

1865 POST STREET

FOR SALE | RESTAURANT / BAR AND ENTERTAINMENT PROPERTY

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



CAMERON TU

510.919.8193 | cameron@tcpre.com

JARON ELIOPOULOS

415.608.6336 | jaron@tcpre.com

WWW.TCPRE.COM

EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer owner-users and investors the opportunity to purchase the fee simple interest in 1865 Post Street, San Francisco, CA 94115. This rare sale opportunity consists of a single-user, fully built-out restaurant/bar space located beneath the iconic Kabuki Theater building in the heart of San Francisco's vibrant Japantown district.

Positioned at the epicenter of Japantown, the property benefits from exceptional pedestrian traffic driven by the Japantown Peace Plaza, the Japan Center Malls, Hotel Kabuki, Sundance Kabuki Cinema, and a dense concentration of destination retail and dining. The immediate area serves as a cultural and commercial hub, attracting consistent local neighborhood traffic as well as regional visitors and tourists year-round.

1865 Post Street offers strong visibility along Post Street, one of the primary commercial corridors through Japantown, with immediate proximity to Geary Boulevard and Fillmore Street.

This offering presents a rare opportunity to acquire a restaurant asset in one of San Francisco's most culturally significant and pedestrian-oriented districts.

PROPERTY SUMMARY

| | |
|---------------|--|
| ADDRESS | 1865 Post Street, San Francisco, CA 94115 |
| APN | 0701/003 |
| BUILDING SIZE | +/- 8,000 Square Feet |
| PARCEL SIZE | +/- 8,062 Square Feet |
| ZONING | NCD - Japantown Neighborhood Commercial District |



