



652 KEARNY STREET

OFFERING MEMORANDUM | SAN FRANCISCO



COLUMBUS AVENUE

KEARNY STREET

CLAY STREET

FOR SALE: Highly Visible Corner Building
Mixed-Use Retail/Office Opportunity
In Close Proximity to Financial District, Jackson Square, and Chinatown

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EXCLUSIVELY LISTED BY

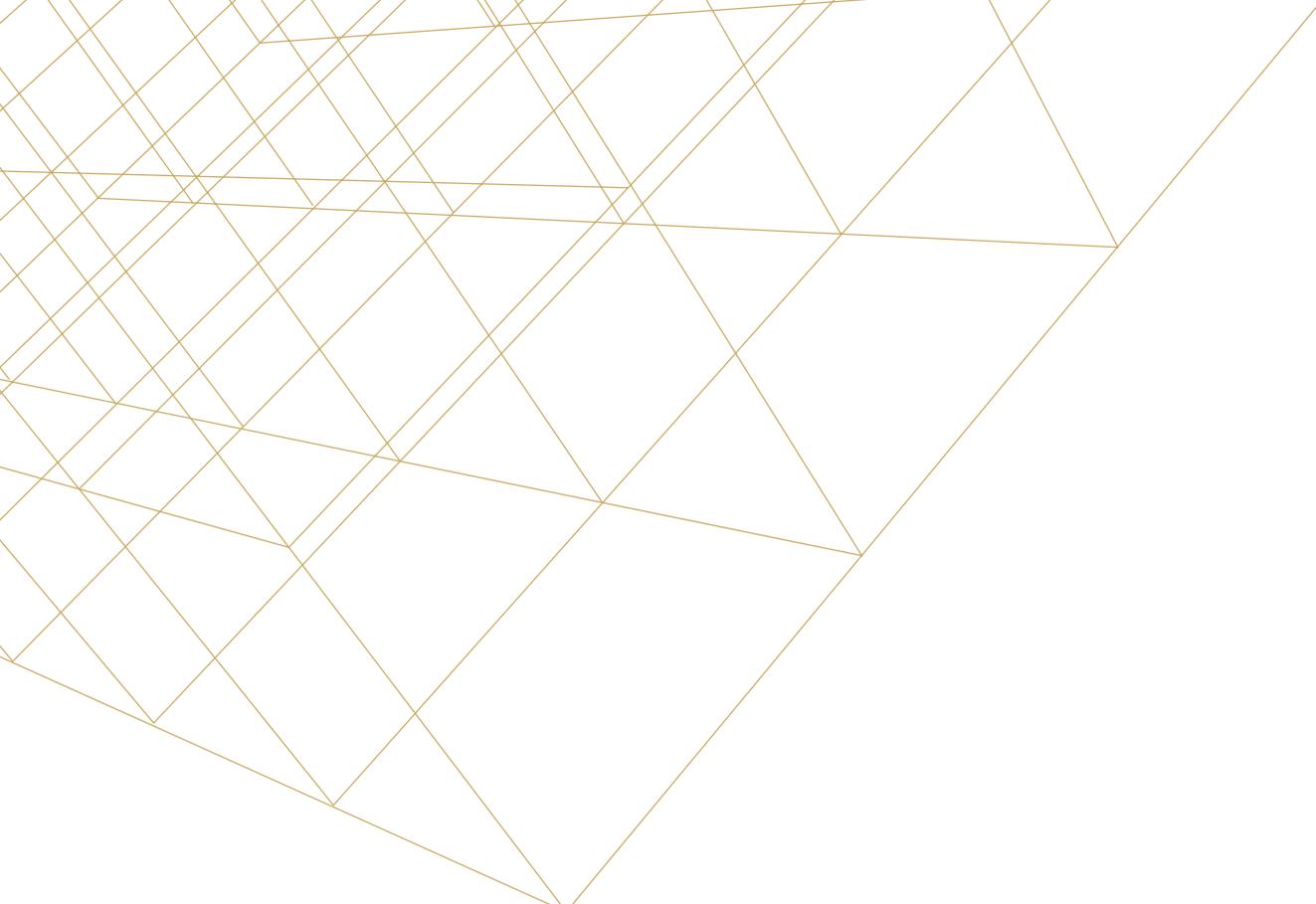
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01

