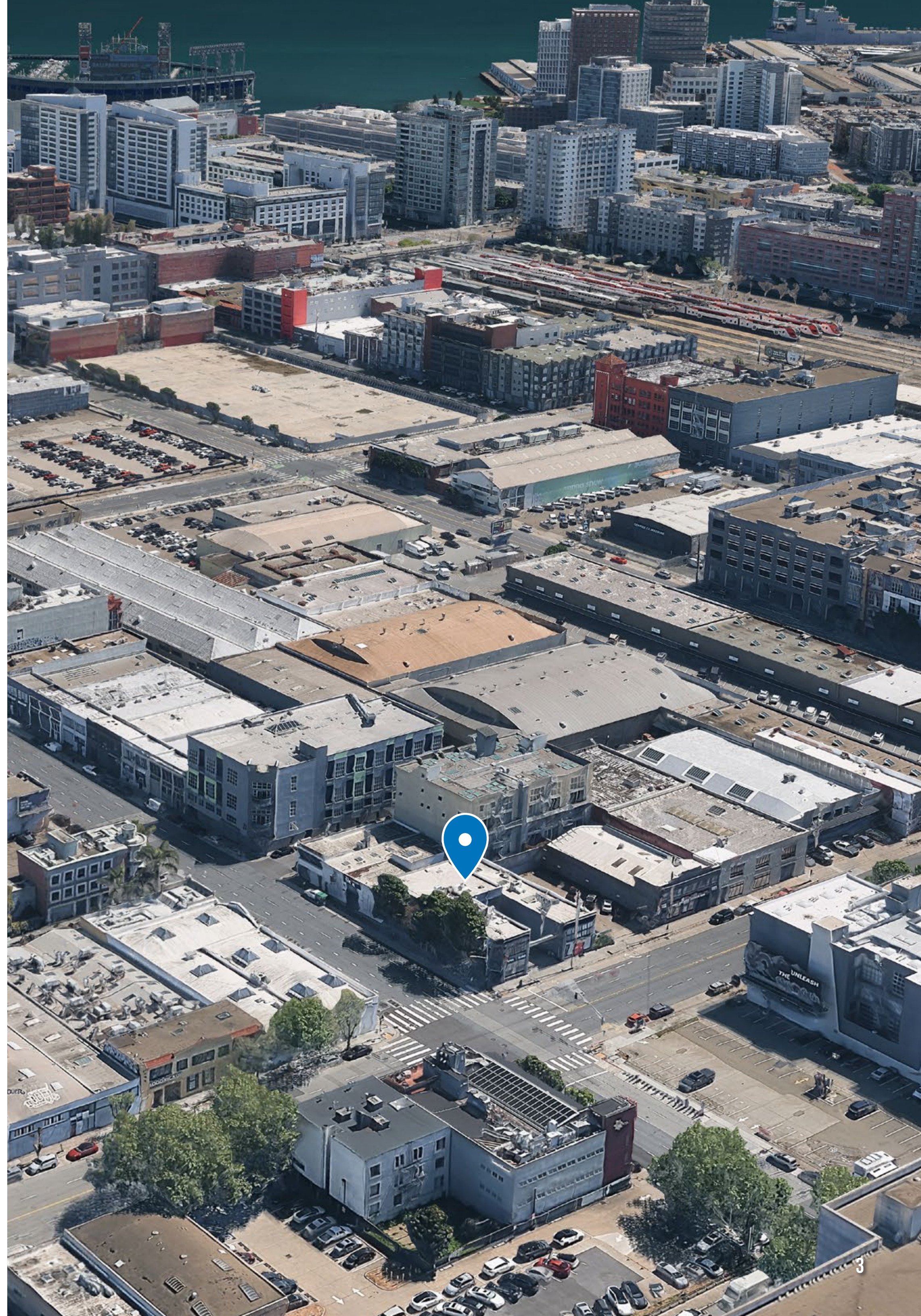
Significant Freeway Visibility With Convenient Access to I-280, I-80, and US-101

FUTURE NEIGHBORHOOD DEVELOPMENT

Located Immediatley Adjacent to the Future 2.5m Sq. Ft. Kilroy Flower Mart Development Project