OFFERING SUMMARY

| | |
|----------------|--------------|
| PRICE | \$ 2,750,000 |
| PRICE PER FOOT | \$ 344 |

INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

To Purchase a Fully Built Out Restaurant Property in Prime Japan Town



EXISTING BAR AND RESTAURANT INFRASTRUCTURE

In-Place Bar and Restaurant Infrastructure. Well Configured For Entertainment



CURRENT OCCUPANCY

269 With Potential To Increase To 300



HEAVILY SOUNDPROOFED

100-120 decibels



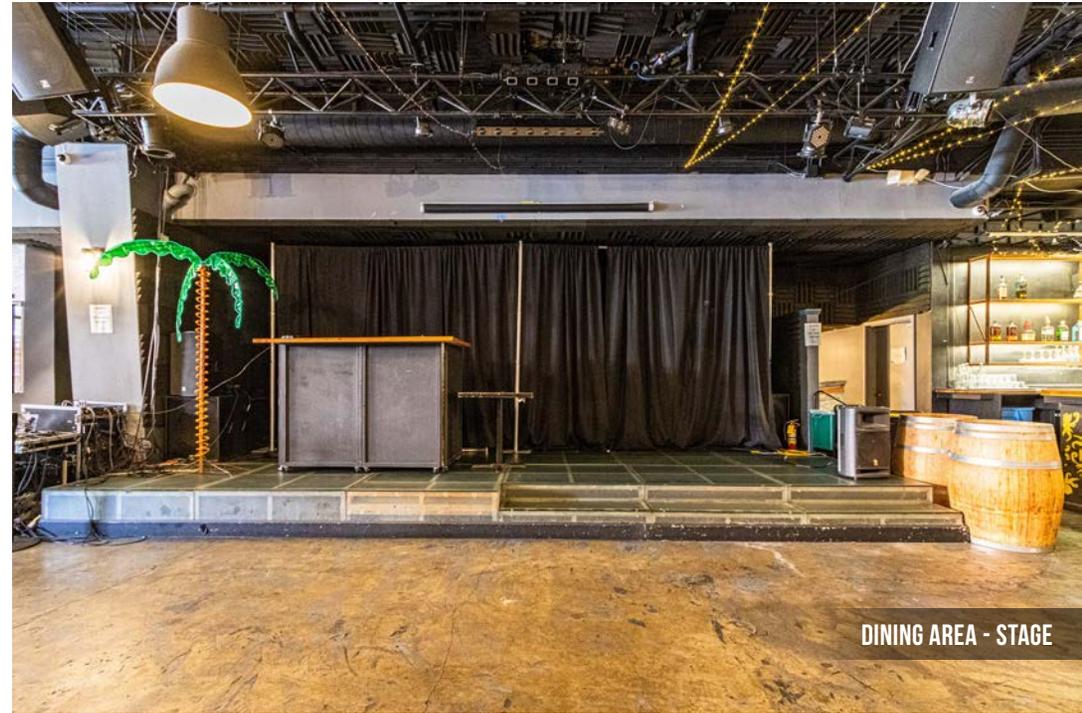
OWNER USER POTENTIAL

Delivered Fully Vacant At Close



LOCATION

Heart of Japan Town with consistent local neighborhood traffic as well as regional visitors and tourists year-round