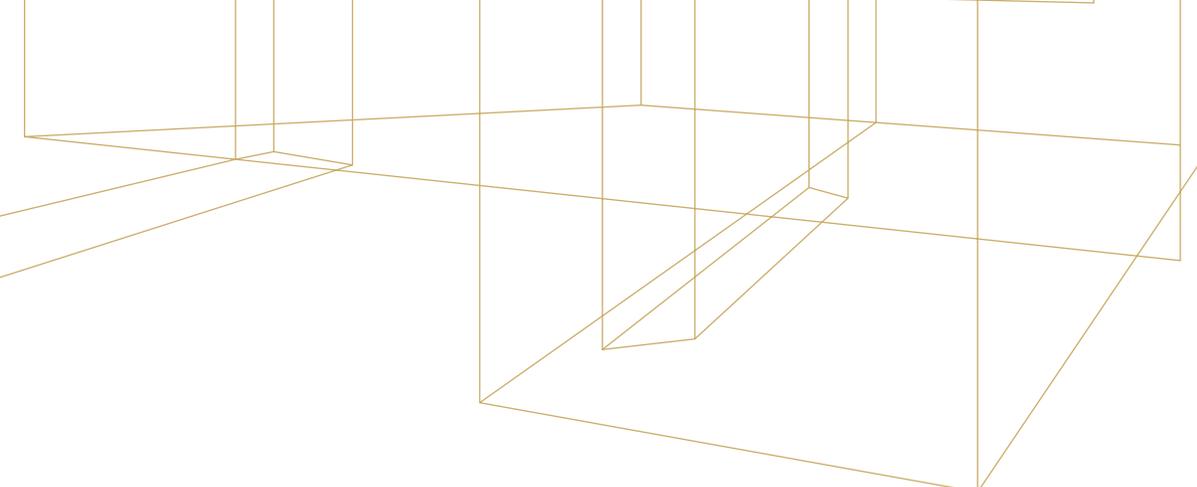
THE OPPORTUNITY

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

PROPERTY OVERVIEW

FLOOR PLANS & RENDERINGS



THE OPPORTUNITY

ABC Commercial Realty, as exclusive advisor, is pleased to present an extraordinary opportunity to acquire a 100% fee simple interest in 652-660 Kearny Street, San Francisco (the "Property"). 652 Kearny Street is a ±4,364 square foot mixed-use boutique office/retail building located in the heart of San Francisco's Chinatown and only one block from the Financial District.

EXECUTIVE SUMMARY

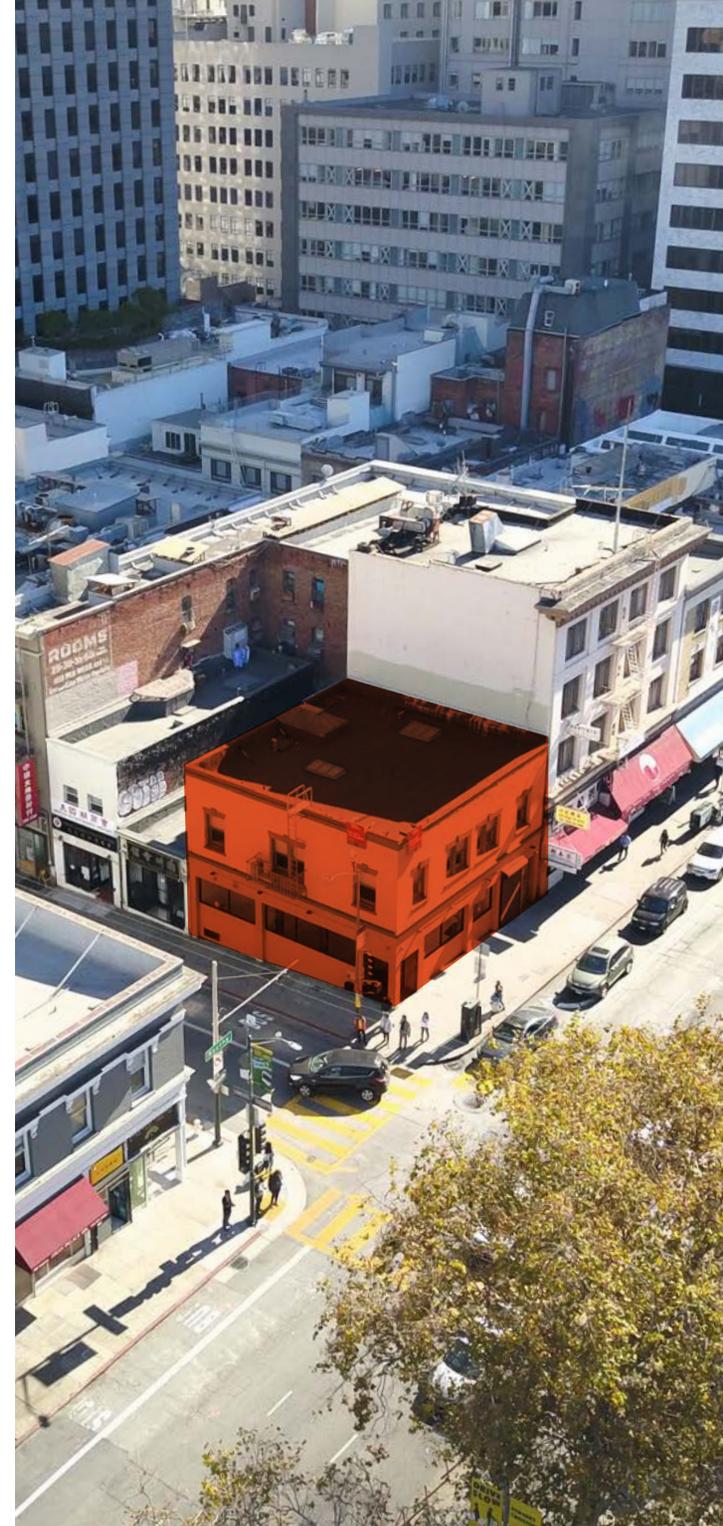
652 Kearny Street offers a rare and unique opportunity to acquire a mixed-use office/retail building in a highly desired location in San Francisco. Situated in the nexus of San Francisco's Chinatown and

Financial District, 652 Kearny is strategically located on the hard corner of Kearny Street & Clay Street across from the Portsmouth Square Plaza Parking Garage with over 500 parking spaces.

