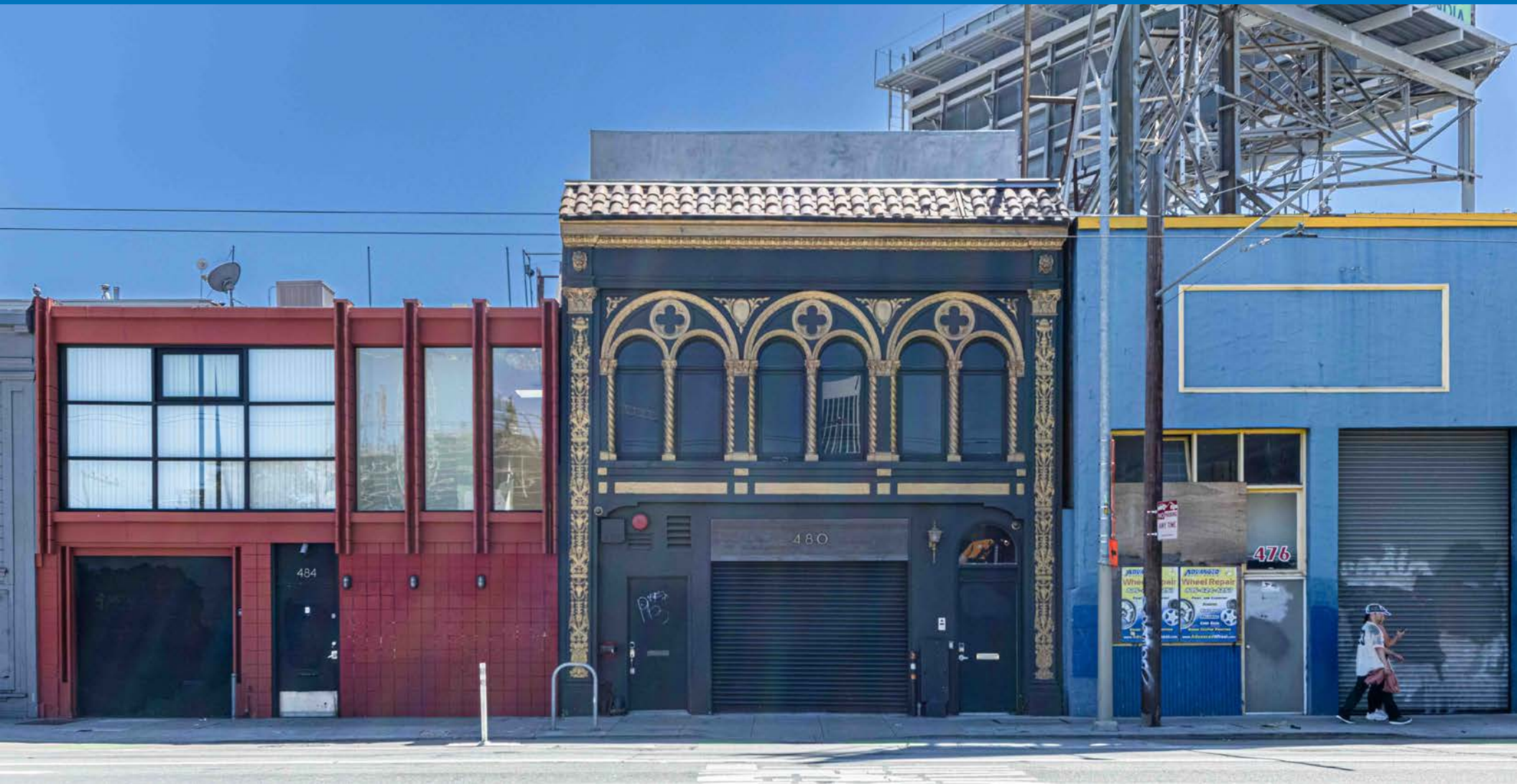


480 5TH STREET

FOR LEASE OR SALE | RENOVATED LIVE/WORK BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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480 5TH STREET

