

50-60 OTIS STREET

FOR SALE OR LEASE | TWO STORY CREATIVE OFFICE / WAREHOUSE / RETAIL BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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50-60 OTIS STREET

EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer the opportunity to purchase or lease, 50-60 Otis St, San Francisco, CA, centrally located just a block away from the bustling Market Street and Van Ness Avenue intersection and only a few blocks from the Highway 101 on-ramp.

The property has been family owned and managed for multiple generations. For the last 15+ years it was 100% leased to an award-winning architecture firm with a national presence. Prior to that, it was split into three separate commercial units, with a roll up door on Otis Street. The local area has been transformed the last 5 years with several multi-family developments completed nearby including Chorus, a 416-unit high-end apartment complex, located two doors away from the 50-60 Otis that houses a 227-seat performance art venue called Chorus Hall. Although the subject property is currently ready to occupy for new tenants or an owner-user business, the property zoning does make this a prime corner residential development site in the future.

PROPERTY SUMMARY

ADDRESS	50-60 Otis Street, San Francisco, CA 94103	
APN	3505/021	
BUILDING SIZE	2nd Floor:	+/- 4,626 SF
	Ground Floor, Unit A:	+/- 3,400 SF
	Ground Floor, Unit B:	+/- 1,226 SF
	TOTAL:	+/- 9,252 SF
PARCEL SIZE	+/- 4,626 Square Feet	
HEIGHT LIMIT	50-X	
ZONING	NCT-3	
SALE PRICE	\$3,400,000 \$367 PSF	
RENTAL RATE	\$29 / Square Foot / Year, Industrial Gross	



50-60 OTIS STREET

INVESTMENT HIGHLIGHTS



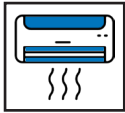
CENTRAL LOCATION

At the Intersection Between South of Market, Hayes Valley, Van Ness Corridor and the Mission District



FLEXIBLE USES

The Property Can Be Used By A Single User or As A Multiple Tenant Property



FULL HVAC

Full HVAC System Incorporated in the Whole Building



TRANSPORTATION OPTIONS

Walking Distance to Civic Center BART Station, Muni Light Rail and A Couple Blocks From Hwy 101 on-ramp