This two-story building, plus a full lower level, boasts high ceilings, strong visibility with large window-lines along both Kearny Street and

Clay Street, offering abundant natural light. 652 Kearny Street offers an unsurpassed location with unparalleled foot traffic, strong surrounding demographics, and direct access to all forms of public transportation.

652 Kearny Street is a prime opportunity for both Owner-Users & Investors. The Property will be delivered fully vacant, providing a full-building opportunity for Owner-Users or an investment play for Investors with strong value-add and upside potential.



INVESTMENT SUMMARY

652 Kearny is a highly valuable commercial asset presenting investors and owner-users with a strong opportunity to control a strategically located stand-alone building in a highly desirable area of San Francisco.

Rarely available Chinatown building located only one block from the heart of the Financial District, including the Transamerica Pyramid and Bank of America Tower, as well as surrounded by a mix of restaurants, cafes and one of the strongest office markets in the Country.

Highly visible ground floor retail space combined with a full lower level gives great flexibility to Investors & Owner Users to activate a two-level retail concept. With extremely high pedestrian and vehicular traffic, 652 Kearny has tremendous signage and branding potential, with outdoor café seating potential as well.

The 2nd floor, with its own private entrance, was recently remodeled and finished with a mix of traditional offices, conference room, and restroom, offering buyers a plug and play office floor ready for immediate occupancy.

652 Kearny represents a rare opportunity to acquire a "jewel box" commercial building that possesses creative aesthetics including concrete columns, high exposed ceilings, skylights and expansive window-lines providing great natural light.

Strong future upside potential makes the Property an ideal 1031 Exchange opportunity for buyers looking to own in San Francisco.

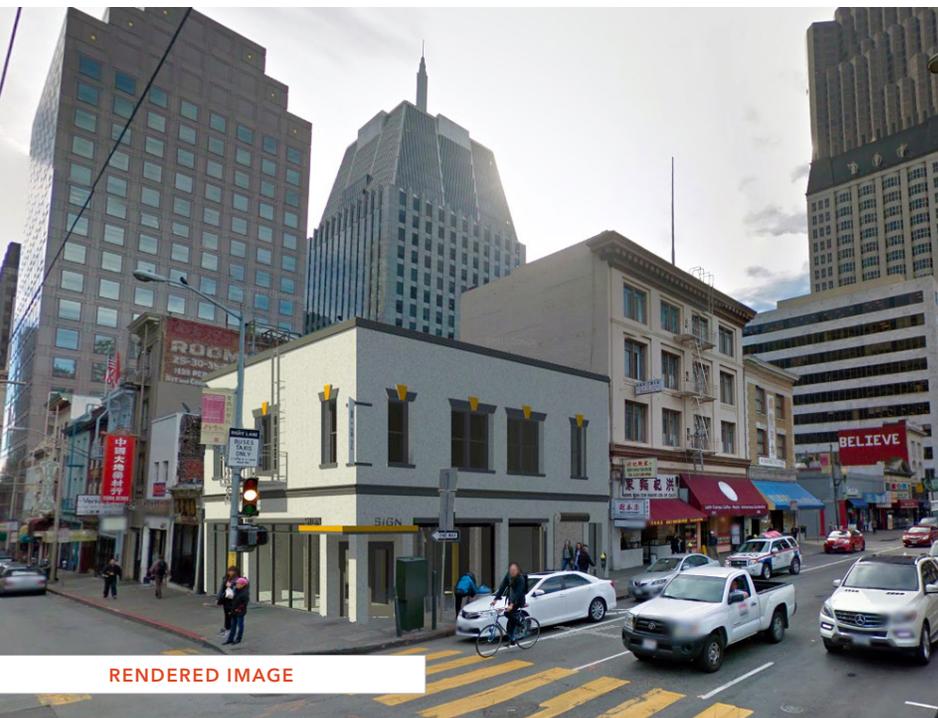
Ideal for both investors & owner-users; the Property will be delivered fully vacant and has recently underwent minor upgrades and interior improvements.



