1214 SUTTER STREET

FOR SALE | STAND ALONE TWO STORY RETAIL/OFFICE BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

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EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer owner-users and investors the opportunity to purchase the fee simple interest in 1214 Sutter Street, San Francisco, California 94109.

The property consists of approximately 5,100 square feet of retail/office space across four levels, including a ground floor, mezzanine, second floor, and full basement. Situated in the heart of the vibrant Polk Gulch neighborhood between Nob Hill and Civic Center, the building offers exceptional visibility along the Sutter Street corridor with abundant natural light provided by expansive storefront windows and multiple skylights.

The property will be delivered vacant at closing presenting an opportunity for an owner-user to establish a flagship retail, office, showroom, or creative workspace in one of San Francisco's most walkable neighborhoods.

PROPERTY SUMMARY

ADDRESS	1214 Sutter Street, San Francisco, CA 94109
APN	0670-008
BUILDING SIZE	+/- 5,100 Square Feet
PARCEL SIZE	+/- 1,398 Square Feet
ZONING	NCD - Polk Street Neighborhood Commercial
HEIGHT LIMIT	95-/240-R-4
YEAR BUILT	1913


SECOND FLOOR


FIRST FLOOR

INVESTMENT HIGHLIGHTS

OWNER/USER OPPORTUNITY
Property Delivered Vacant, Providing Immediate Occupancy for an Owner/User

HIGH-VISIBILITY LOCATION
Excellent Brand Exposure Along Sutter Street Between the Polk Street and Van Ness Corridors

FLEXIBLE LAYOUT
Approximately 5,100 SF Configured for Retail or Office Use Across Multiple Levels, Including a Mezzanine and Basement

EXCELLENT ACCESSIBILITY
Walk Score 99 and Transit Score 98 Offer Outstanding Connectivity Throughout San Francisco.

VALUE-ADD POTENTIAL
Opportunity to Customize or Reposition the Property for Retail, Office, or Mixed Commercial Uses

ABUNDANT NATURAL LIGHT
Large Storefront Windows, Skylights, and a Mezzanine Create a Bright, Open Environment

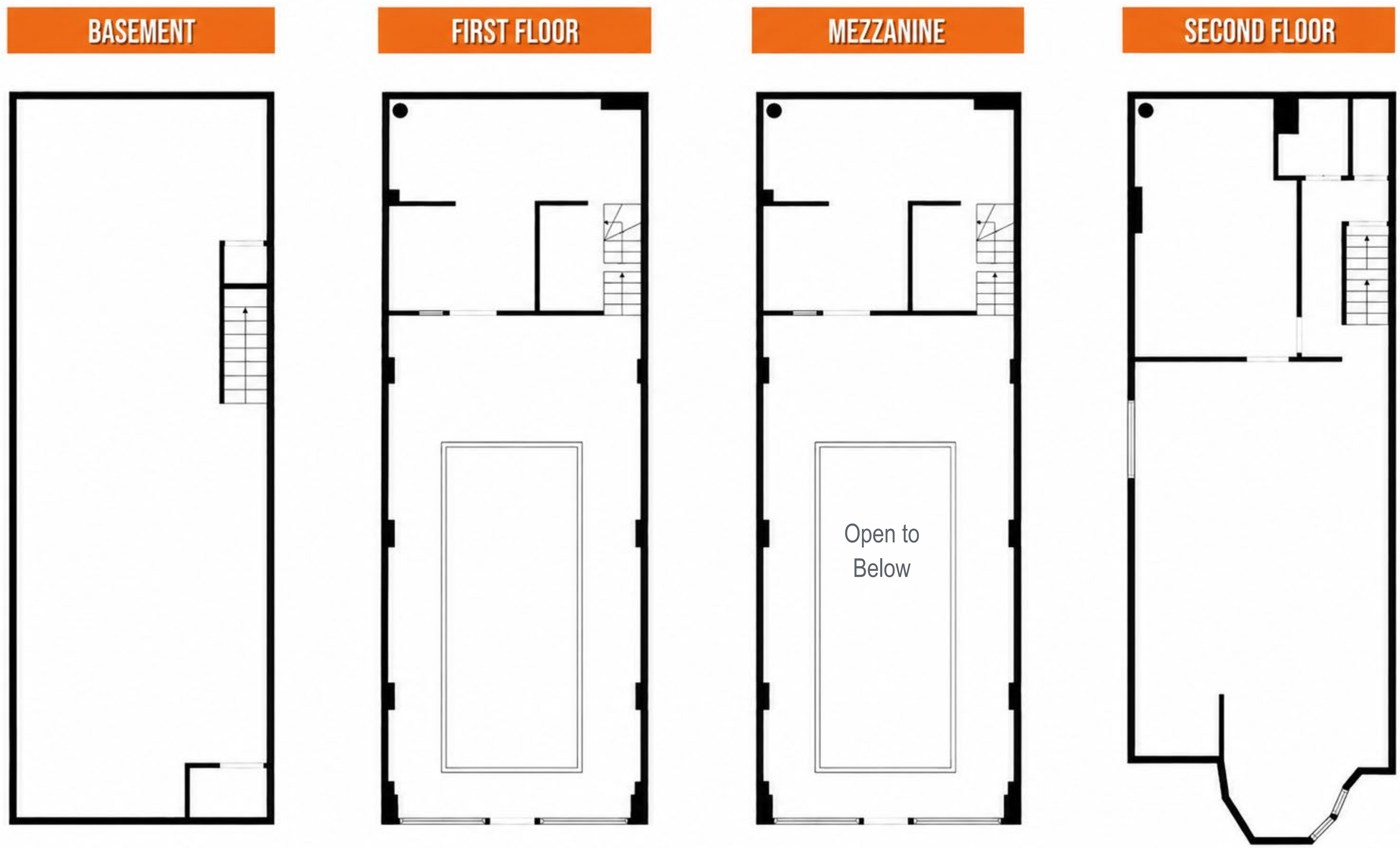
PRIME POLK ST LOCATION
Situated Between Nob Hill and Civic Center with Immediate Access to Restaurants, Retail, and Neighborhood Amenities


MEZZANINE


SECOND FLOOR

FLOOR PLAN

+/- 5,100 Square Feet



LOCATION OVERVIEW

Desirable Lower Nob Hill location, walkable to nearby amenities and to surrounding neighborhoods.

