

1700
MISSION STREET

FOR SALE OR LEASE | BOUTIQUE BRICK & TIMBER
COMMERCIAL BUILDING LOCATED IN MISSION DISTRICT



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1700 MISSION STREET

EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer investors an opportunity to purchase the fee simple interest in 1700 Mission Street, San Francisco, CA 94103.

The approximately 5,190 square foot building sits on 2,178 square feet of land on Duboce Avenue between Mission Street and Woodward Street, directly adjacent to the I-80 Freeway.

The building is partially leased to two tenants (The Crafty Fox Ale House and Down Dog Yoga). The approximately 2,230 square feet leased to The Crafty Fox Ale House is a fully renovated bar / restaurant / taproom which boasts thirty-six rotating ale taps. The approximately 2,250 square feet leased to Down Dog Yoga on the top floor of the building is a clean, renovated commercial space with expansive window lines on two sides.

1700 Mission Street was originally constructed in 1927 and is designated as a class A historic resource. The asset boasts physical designs and features that embody the distinctive characteristics and artistic expression of the “20th Century Commercial” architectural era.

1700 Mission Street is a true “brick and timber” San Francisco classic and can be delivered partially vacant at close of escrow.



ADDRESS	1700 Mission Street, San Francisco, CA 94103
YEAR BUILT / RENOVATED	1927 / 2015
APN	3532-001
BUILDING AREA	+/- 2,250 SF (2nd Floor) +/- 710 SF (Mezzanine) +/- 2,230 SF (Ground Floor) +/- 5,190 SF TOTAL
PARCEL SIZE	+/- 2,178 Square Feet
ZONING	PDR-1-G
ASKING PRICE	\$3,250,000 / \$626 PSF

1700 MISSION STREET

investment highlights



RARE OPPORTUNITY

To Purchase a Renovated, Income Generating Commercial Asset in Heart of SF



CORNER LOT

Hard Corner Location at Mission Street and Duboce Avenue (70' of Frontage off Duboce Avenue)