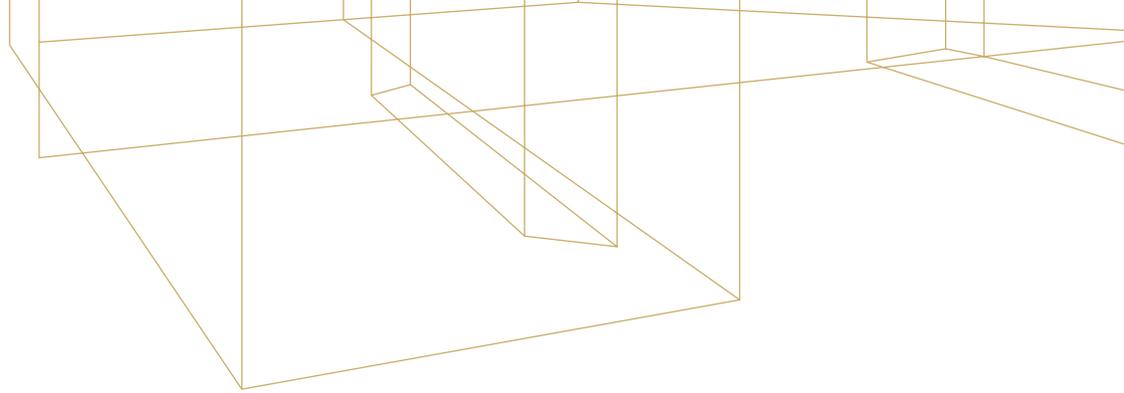
PROPERTY OVERVIEW

SQUARE FOOTAGE

Level	SF
Ground	±1,570
Lower	±1,517
Second	±1,277
Total	±4,364



RENDERED IMAGE



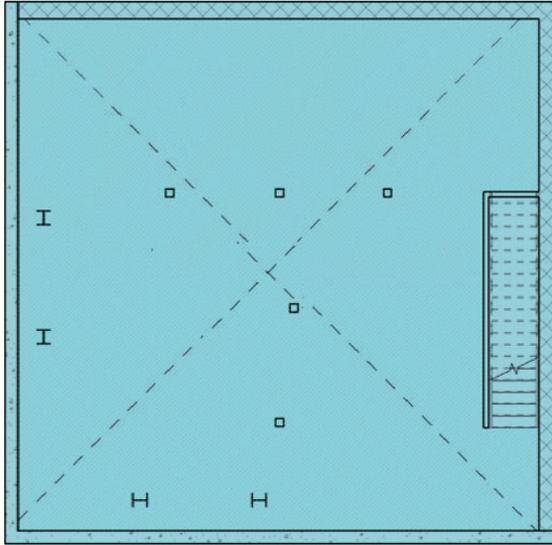
BUILDING SUMMARY

Address	652-660 Kearny Street, San Francisco CA 94108
APN	0227-036
Parcel Area	1,834 SF
Rentable Square Feet	± 4,364 RSF
Number of Stories	Three (3) Stories including full Lower Level
Year Built	1906
Year Renovated	2002 & 2015
Zoning	CCB (Chinatown Community Business)
Construction Type	Concrete building with steel framing. Various structural upgrades completed over the years
Exterior Facade	Stucco covered concrete
Exterior Doors	Metal gate, glass doors, hollow metal doors, one roll-up door
Windows	Aluminum framed storefronts that were replaced in 2015
Ground Floor & Lower Level	Minor upgrades recently completed but still in cold shell condition that requires full build-out
Second Floor	Fully built-out, plug and play office space with private entrance, four (4) private offices, conference room, restroom, skylights and windows throughout