CORNER LOCATION

Large Windows On Two Sides Provide Ample Natural Light



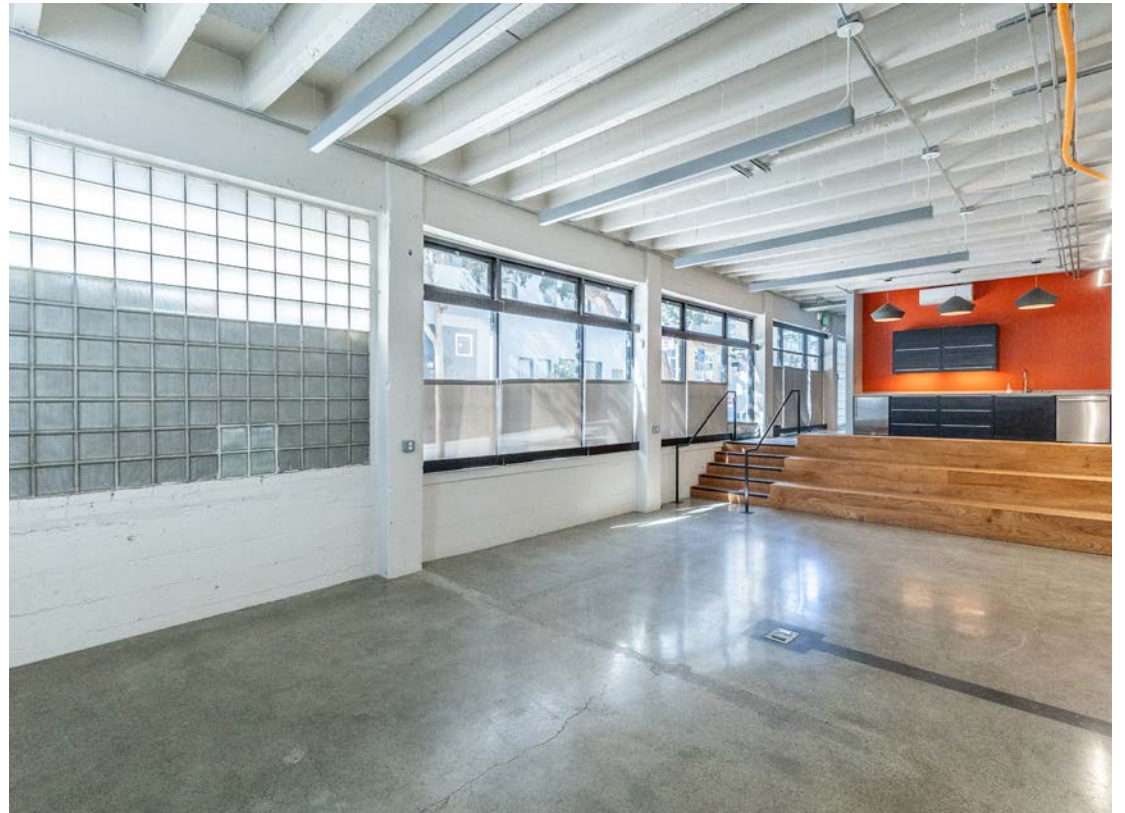
VALUE-ADD POTENTIAL

Long Term Potential For Multifamily Residential Development Akin To Neighboring Properties

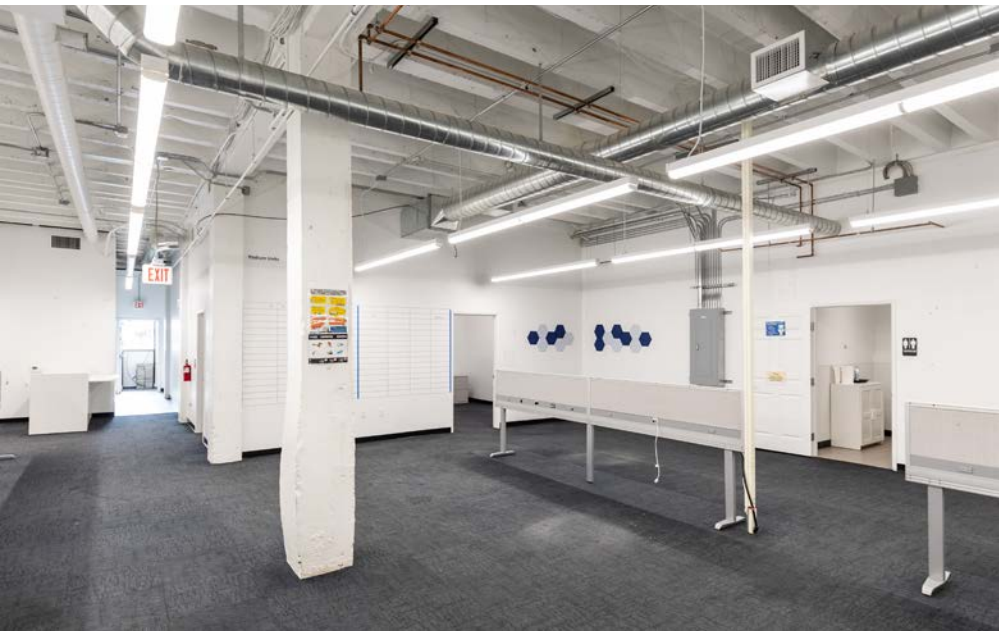


RENTAL UPSIDE

Acquiring The Asset At Historically Low Point In The Market Can Lead To Increased Rents Over Hold-Period