EXECUTIVE SUMMARY

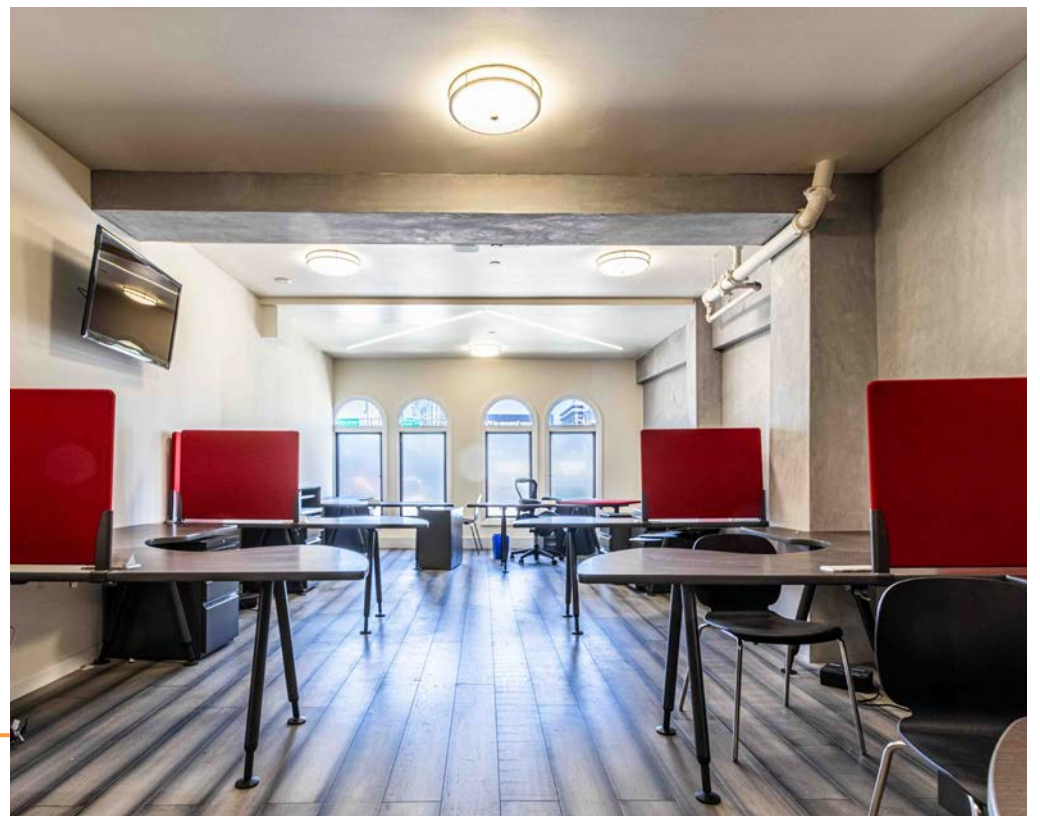
Touchstone Commercial Partners is pleased to offer owner/users and investors an opportunity to lease or purchase the fee simple interest in 480 5th Street, San Francisco, CA 94107.

The approximately 6,180 square foot, three story building is located on approximately 2,060 square feet of land. Located in South of Market, this is a unique and rare opportunity to purchase a live/work building in one of San Francisco's most desirable neighborhoods.

The property will be delivered vacant at the close of escrow, making this a perfect opportunity for a user or investor to purchase this one-of-a-kind property.

PROPERTY SUMMARY

ADDRESS	480 5th Street, San Francisco, CA 94107
APN	3760-012
AVAILABLE SPACE	Third Floor +/- 2,060 Sq. Ft. (Including Outdoor Patio) Second Floor +/- 2,060 Sq. Ft. Ground Floor +/- 2,060 Sq. Ft. TOTAL +/- 6,180 Sq. Ft.
HEIGHT	30-X
ZONING	SALI – Service/Arts/Light Industrial
SALE PRICE / \$PSF	Negotiable
RENTAL RATE	\$24 / Square Foot / Year, Industrial Gross