FLOOR PLANS

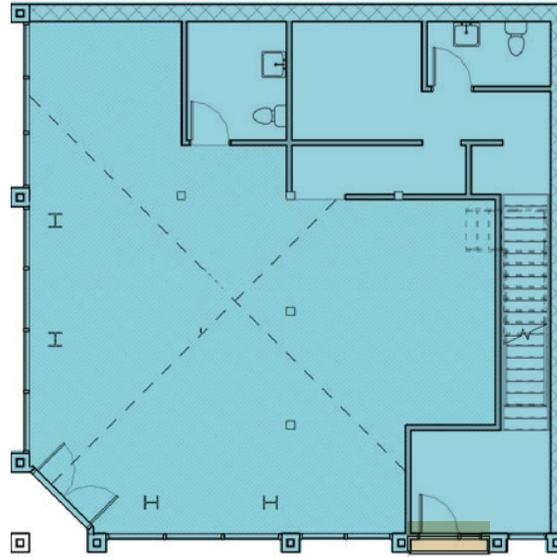
LOWER LEVEL

±1,517 Rentable SF



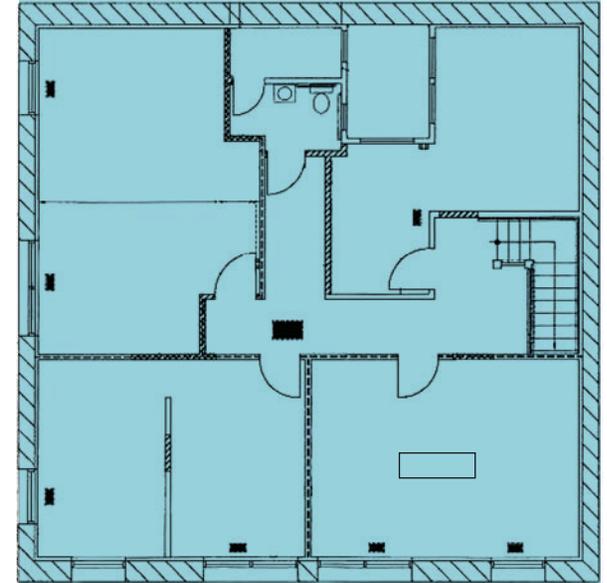
GROUND LEVEL

±1,570 Rentable SF



SECOND LEVEL

±1,277 Rentable SF



HYPOTHETICAL RENDERINGS

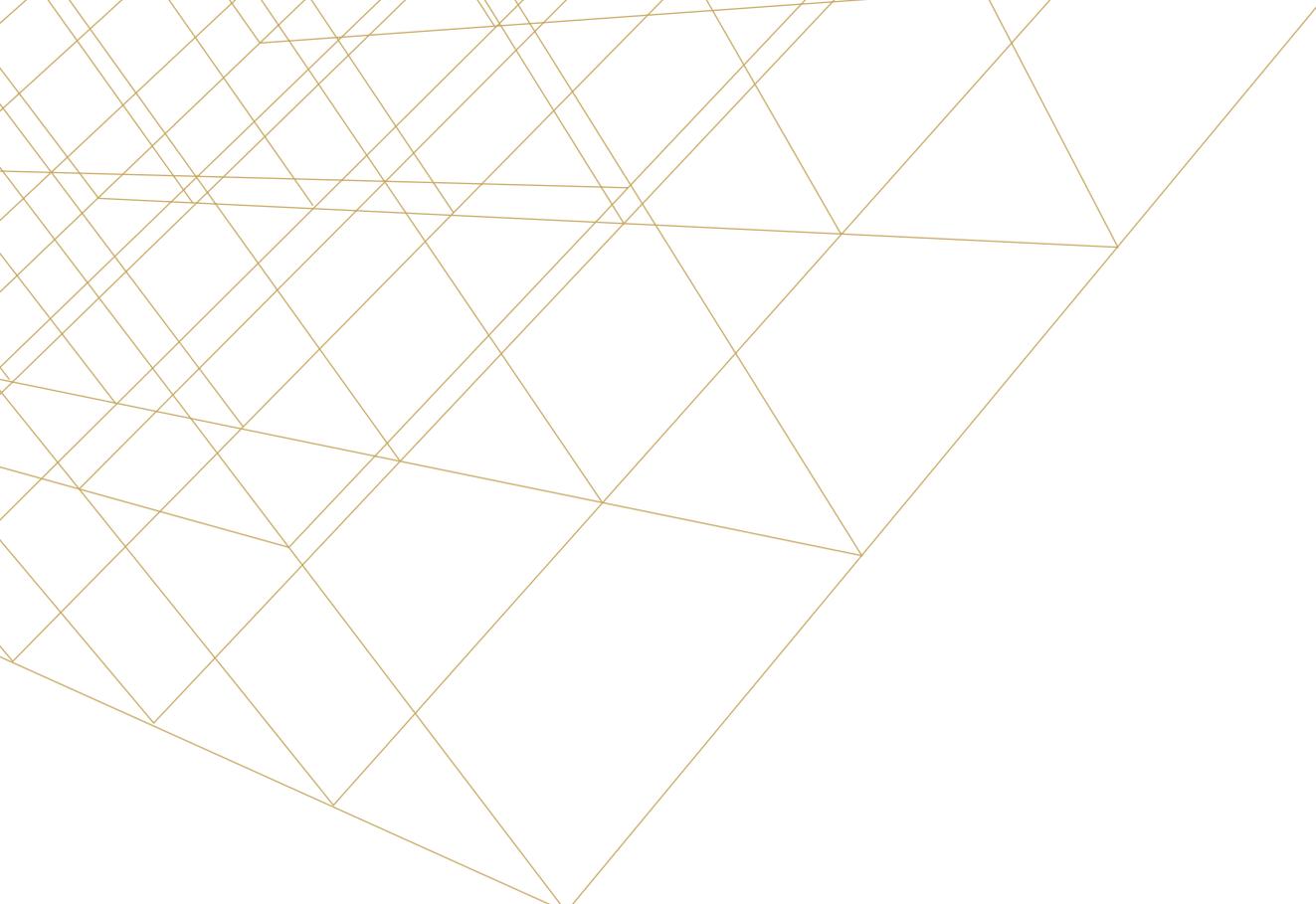


SECOND LEVEL

GROUND LEVEL

LOWER LEVEL
NOT SHOWN IN
RENDERINGS





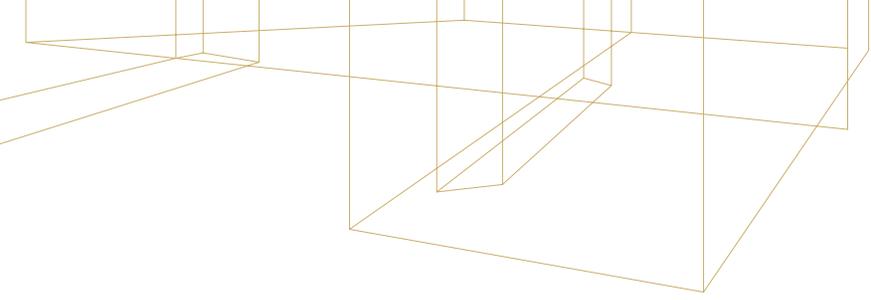
02

LOCATION OVERVIEW

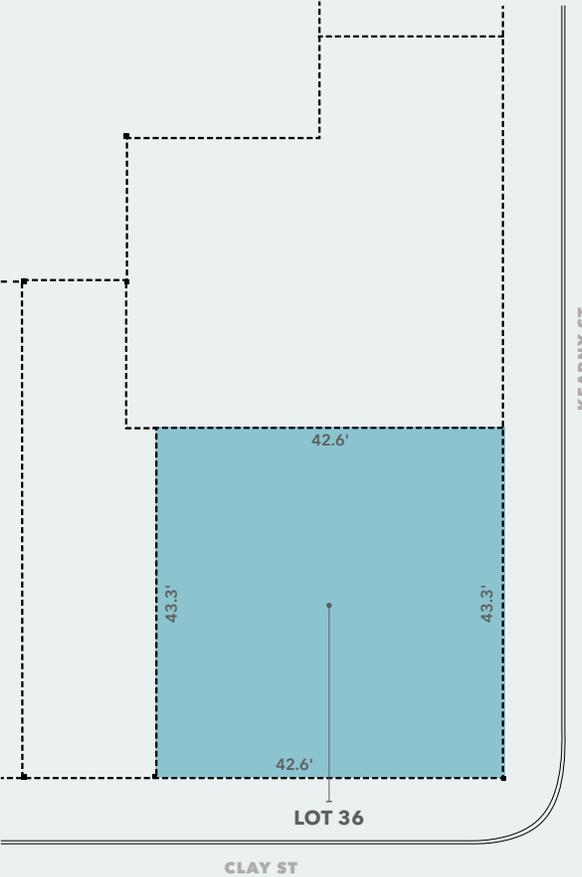
PLAT MAP/AERIAL MAP

AMENITIES MAP

DEMOGRAPHICS

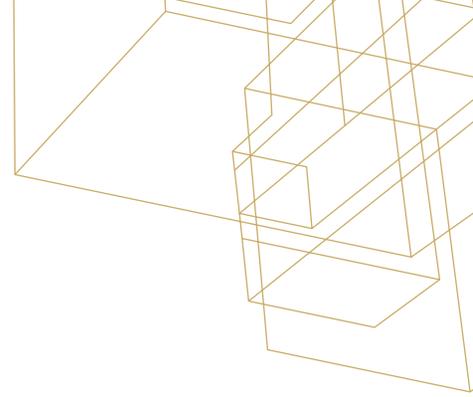


PLAT MAP





AMENITIES



RESTAURANTS

- 1 The Battery

- 2 Wingtip

- 3 R&G Lounge

- 4 Wayfare Tavern

- 5 Bix

- 6 Aventine

- 7 Nico

- 8 Barbarosa

- 9 Villa Taverna

- 10 Roka Akor

- 11 Alfred's

- 12 Quince

- 13 Cotogna

- 14 Kokkari Estiatorio

- 15 Tomassos

- 16 Coi

- 17 La Mar

- 18 Slanted Door

- 19 Ferry Building

- 20 Nico

- 21 Perbacco

- 22 Pabu