LOCATION

Prominently Located in San Francisco's South of Market District With Convenient Access to Downtown, Major Transportation Corridors, and Surrounding Amenities



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BUILDING / PROPERTY DESCRIPTION

YEAR BUILT / RENOVATION DATE	1928 & 1911 / 2025
CONSTRUCTION TYPE	Mix of Concrete, Wood Frame and Fabricated Metal
ZONING	MUG - Mixed Use General
HEIGHT LIMIT	55-X
ELECTRICAL SERVICE	797 Bryant St: 3-Phase, 400 AMPS 509 6th St: 3-Phase, 200 AMPS
BUILDING ACCESS	Double Door Access In Both Buildings
HVAC	Mixed Heating Ventilation & Air Conditioning
RESTAURANT INFRASTRUCTURE	Two Fully Built Out Restaurant Spaces with Hoods and Ventilation
PARKING	Two (2) Parking Spaces w/ Room For Loading

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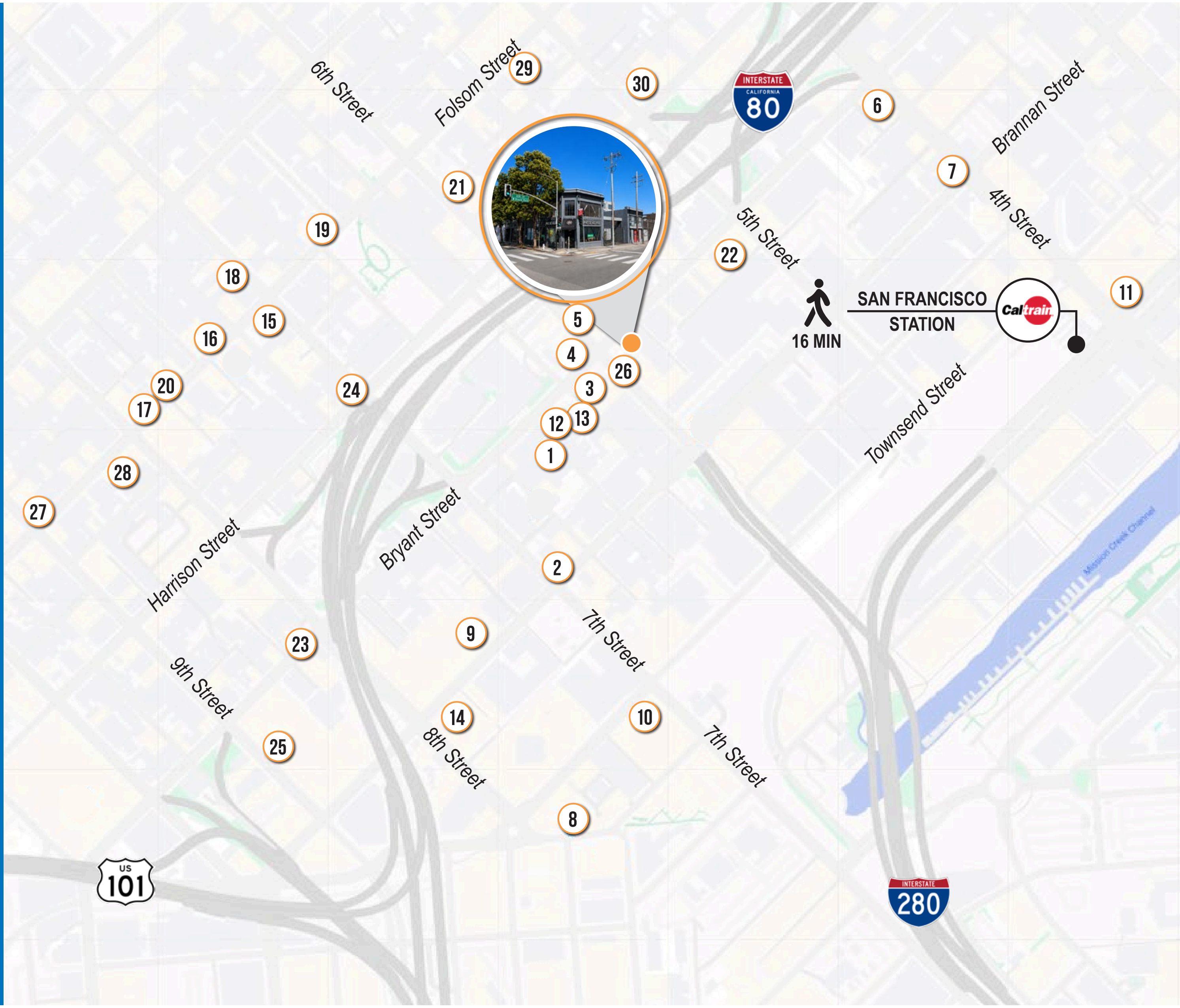
INCOME ANALYSIS