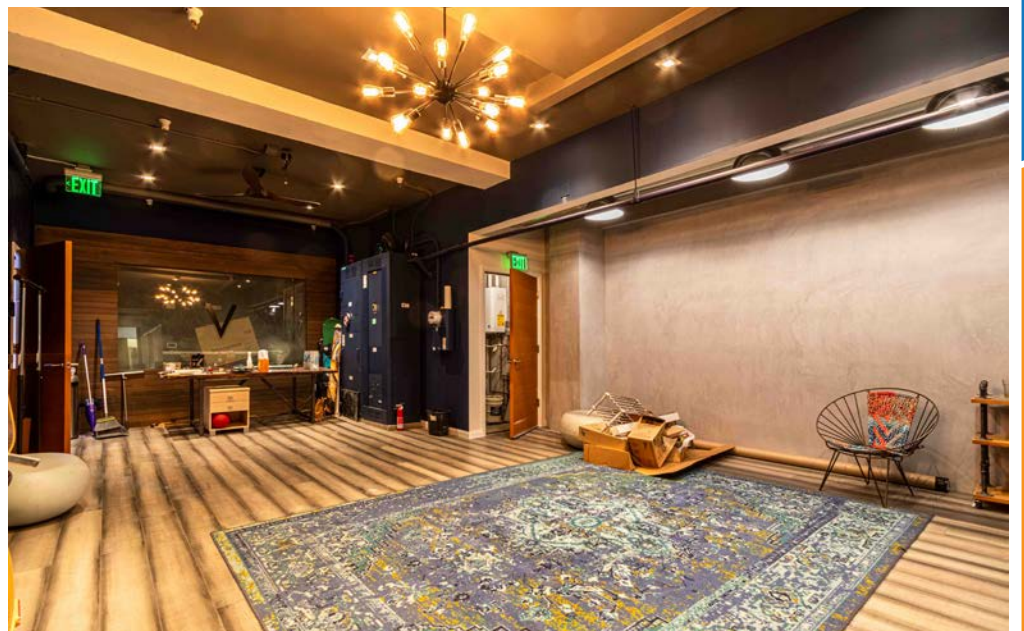
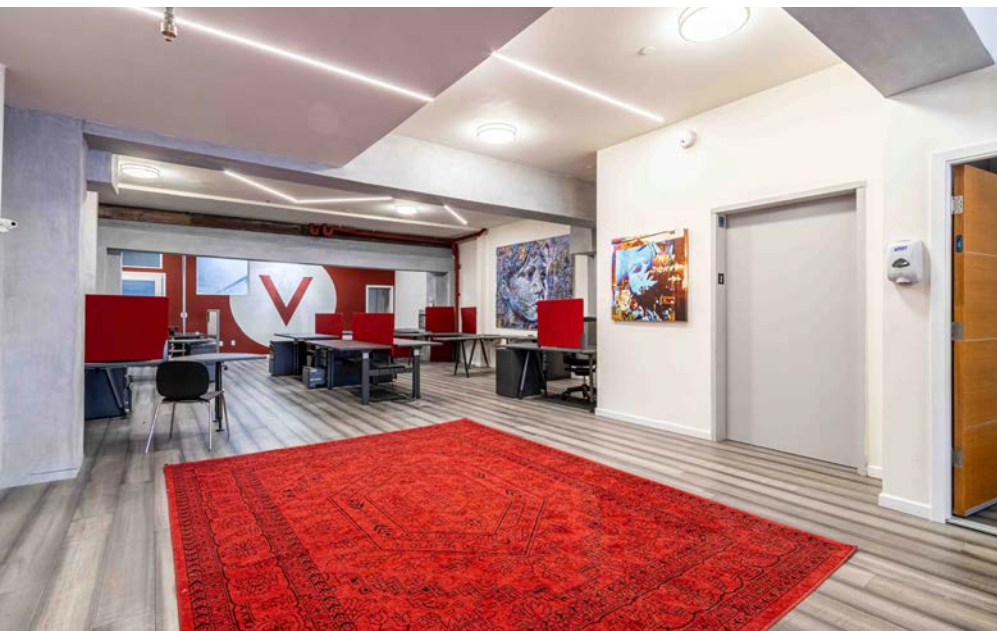
480 5TH STREET

BUILDING DESCRIPTION

YEAR BUILT / RENOVATED	1925 / 2016
SECURITY SYSTEM DATE	2018
CONSTRUCTION TYPE	Mix of Concrete, Masonry and Timber
ELECTRICAL SERVICE	3-Phase, Two (2) 400 AMPS
FIRE SUPPRESSION	Fully Sprinklered
HVAC	Full Heating Ventilation & Air Conditioning
VERTICAL TRANSPORTATION	Passenger Elevator Access to All Floors
3RD FLOOR	Walk Out Access to Outdoor Patio Deck, One (1) Meeting Room, Hardwood Floors, Full Kitchen, One (1) Restroom w/ Shower
2ND FLOOR	Open Plan w/ Hardwood Floors, Access to Deck Through Stairs
GROUND FLOOR	Hardwood Floors, One (1) Conference Room, One (1) Meeting Room, Four (4) Individual Stall Restrooms w/ Shower