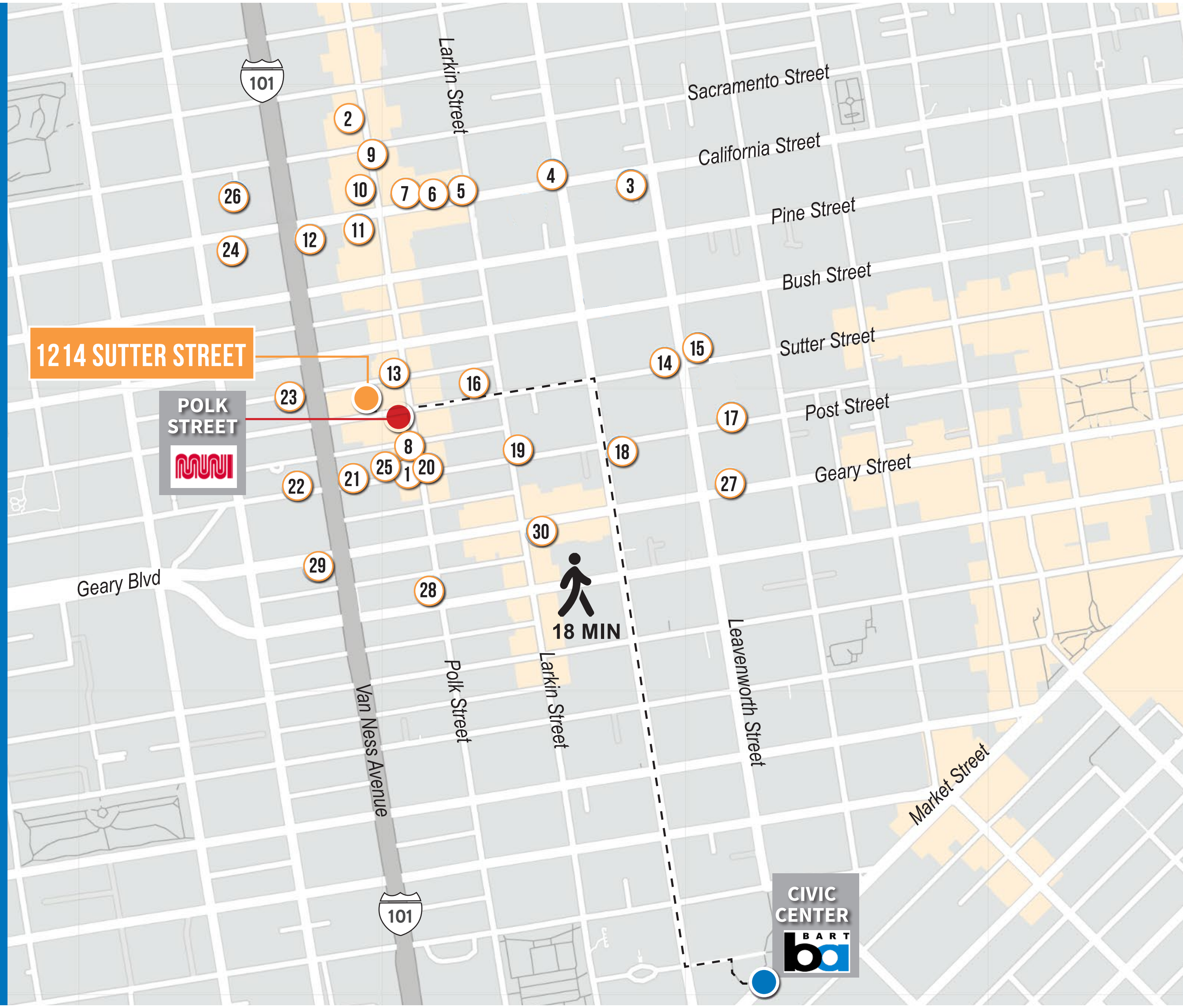
02 MIN to Polk St Muni
13 MIN to Lafayette Park
18 MIN to Civic Center BART

04 MIN to Union Square
05 MIN to Pacific Heights
08 MIN to Financial District

05 MIN to 101 On-Ramp
08 MIN to 280 On-Ramp
09 MIN to 280 On-Ramp

NEARBY AMENITIES

1 | BlindPig Speakeasy Lounge
2 | Bob's Donuts
3 | Zeki's Bar
4 | Ciccino
5 | Mymy
6 | Nob Hill Pizza & Shawarma
7 | Cordon Bleu Vietnamese
8 | Beso Mae Cocktail Lounge
9 | Ora Wine Bar
10 | Swan Oyster Depot
11 | Crustacean Restaurant
12 | Teaspoon
13 | Mayes Oyster House
14 | Bite
15 | Chisme Cantina
16 | La 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 Sanchwiches
29 | Tommy's Joynt
30 | Lers Ros




PROPAGATION


LIHOLIHO YACHT CLUB


MENSHO TOKYO


CICCINO


CRUSTACEAN RESTAURANT

OFFERING TERMS

1214 Sutter Street is being offered for sale with an asking price of $1,400,000.00 / $275 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.

TCP
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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 1214 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 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.