- 23 City View Dim Sim

- 24 Tadich Grill

- 25 Sam's Grill

- 26 Schroeders

- 27 House of Nanking

FITNESS

- 1 Planet Fitness

- 2 Bay Club

- 3 Equinox - Pine Street

- 4 Fitness SF

COFFEE + TEA

- 1 Blue Bottle Coffee

- 2 Philz Coffee

- 3 Reveille Coffee Co.

- 4 Starbucks

- 5 Peet's

- 6 The Station

DEMOGRAPHICS

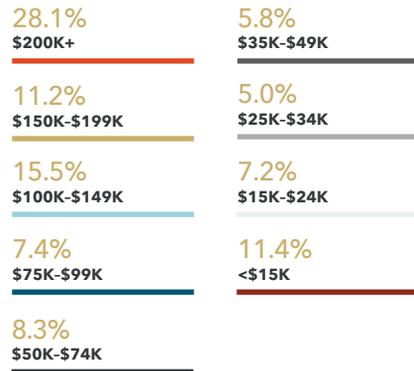
DEMOGRAPHICS & INCOME COMPENSATION PROFILE

2019 SUMMARY

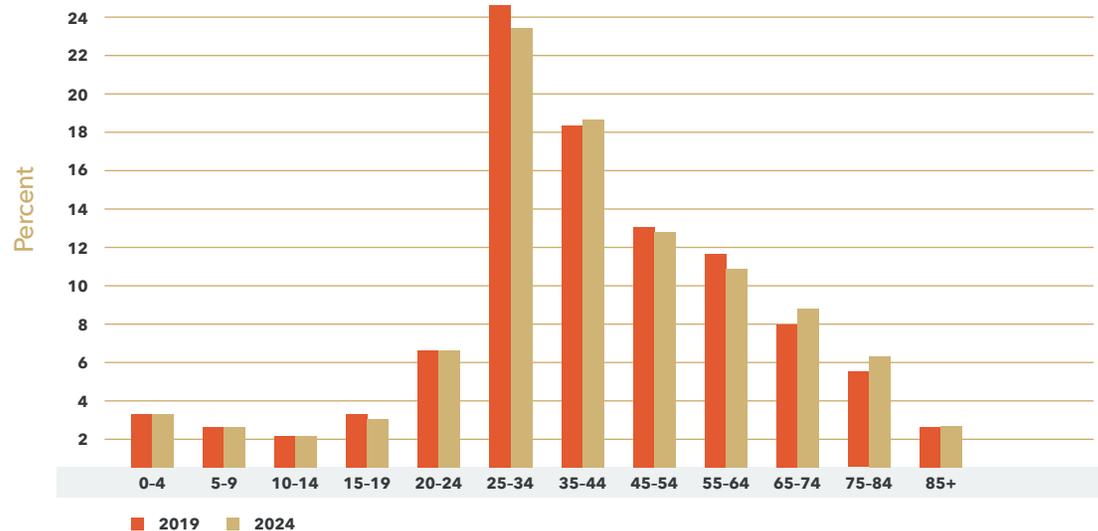
	1 Mile	3 Miles	5 Miles
Population	121,524	395,257	659,683
Households	67,247	203,373	307,314
Families	19,898	61,859	116,853
Average Household Size	1.73	1.86	2.08
Owner Occupied Housing Units	11,182	45,993	94,374
Renter Occupied Housing Unites	56,065	157,380	212,939
Median Age	42.2	38.8	39.4
Median Household Income	\$76,261	\$111,948	\$116,217
Average Household Income	\$133,091	\$164,754	\$167,927
Per Capita Income	\$73,646	\$85,196	\$78,569