INDUSTRIAL FEATURES

Two (2) 14' Roll Up Doors For Loading Access



PARKING

Two (2) Dedicated Parking Spaces



RESTAURANT FIXTURES IN-PLACE

Walk-in Fridge/Freezer + Full Kitchen w/ Type 1 Hood



VALUE-ADD POTENTIAL

Through Renovation and Lease-up of Second Floor Commercial Space



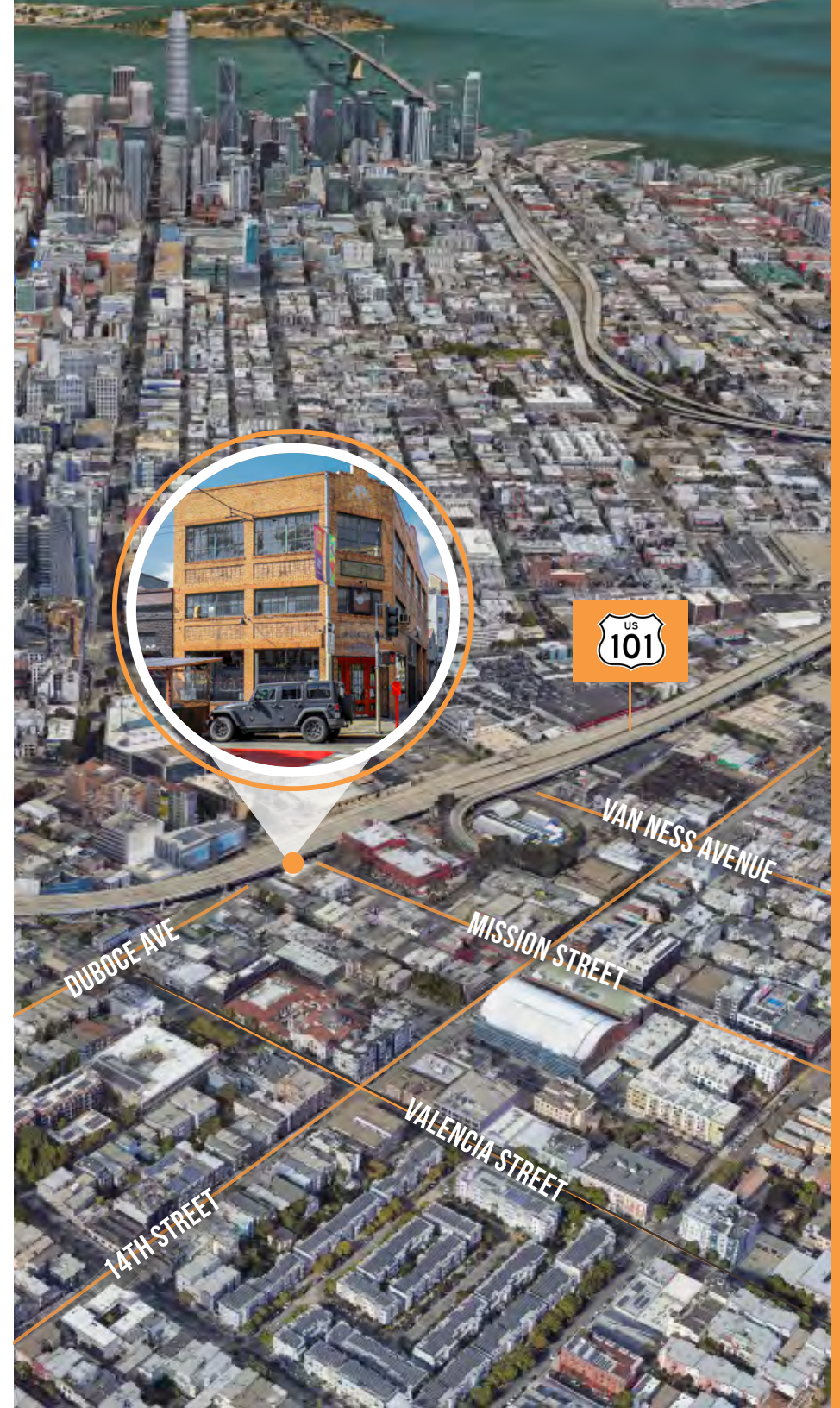
OWNER/USER OPPORTUNITY

Second Floor Lease Expiration Allows for Owner/User Occupier



LOCATION

Ideal Mission District Location, Immediately Adjacent to the I-80 and Walking Distance to 16th Street BART Station



TENANT OVERVIEW

DOWN DOG YOGA

RENTABLE SQUARE FEET

+/- 2,250 Square Feet

CURRENT ANNUAL RENT

\$47.73 PSF, Industrial Gross

LEASE EXPIRATION DATE

March 31, 2022 *(No Option)*

USE

Yoga Production Studio

THE CRAFTY FOX ALE HOUSE

RENTABLE SQUARE FEET

+/- 2,230 Square Feet

CURRENT ANNUAL RENT

\$37.33 PSF, Industrial Gross

LEASE EXPIRATION DATE

July 31, 2026 *(1-5 Year Option)*

USE

Bar / Tap Room / Restaurant





1700
SECOND FLOOR





1700
GROUND FLOOR



1700 MISSION STREET

LOCATION OVERVIEW

Desirable Mission District location, walkable to public transit, nearby amenities and immediate access to US-101.



Burma Love



Zeitgeist



Orenchi Beyond

- 1 Burma Love
- 2 Zeitgeist
- 3 Orenchi Beyond

NEARBY AMENITIES

- Shizen Sushi Bar & Izakaya
- Four Barrel Coffee
- Standard Deviant Brewing Co.
- Foods Co
- Bestbuy
- Target
- Costco Wholesale
- Little Star Pizza
- Dancing Yak Restaurant
- Pica Pica Arepa Kitchen
- Khamsa
- Taqueria Cazadores

1700 MISSION STREET



Mission Street

Duboce Avenue

Otis Street

MISSION & 13TH ST



Mission Street

1700 MISSION STREET

TRANSIT OVERVIEW



6 MIN WALK
to 16th St BART Station

12 MIN WALK
to METRO MUNI Church St Station



2 MIN DRIVE
to US-101

4 MIN DRIVE
to I-80

6 MIN DRIVE
to Bay Bridge

7 MIN DRIVE
to I-280



13 MIN DRIVE
to SFO



1700 MISSION STREET

OFFERING SUMMARY // SALE

1700 Mission Street is being offered for sale for \$3,250,000 / \$626 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

\$3,250,000 / \$626 PSF

OFFERING SUMMARY // LEASE

The Second Floor of 1700 Mission 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

\$48.00 PSF, Industrial Gross

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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 1700 Mission Street, San Francisco, CA 94103 (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 Haupt at (415) 539-1121 or Michael Sanberg (415) 539-1103.