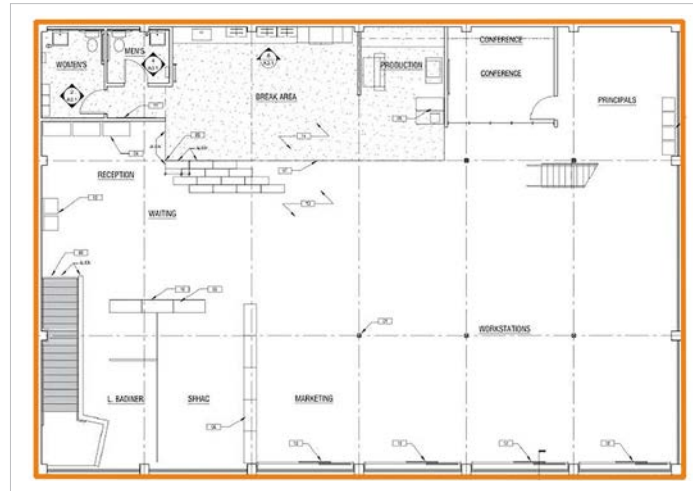
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FLOOR PLANS

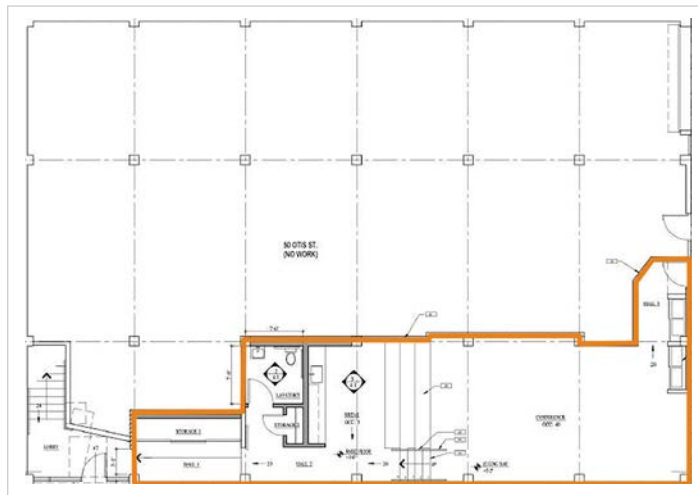
SECOND FLOOR | FLEX / DESIGN OFFICE | ± 4,626 SQ FT



BRADY ST

OTIS ST

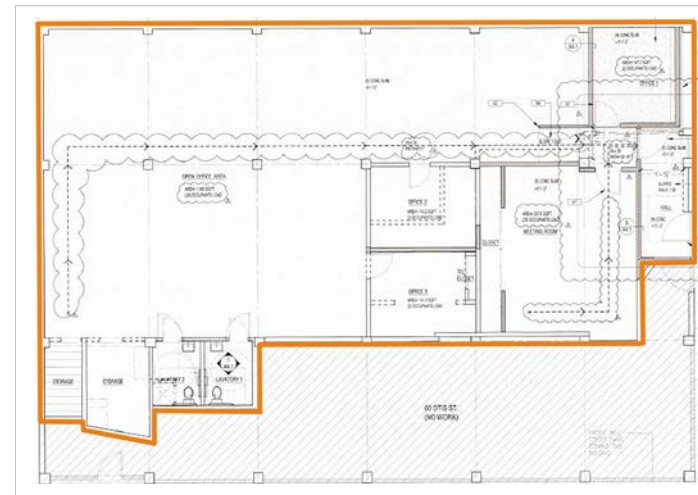
GROUND FLOOR, UNIT B | FLEX / WAREHOUSE / RETAIL | ± 1,226 SQ FT



BRADY ST

OTIS ST

GROUND FLOOR, UNIT A | FLEX / WAREHOUSE / RETAIL | ± 3,400 SQ FT



BRADY ST

OTIS ST



PATH OF PROGRESS

- 1 42 Otis – Residential Multi-Family Built 2021
- 2 30 Otis – 416 Unit Multi-Family Built 2021
- 3 1550 Mission Street – Built in 2020

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LOCATION OVERVIEW

Located in the South of Market neighborhood in San Francisco, the subject property is well located in a rapidly changing neighborhood.