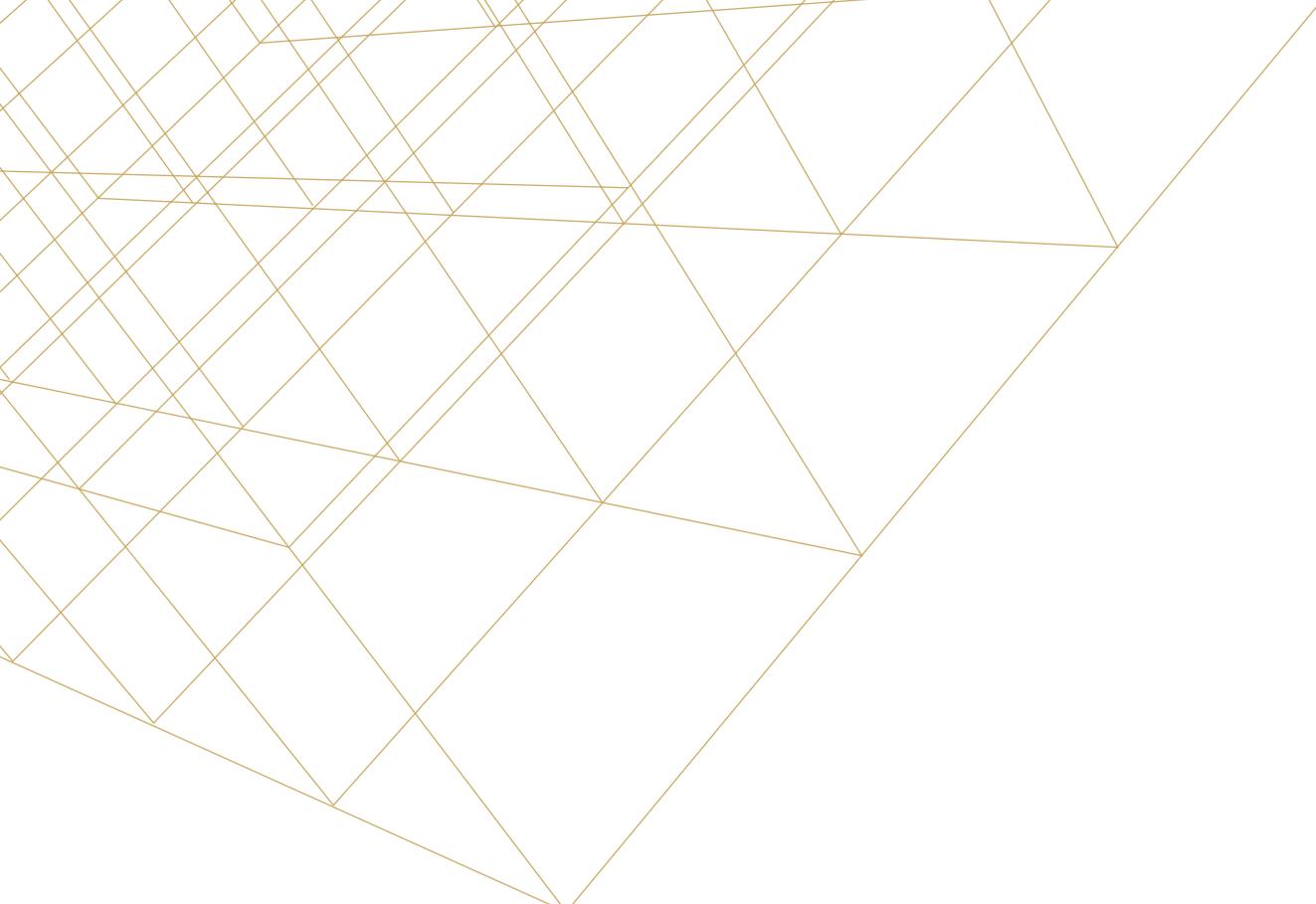
2019 HOUSEHOLDS BY INCOME

	Number	Percent	Number	Percent	Number	Percent
\$100,000 - \$149,999	8,880	13.2%	31,514	15.5%	50,462	16.4%
\$150,000 - \$199,999	5,676	8.4%	22,789	11.2%	35,542	11.6%
\$200,000+	14,512	21.6%	57,230	28.1%	88,393	28.8%



POPULATION BY AGE





03

COMPARABLES

SALE COMPARABLES

SALE COMPARABLES

01



559-561 CLAY ST

San Francisco, CA 94111

Building Type	Class B Office Loft/Creative Space
Sale Date	03/27/2018
Sale Price	\$9,950,000
Price/SF	\$567.92
RBA	17,520 SF
Land Area	0.08 AC (3,485 SF)
Year Built	1907

02



YEON BUILDING

432-436 Jackson St, San Francisco, CA 94111

Building Type	Class B Office Loft/Creative Space
Sale Date	01/04/2019
Sale Price	\$8,102,000
Price/SF	\$1,112.76
RBA	7,281 SF
Land Area	0.06 AC (2,614 SF)
Year Built	1855