480 5TH STREET

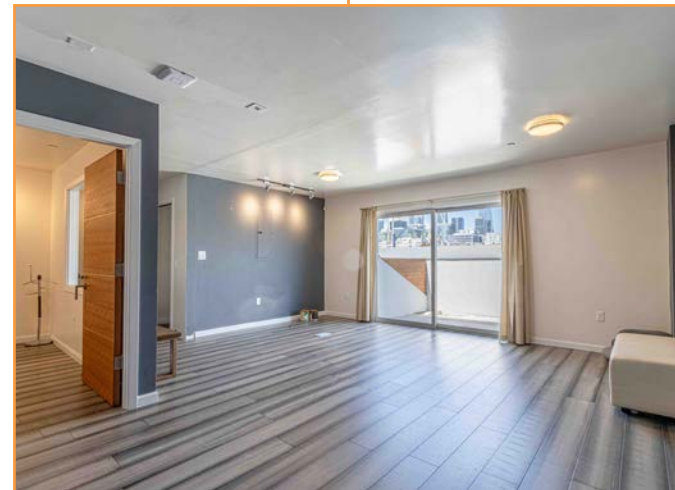
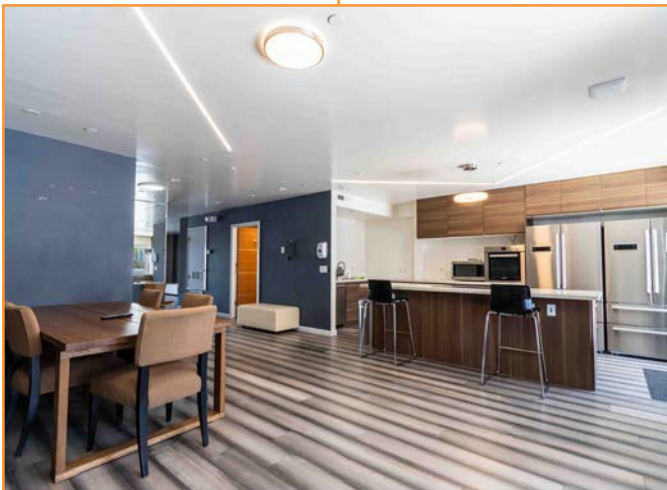
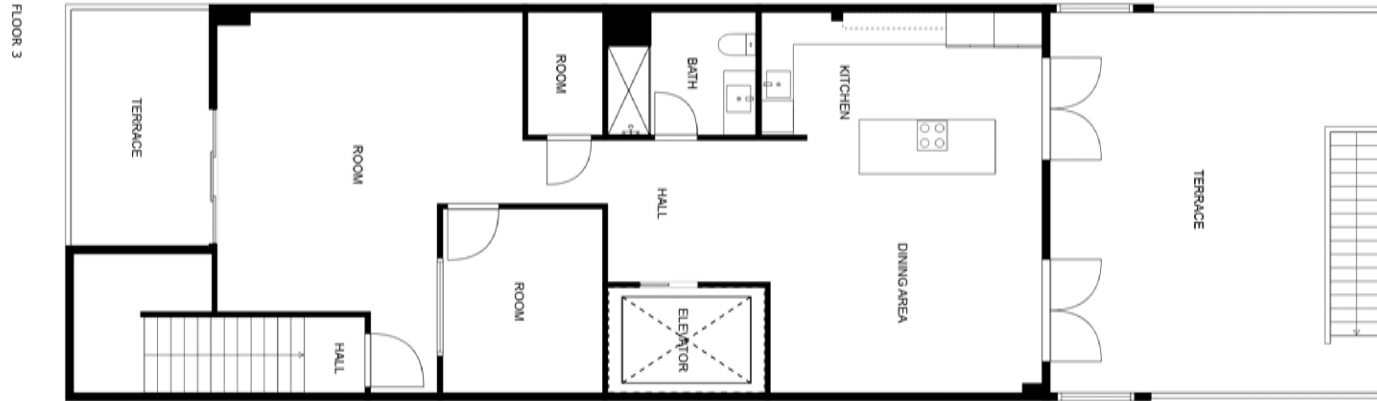