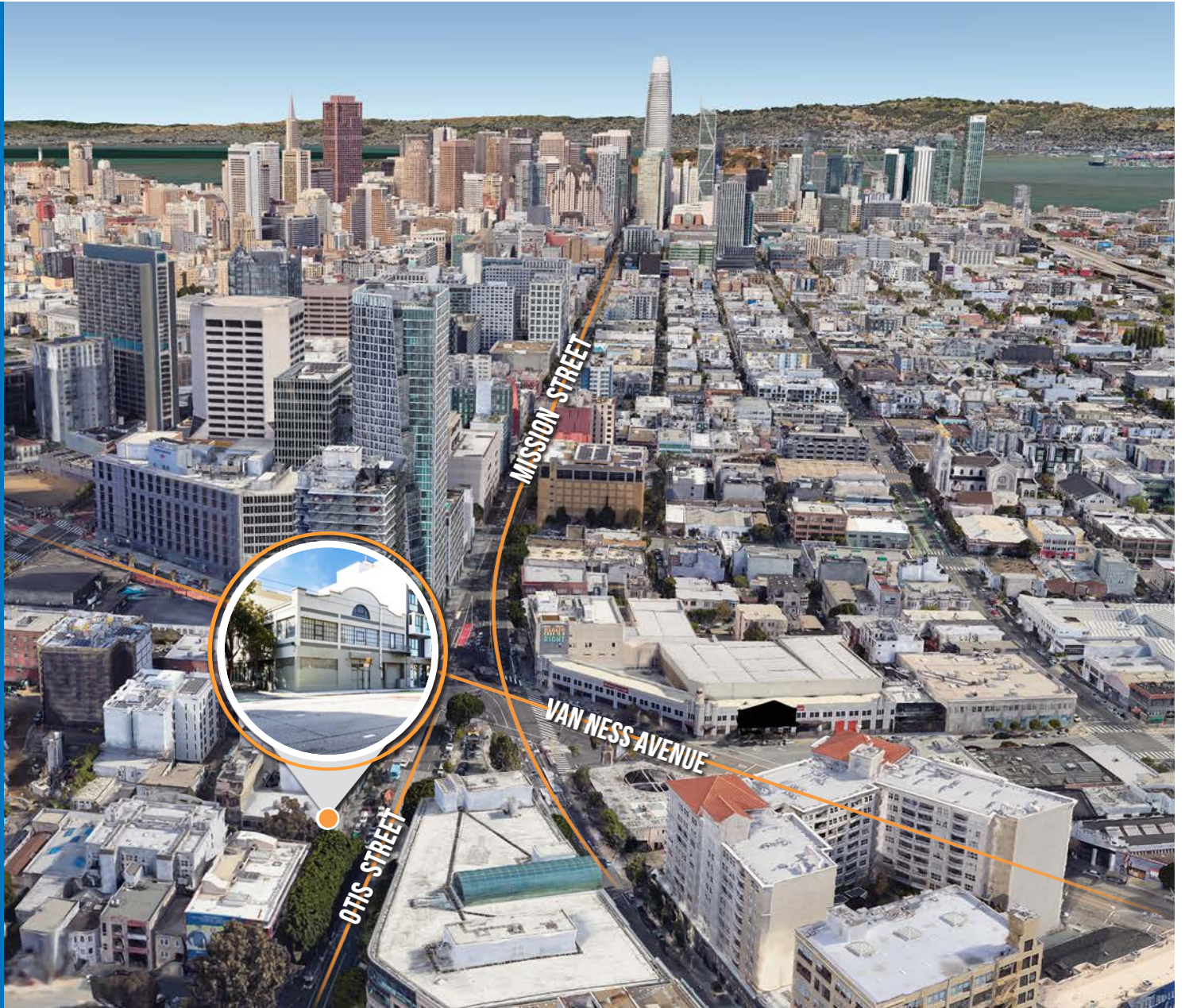
11 MIN to SF City Hall
12 MIN to Civic Center Bart
15 MIN to Metro Church Station