ADDRESS	TENANT	LEASE EXP.	SQ. FT.	ANNUAL INCOME	$/PSF/YEAR
797 Bryant, 2nd Floor	Pro Forma	N/A	3,370	$128,060	$38.00
799 Bryant St, Ground Floor	Aydea (The White Mexican)	10/31/2033	1,652	$64,200	$38.86
501 6th St, Ground Floor	Pho de Nguyen		1,368	$53,400	$39.04
509 6th St, Entire Building	219 Design	10/31/2026	3,010	$99,600	$33.09
Cell Tower	T-Mobile			$45,780	
TOTAL GROSS INCOME			**9,400**	**$391,040**	**$41.60**
OPERATING EXPENSES					
Management			4.00%	$18,685	$1.99
Taxes			1.16%	$43,216	$4.60
Gross Receipts Tax			3.800%	$14,860	$1.58
Utilities, Maintenance, & Repairs				$10,000	$1.06
Insurance				$8,000	$0.85
TOTAL OPERATING EXPENSES				**$94,760**	**$10.08**
NET OPERATING INCOME				$296,280	$31.52
PURCHASE PRICE				$4,100,000	$436.17
DEVELOPMENT COSTS - SOFT COSTS					
A&E (9.9%)				$5,000	$0.53
LEGAL (0.1%)				$5,000	$0.53
GOVERNMENTAL PERMITS/FEES (9.9%)				$5,000	$0.53
HARD COST - 2ND FLOOR TENANT IMPROVEMENTS					
LEASING COST & COMMISSIONS (6% PROCURRING BROKER)				$23,051	$2.45
3% LANDLORD BROKER				$11,525	$1.23
TOTAL DEVELOPMENT COST				$88,601	$9.43
TOTAL PROJECT COST				$3,778,601	$403.04
CAP RATE				7.82%	

NEARBY AMENITIES

1. Dinosaurs Sandwiches
2. Mars Bar & Restaurant
3. El Norteño Taco Truck
4. Social Cafe
5. E&E Asian Kitchen
6. Thriller Social Club
7. Marlowe
8. Saap Ver Damn Good! Thai
9. Hall Of Justice
10. Adobe - San Francisco
11. Safeway
12. Kiss My Seoul
13. Question Mark Bar & Restaurant
14. Peet's Coffee
15. The Stud
16. HK Lounge Bistro
17. Cat Club
18. Sightglass Coffee
19. Deli Board
20. Bay of Burma
21. Telescope Coffee
22. Jane's Roses & Flowers
23. Henry's Hunan Restaurant
24. Yossie's Cantina
25. Trader Joe's
26. Pho de Nguyen
27. Azúcar Lounge
28. Driftwood
29. The Roll
30. All Stars Donuts



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LEASED SPACE

RENTABLE SF
+/- 6,030 Square Feet

CURRENT ANNUAL RENT
Aydea: $38.86/Year, I.G.
Pho de Nguyen: $39.04/Year, I.G.
219 Design: $33.09/Year, I.G.

USE
Restaurant, Retail & Industrial Design/Flex

AVAILABLE SPACE

RENTABLE SF
+/- 3,370 Square Feet

CURRENT ANNUAL RENT
$38/Year, I.G.

USE
Creative Office Space

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OFFERING TERMS

797 Bryant Street is being offered for sale with an asking price of $4,100,000. 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.

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

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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 797 Bryant 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 sand 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 t 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 Haupert at (415) 812-1219 or Michael Sanberg (415) 697-6088.