

FOR SALE | FOR LEASE



38 BRYANT STREET #3

SAN FRANCISCO, CA

Waterfront Commercial Condo in Prime South Beach Location

Zoned RH-DTR allowing for a range of commercial uses

Glass frontage and high ceilings

Embarcadero & Bay Views

Mostly open plan with Mezzanine and galley kitchen

APN: 3768 -089

±3,462

TOTAL SF

1994

YEAR BUILT

\$2.3M

ASKING PRICE

\$40

IG LEASE RATE

MICHAEL GSCHWEND

415.229.8908

michael.gschwend@kidder.com

LIC N° 01406626

CAMERON SHAFER

415.229.8980

cameron.shafar@kidder.com

LIC N° 01945141

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





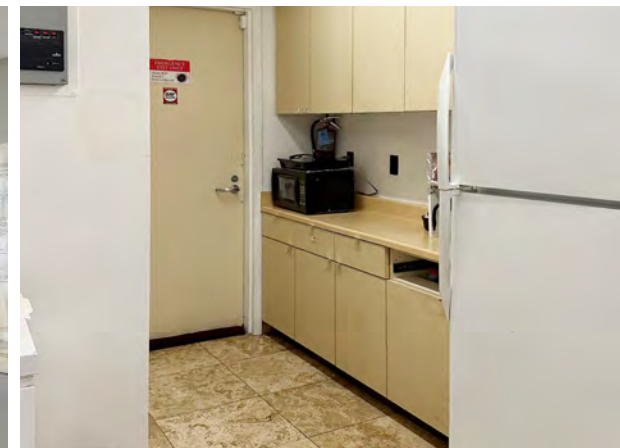
38 BRYANT ST

38 BRYANT
STREET #3

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





KIDDER.COM

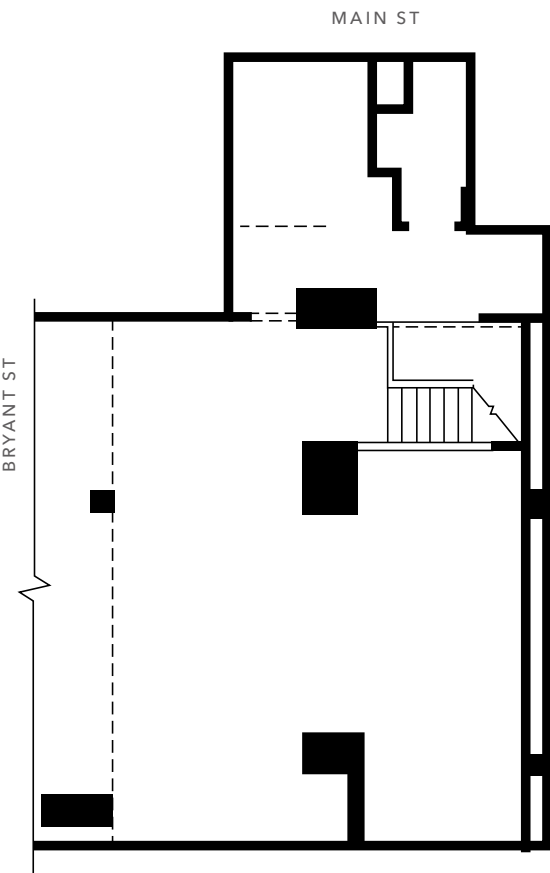
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

FLOOR PLANS

GROUND FLOOR



MEZZANINE



Floor plans not drawn to scale.

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

SBA 504 LOAN SCENARIO

Own the business? Own the Building

PRICING

BUILDING PURCHASE PRICE	\$2,300,000
IMPROVEMENTS	\$0
EQUIPMENT	\$0
PROFESSIONAL FEES	\$0
TOTAL PROJECT COSTS	\$2,300,000

LOAN STRUCTURE

BANK 1ST MORTGAGE	50%	\$1,150,000
SBA 504 2ND MORTGAGE	40%	\$920,000
EQUITY	10%	\$230,000
TOTAL PROJECT		\$2,300,000

90% SBA 504 FINANCING EXAMPLE

	Loan Amount	Rate	Term	Amort	Monthly Pymt	Annual Pymt
BANK 1ST MORTGAGE	\$1,150,000	7.00%	25 Yrs	25 Yrs	\$8,128	\$97,536
SBA 504 2ND MORTGAGE*	\$920,000	6.39%	25 Yrs	25 Yrs	\$10,009	\$120,108
TOTAL FINANCING	\$2,070,000	6.73% (Blended)			\$18,137	\$217,644

Source TMC Financing, the non profit Certified Development Company (CDC) certified and regulated by the US Small Business Administration.

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



ASSUMPTIONS

Bank rate, terms and fees are estimated and will vary depending on approval.

SBA rate is as of Jan '24. Actual rate is set at debenture sale.

SBA Fee is estimated at 2.15% plus a \$5,000 legal fee. All SBA fees are financed in the 504 loan. *SBA fees included in loan \$110,500**lender participation is an additional .5% of bank loan.

SBA 504 rate is a fixed rate and fully amortized over the life of the loan, no balloon payment.

90% LTV financing generally does not require additional collateral.

Related costs including appraisal and environmental reports, escrow closing costs (including insurance and legal closing costs) and other soft costs may be included in the loan.



NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Prospect
- 02 Soma Eats
- 03 Proper Foods
- 04 Delancey Street Restaurant
- 05 Leo Table
- 06 Barcha Restaurant
- 07 Henry's Hunan Restaurant
- 08 The Melt
- 09 Ziggy's Burgers
- 10 Trace
- 11 Per Diem - Financial District
- 12 83 Proof
- 13 Cafe Terminus
- 14 Chipotle Mexican Grill
- 15 Shake Shack San Francisco

RECREATION & PARKS

- 01 Rincon Park
- 02 Brannan Street Wharf Park
- 03 Emerald Park
- 04 Urban Park
- 05 Salesforce Park

COFFEE

- 01 Blue Bottle Coffee
- 02 Bluestone Lane Avery Café
- 03 Philz Coffee
- 04 Caffe Centro SP
- 05 Saint Frank Coffee
- 06 Golden Goat Coffee
- 07 Starbucks
- 08 Cafe Dolci
- 09 Delah Coffee
- 10 Boba&Brew

LIFESTYLE & FITNESS

- 01 LuxFit SF
- 02 Equinox Beale Street
- 03 TruFusion San Francisco
- 04 Fitness SF - Transbay
- 05 Fitness SF - Embarcadero
- 06 Equinox Pine Street
- 07 Orangetheory Fitness
- 08 24 Hour Fitness
- 09 Bay Club Financial District
- 10 Planet Fitness

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