05 MIN to Mission District
09 MIN to Union Square
14 MIN to Financial District



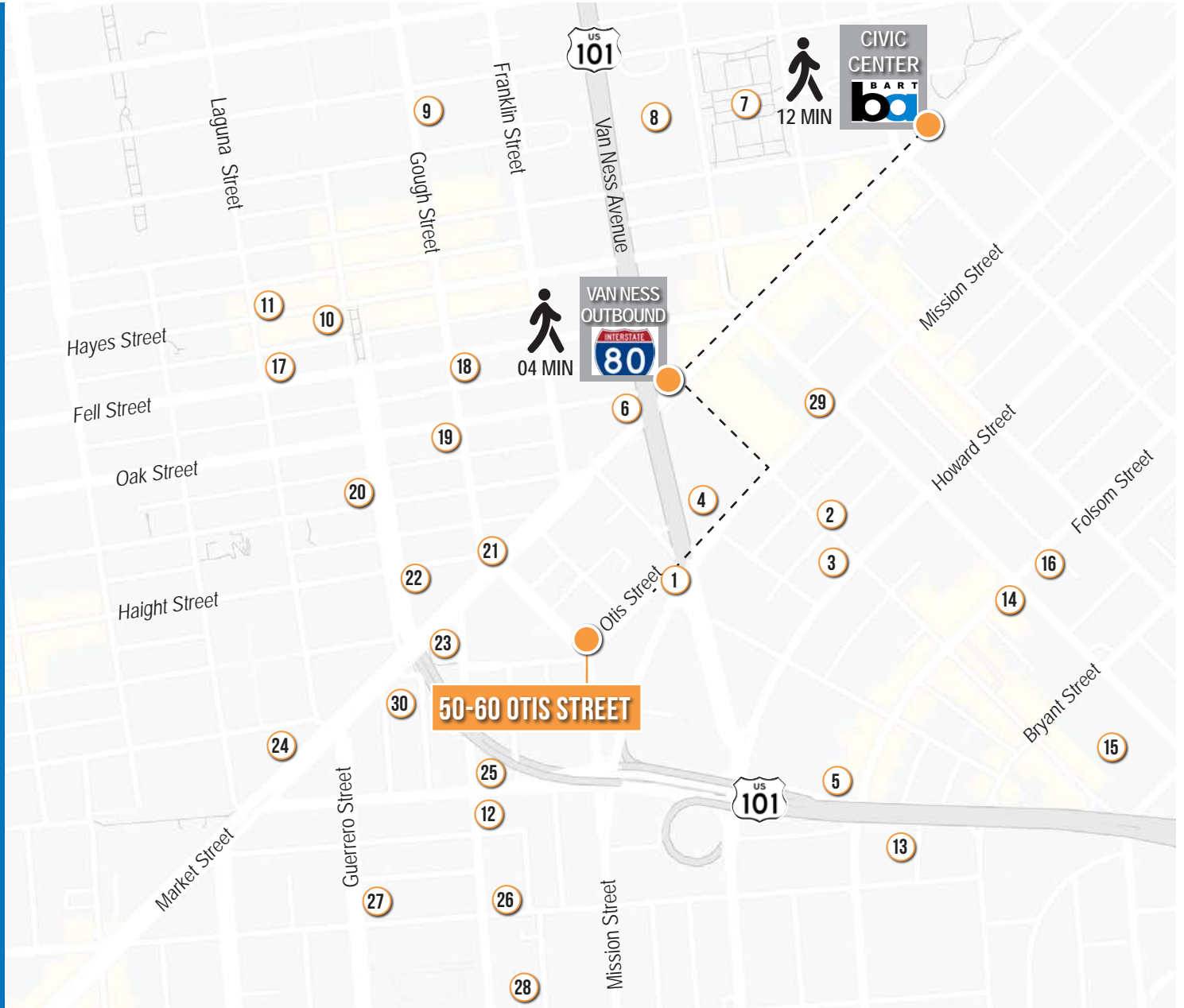
01 MIN to 101 On-Ramp
04 MIN to 80 On-Ramp
08 MIN to 280 On-Ramp