03



353-359 KEARNY ST

San Francisco, CA 94108

Building Type	Class B Office
Sale Date	02/28/2018
Sale Price	\$6,800,000
Price/SF	\$698.94
RBA	9,729 SF
Land Area	0.05 AC (2,178 SF)
Year Built	1907

04



COLE HARDWARE

627 Vallejo St, San Francisco, CA 94133

Building Type	Retail Freestanding
Sale Date	09/25/2018
Sale Price	\$6,100,000
Price/SF	\$1,016.67
GLA	6,000 SF
Land Area	0.15 AC (6,534 SF)
Year Built	1932

SALE COMPARABLES

05



124-140 COLUMBUS AVE

San Francisco, CA 94133

Building Type	Retail/Restaurant
Sale Date	04/19/2018
Sale Price	\$5,250,000
Price/SF	\$1,037.55
GLA	5,060 SF
Land Area	0.03 AC (1,307 SF)
Year Built	1911

06



650-654 SACRAMENTO ST

San Francisco, CA 94111

Building Type	Class C Office
Sale Date	02/09/2017
Sale Price	\$5,150,000
Price/SF	\$520.20
RBA	9,900 SF
Land Area	0.06 AC (2,614 SF)
Year Built	1908

07



526 COLUMBUS ST

San Francisco, CA 94133

Building Type	Retail Storefront/Office
Sale Date	11/05/2018
Sale Price	\$2,881,000
Price/SF	\$556.07
GLA	5,181 SF
Land Area	0.04 AC (1,742 SF)
Year Built	1907

08



434-438 GRANT AVE

San Francisco, CA 94108

Building Type	Retail
Sale Date	10/31/2017
Sale Price	\$2,800,000
Price/SF	\$613.36/SF
RBA	4,565 SF
Land Area	0.06 AC (2,614 SF)
Year Built	1920

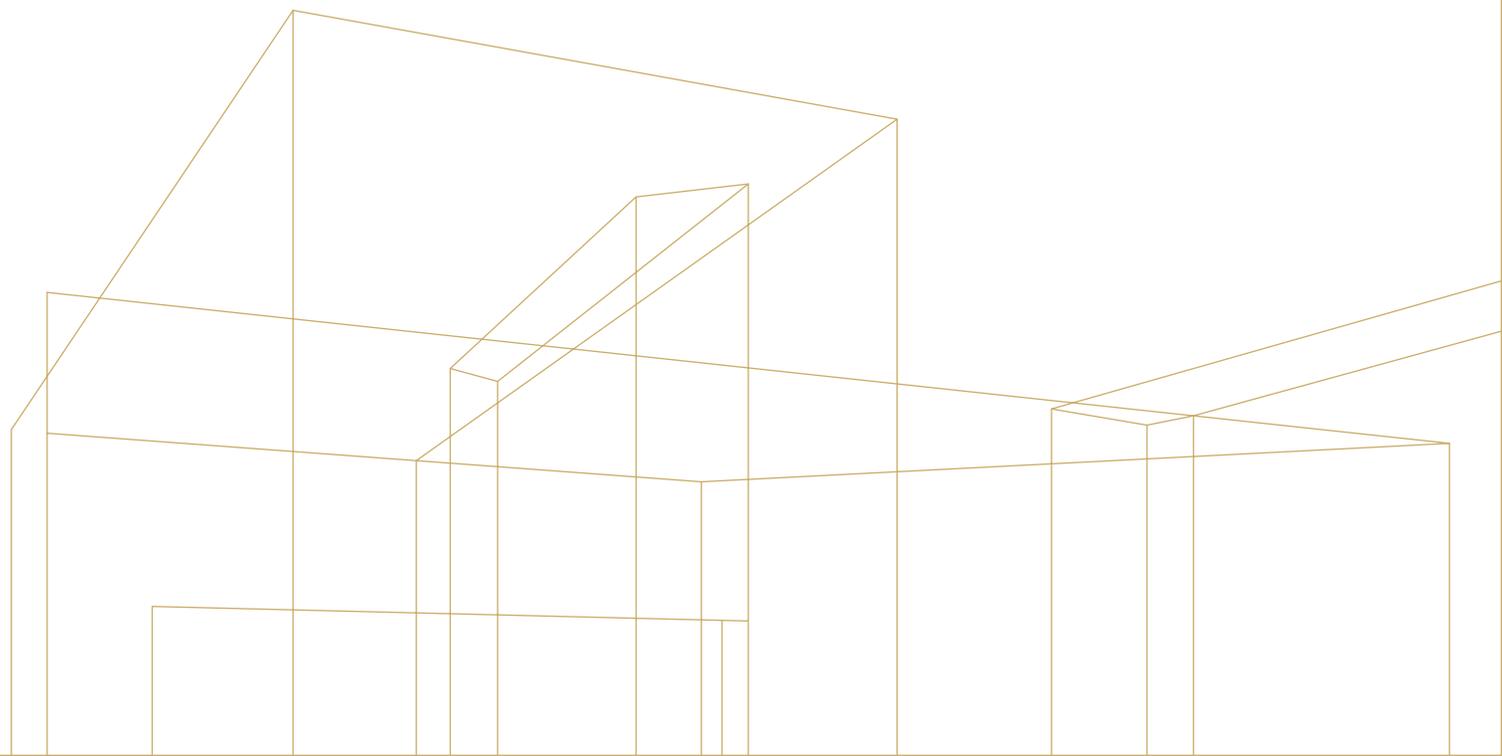
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