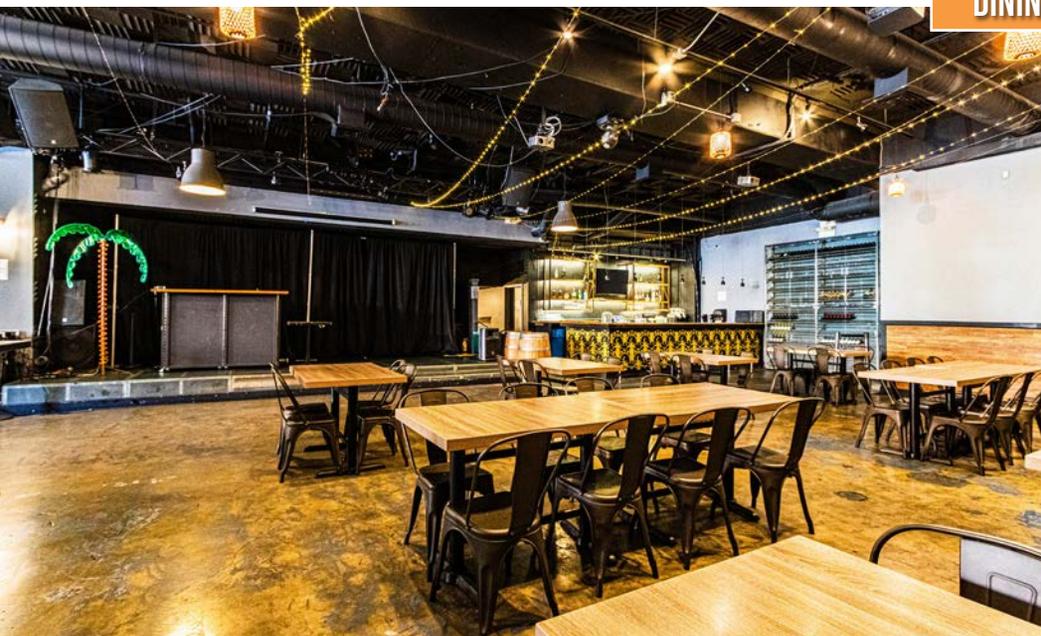
DINING AREA - STAGE



EVENT ROOM 2



DINING AREA



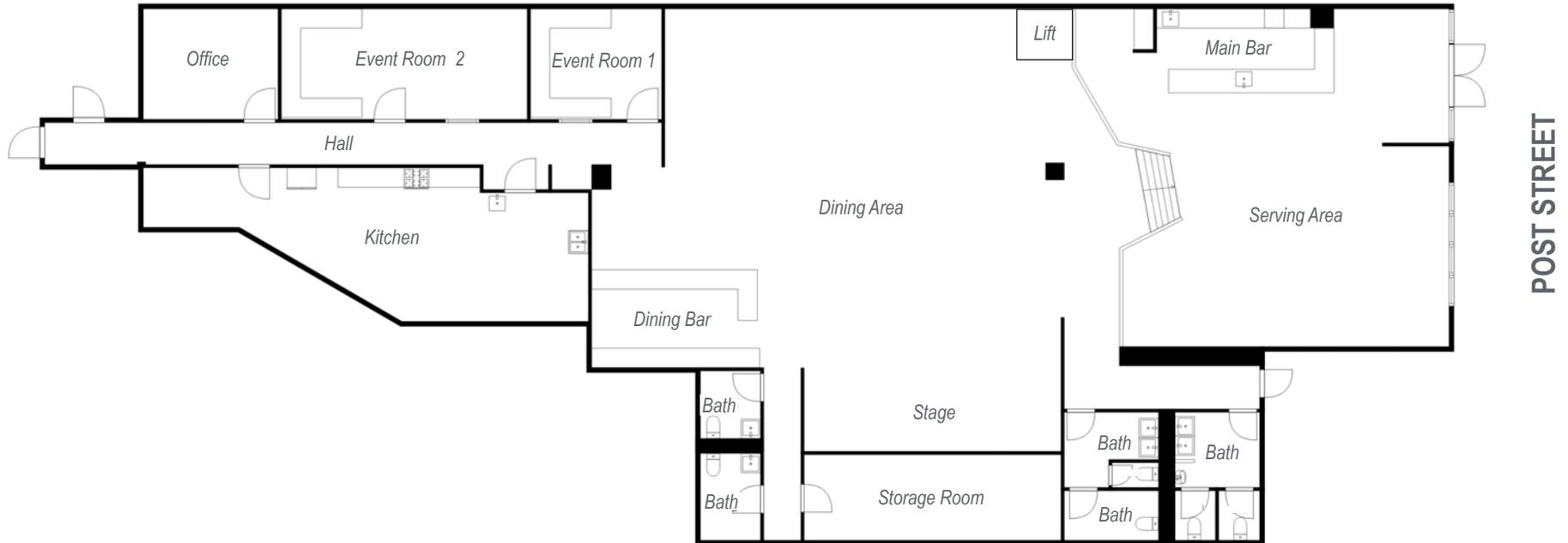


KITCHEN



FLOOR PLAN

+/- 8,000 Square Feet



LOCATION OVERVIEW

Located in Japantown of San Francisco. The subject property is well located in an established neighborhood.