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NEARBY AMENITIES

- 1..... Taqueria Cazadores
- 2..... Bomb Fried Rice
- 3..... Ted's Market
- 4..... Blue Bottle Coffee
- 5..... Target
- 6..... All Star Cafe
- 7..... Civic Center Plaza
- 8..... San Francisco City Hall
- 9..... Smuggler's Cove
- 10..... Souvla
- 11..... Salt & Straw
- 12..... Burma Love
- 13..... Rainbow Grocery
- 14..... Sextant Coffee Roasters
- 15..... Costco Wholesale
- 16..... Powerhouse
- 17..... Urban Ritual Cafe
- 18..... Dumpling Home
- 19..... Rich Table
- 20..... Mercury Cafe
- 21..... Espetus Churrascaria
- 22..... Boba Guys
- 23..... Martuni's
- 24..... Kantine
- 25..... Zeitgeist
- 26..... Shizen
- 27..... Bar Part Time
- 28..... Four Barrel Coffee
- 29..... Peet's Coffee
- 30..... Sushi Zone



50-60 OTIS STREET



SAN FRANCISCO CITY HALL



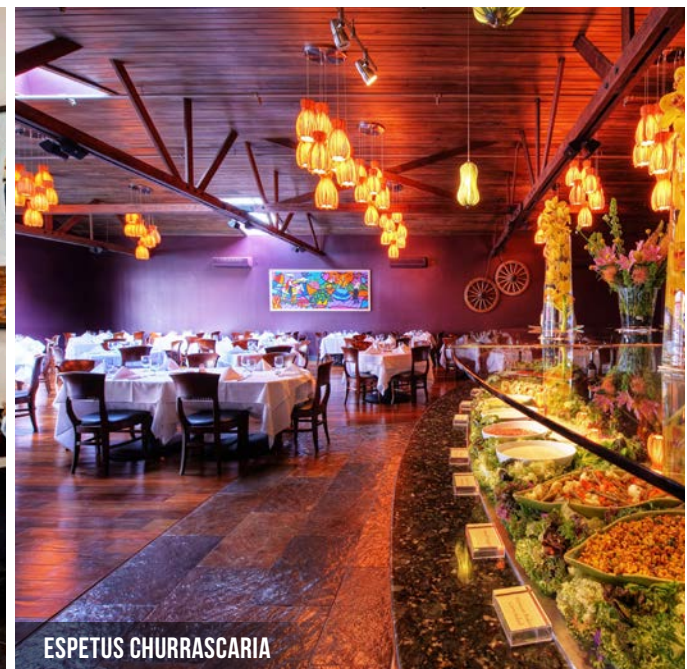
DUMPLING HOME



SALT & STRAW



FOUR BARREL COFFEE



ESPETUS CHURRASCARIA

50-60 OTIS STREET



OFFERING TERMS

50-60 Otis Street, San Francisco, CA 94103 is being offered For Sale or Lease. 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.

ASKING PRICE

\$3,400,000 | \$367 PSF

ASKING RATE

\$29 / Square Foot / Year, 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 50-60 Otis 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 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, Michael Sanberg (415) 539-1103, or John-Clay Morris at (415) 539-1112.