480 5TH STREET

Floor Plans

Third Floor

+/- 2,060 Square Feet

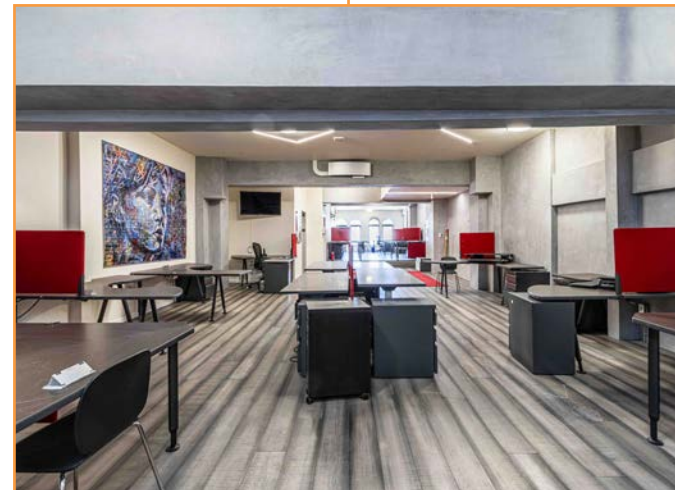
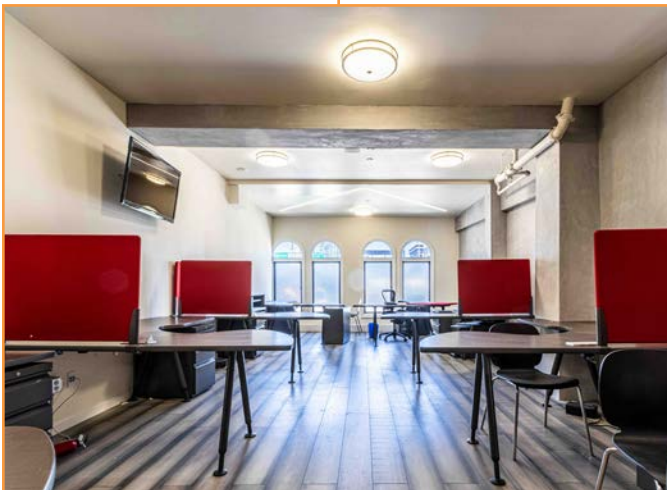
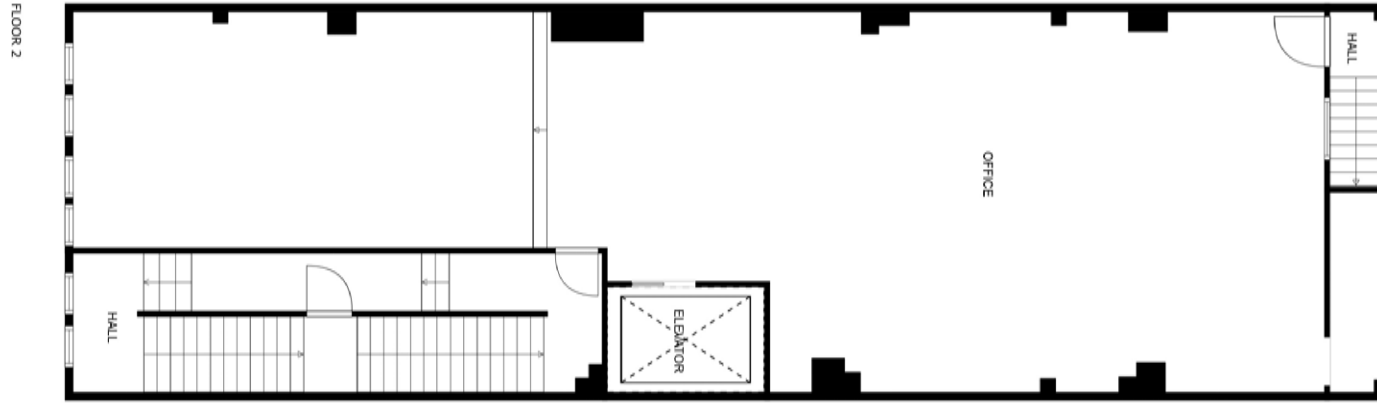