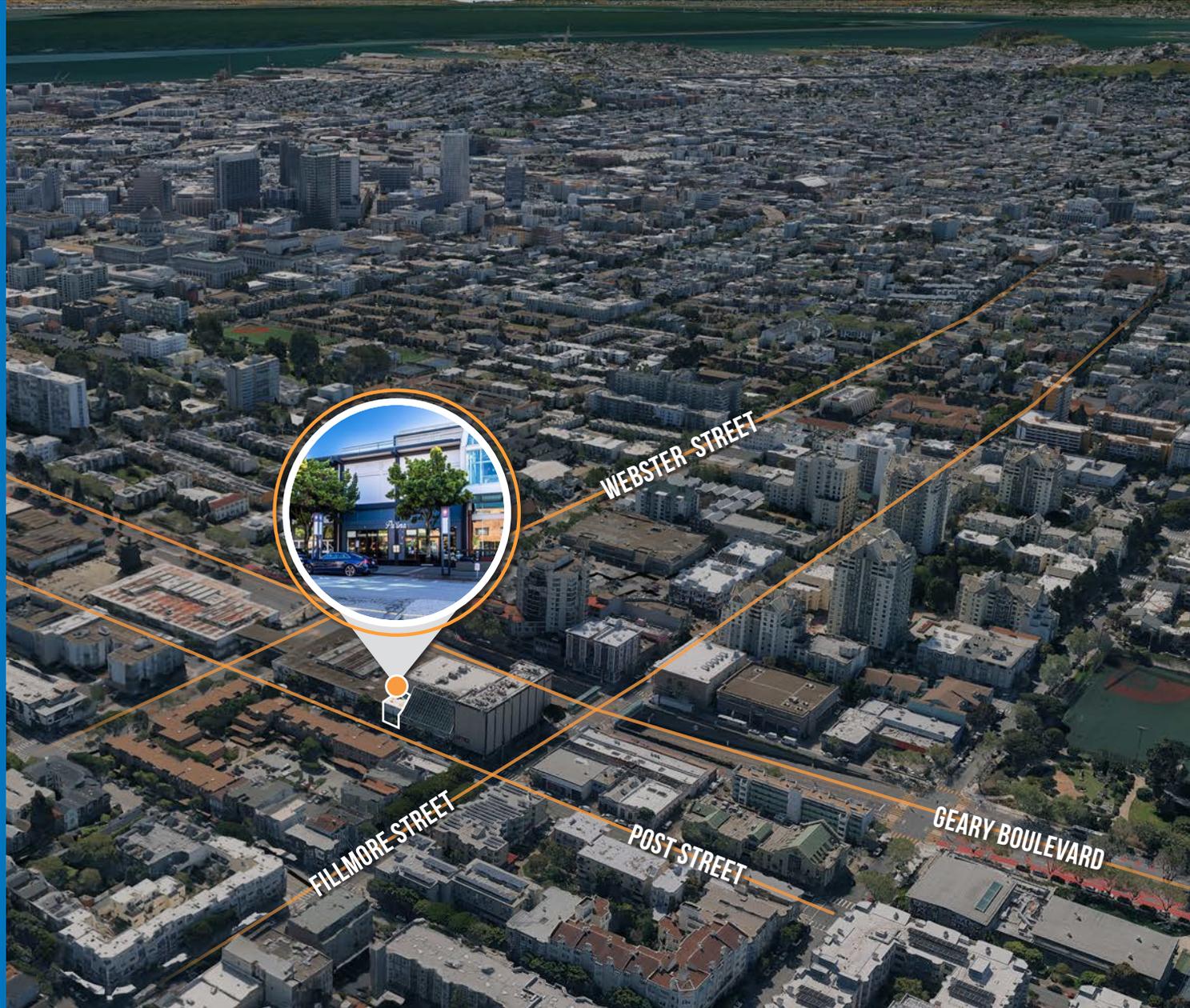
03 MIN to Geary Blvd MUNI
12 MIN to Alta Plaza Park
13 MIN to Lafayette Park