480 5TH STREET

Floor Plans

Second Floor

+/- 2,060 Square Feet

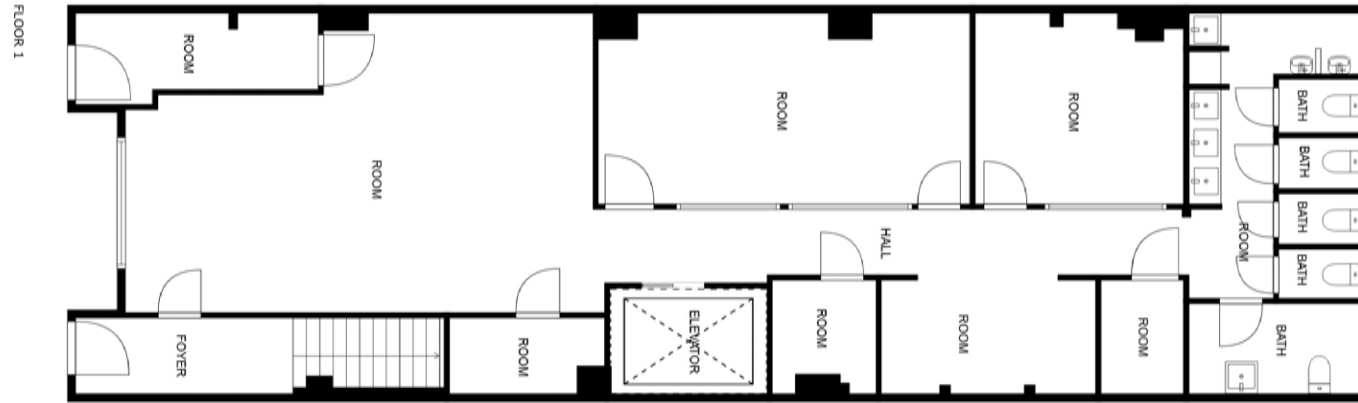


480 5TH STREET

Floor Plans

Ground Floor

+/- 2,060 Square Feet



480 5TH STREET

LOCATION OVERVIEW

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



01 MIN to Bryant St MUNI
11 MIN to 4th St. Caltrain
15 MIN to Powell St. BART



06 MIN to Union Square
07 MIN to Mission Bay
09 MIN to Financial District



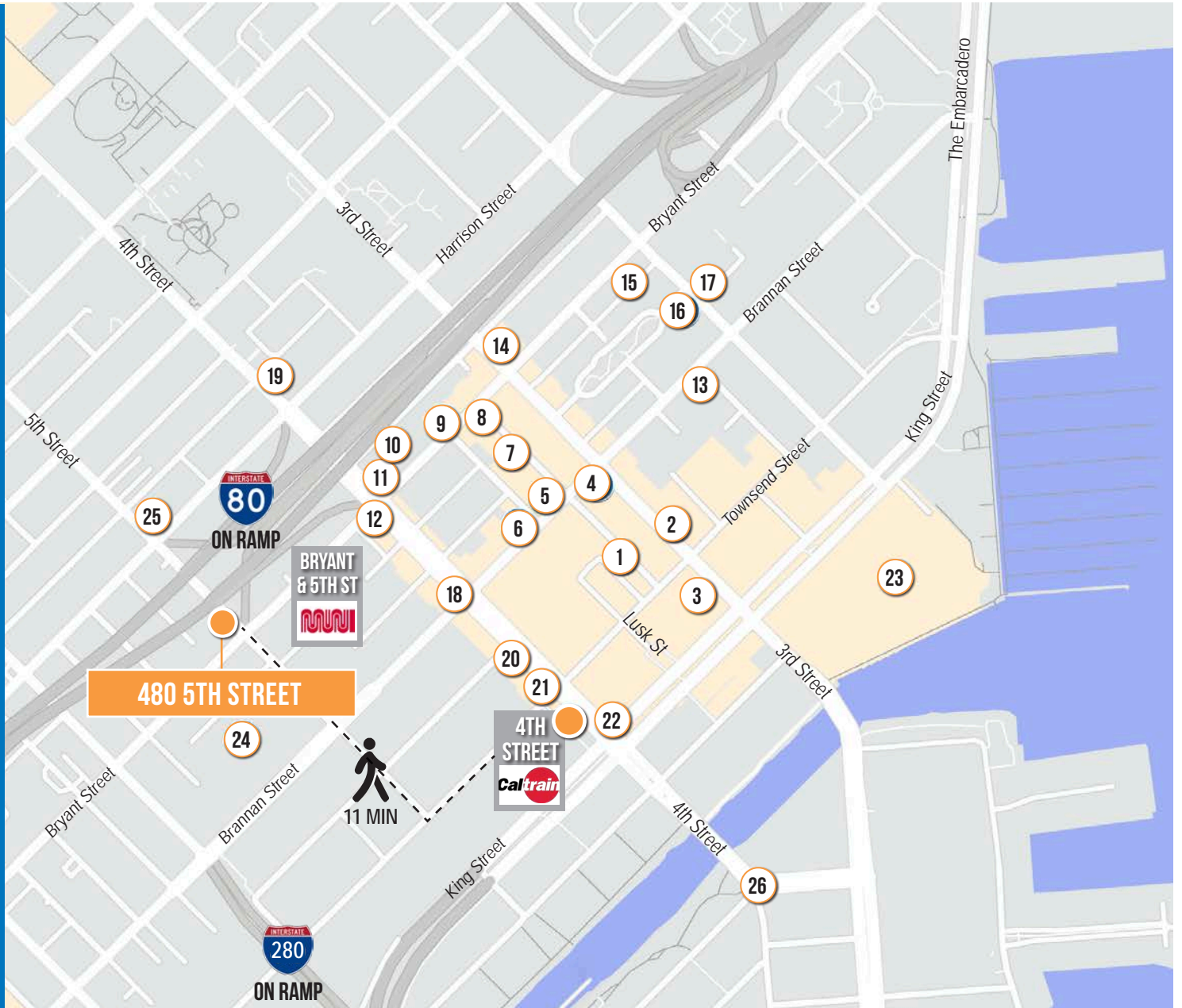
01 MIN to 80 On-Ramp
03 MIN to 280 On-Ramp
05 MIN to 101 On-Ramp



480 5TH STREET

NEARBY AMENITIES

- 1..... Little Skillet
- 2..... Alchemist Bar & Lounge
- 3..... Lucky Strike San Francisco
- 4..... Local Tap
- 5..... Brickhouse
- 6..... Alexander's Steakhouse
- 7..... Steep
- 8..... Lava Restaurant & Lounge
- 9..... Black Hammer Brewing
- 10..... Thriller Social Club
- 11..... Shell Gas Station
- 12..... The Hotel Utah Saloon
- 13..... ROOH SF
- 14..... Garaje
- 15..... Blue Bottle Coffee
- 16..... Movidia
- 17..... 21st Amendment
- 18..... Marlowe
- 19..... Whole Foods Market
- 20..... The UPS Store
- 21..... Walgreens
- 22..... Safeway
- 23..... Oracle Park
- 24..... San Francisco Flower Mart
- 25..... All Star Donuts
- 26..... Gus's Community Market



480 5TH STREET



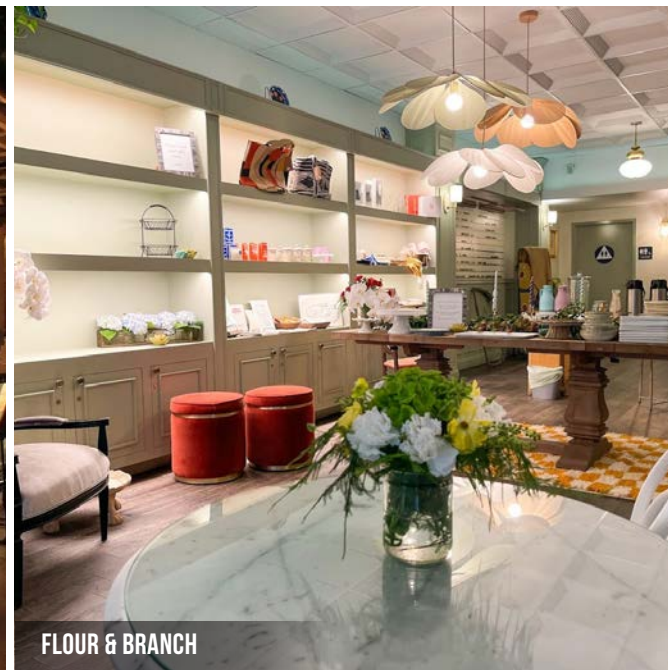
MARLOWE



ALEXANDER'S STEAKHOUSE



LITTLE SKILLET



FLOUR & BRANCH



ALCHEMIST BAR & LOUNGE

OFFERING SUMMARY // SALE

480 5th Street is being offered for sale for a negotiable asking price. 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

Negotiable

OFFERING SUMMARY // LEASE

480 5th 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

\$24.00 PSF, Industrial Gross

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 480 5th 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 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 Zach Hauptert at (415) 539-1121 or Michael Sanberg at (415) 539-1103.