08 MIN to Union Street
13 MIN to Union Square
15 MIN to Mission District

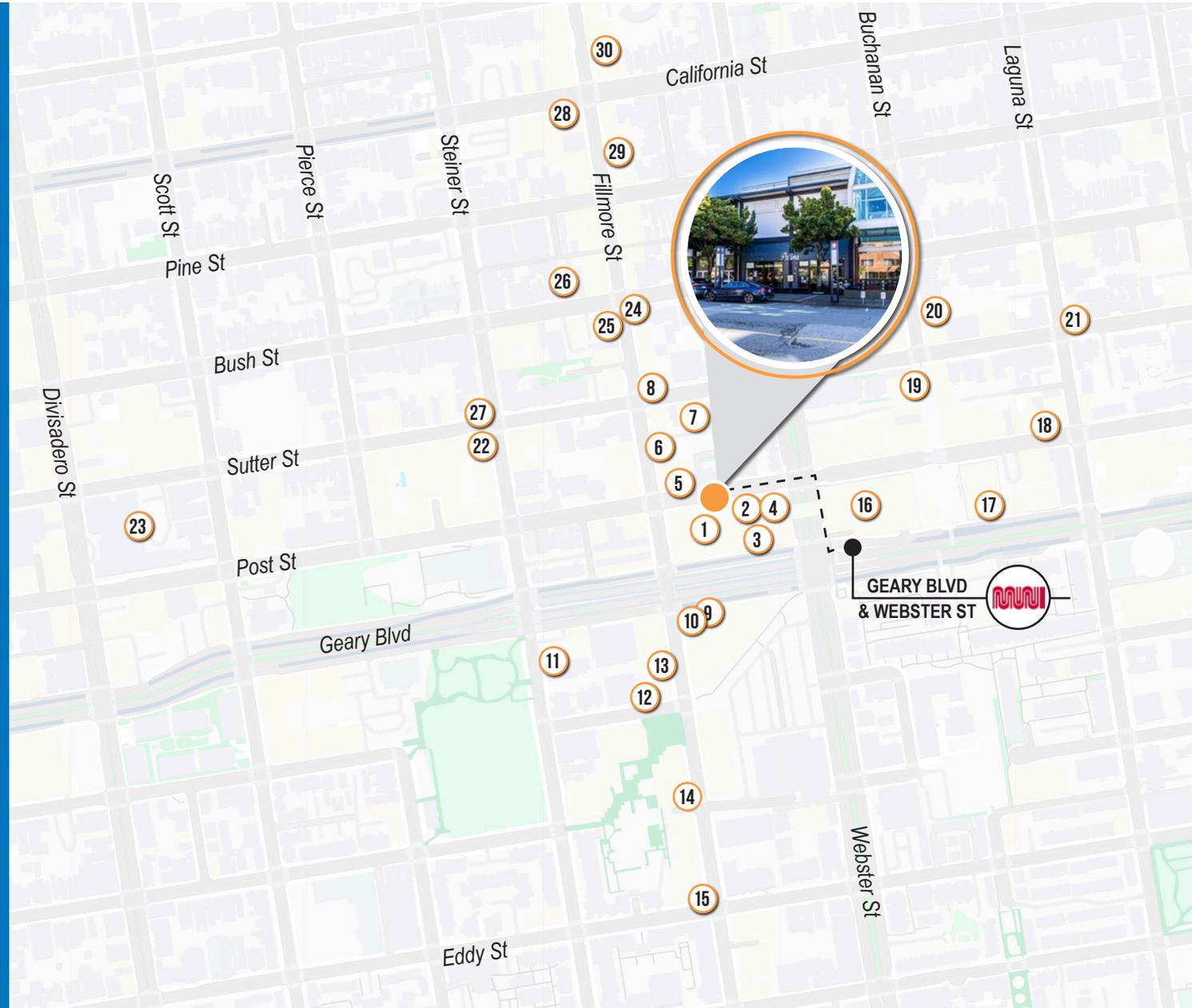


11 MIN to 101 On-Ramp
17 MIN to 80 On-Ramp
19 MIN to 280 On-Ramp



NEARBY AMENITIES

- 1 AMC Kabuki 8
- 2 Marufuku Ramen
- 3 Yakitori Edomasa
- 4 Festa Wine & Cocktail Lounge
- 5 Copra
- 6 NINNIKU RAMEN IZAKAYA
- 7 7 Adams
- 8 NONO BARU
- 9 The Social Study
- 10 BANSANG
- 11 Jane The Bakery
- 12 The Anchovy Bar
- 13 State Bird Provisions
- 14 Happy Shabu Shabu
- 15 Fillmore Street Cafe
- 16 Nande-Ya
- 17 An Japanese Restaurant
- 18 Daeho Kalbijim & Beef Soup
- 19 HINODEYA Ramen Japantown
- 20 BANGKOK STREET Thai Food
- 21 Sobakatsu
- 22 Sweet Maple
- 23 UCSF Medical Center at Mount Zion
- 24 Fillmore Bakeshop
- 25 Walgreens
- 26 MATTINA Restaurant
- 27 Sweet Lime Thai Cuisine
- 28 BUBU
- 29 Harry's Bar SF
- 30 Dumpling Story - Fillmore





AMC KABUKI 8



COPRA



MARUFUKU RAMEN



BENIHANA - SAN FRANCISCO



MATCHA CAFE MAIKO

1865 POST STREET



OFFERING TERMS

1865 Post Street is being offered for sale with an asking price of \$ 2,750,000. 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.



CAMERON TU DRE # 02100436
510.919.8193 | cameron@tcpre.com

JARON ELIOPOULOS DRE # 01975155
415.608.6336 | jaron@tcpre.com

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 2398 30th Avenue, San Francisco, CA 94116 (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 Jaron Eliopoulos at (415) 608-6336 or Cameron Tu (510) 919-8193.