

# 777 FLORIDA STREET

FOR SALE | LEASED INVESTMENT OPPORTUNITY

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



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## EXECUTIVE SUMMARY

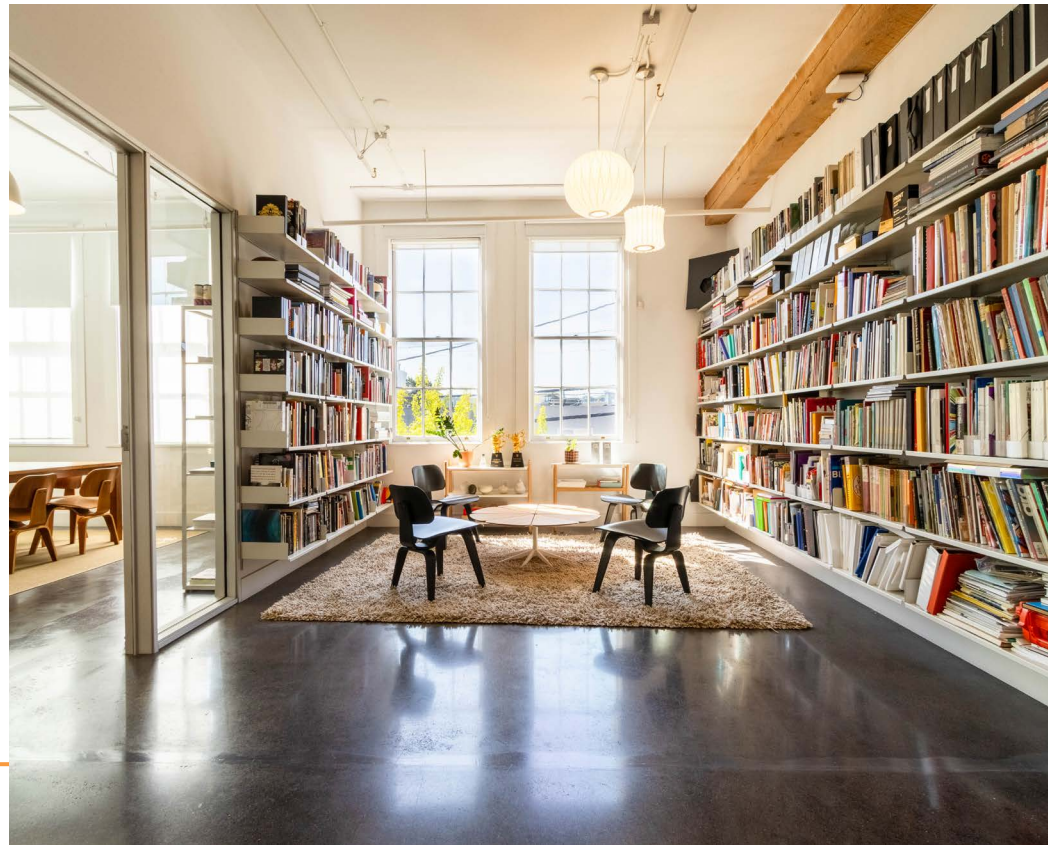
Touchstone Commercial Partners is pleased to offer investors a rare opportunity to purchase the fee simple interest in 777 Florida Street, Units 200, 202, 204, 206 & 208, San Francisco, CA 94110.

777 Florida Street is fully renovated and is currently leased to a cutting edge robotics firm, which will provide an investor with 7.78% rate of return upon acquisition.

Located in the heart of the Mission, this second floor unit is approximately 4,986 square feet. This is a unique and rare opportunity to purchase a building in one of San Francisco's most desirable neighborhoods.

## PROPERTY SUMMARY

ADDRESS	777 Florida Street, San Francisco, CA 94110
UNIT #'S	200, 202, 204, 206, 208
APN	4081-035, 4081-037, 4081-039, 4081-041, 4081-043
UNIT SIZE	+/- 4,986 Square Feet
ZONING	UMU - Urban Mixed Use





## BUILDING DESCRIPTION

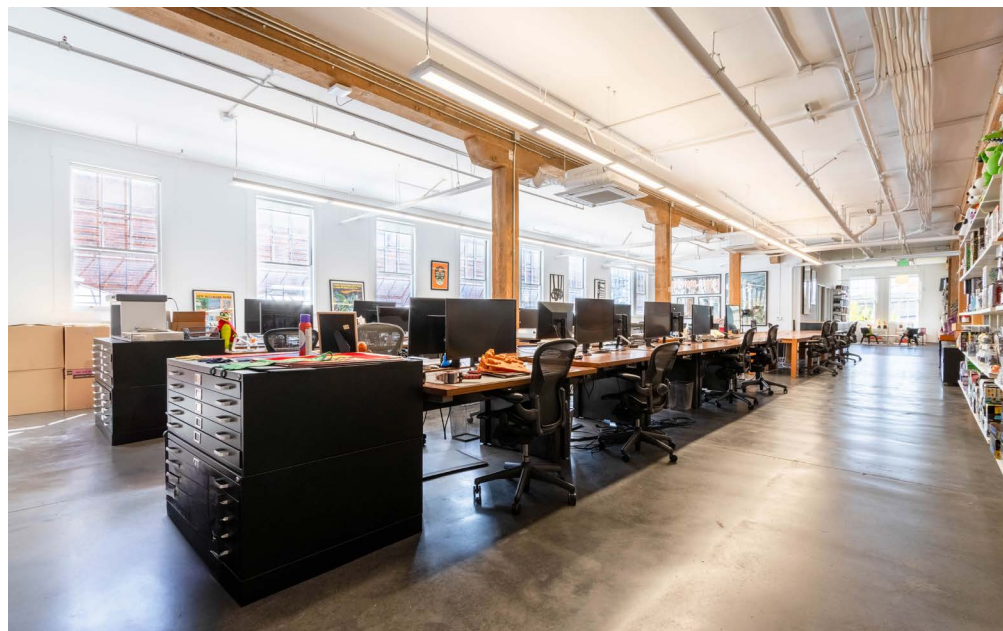
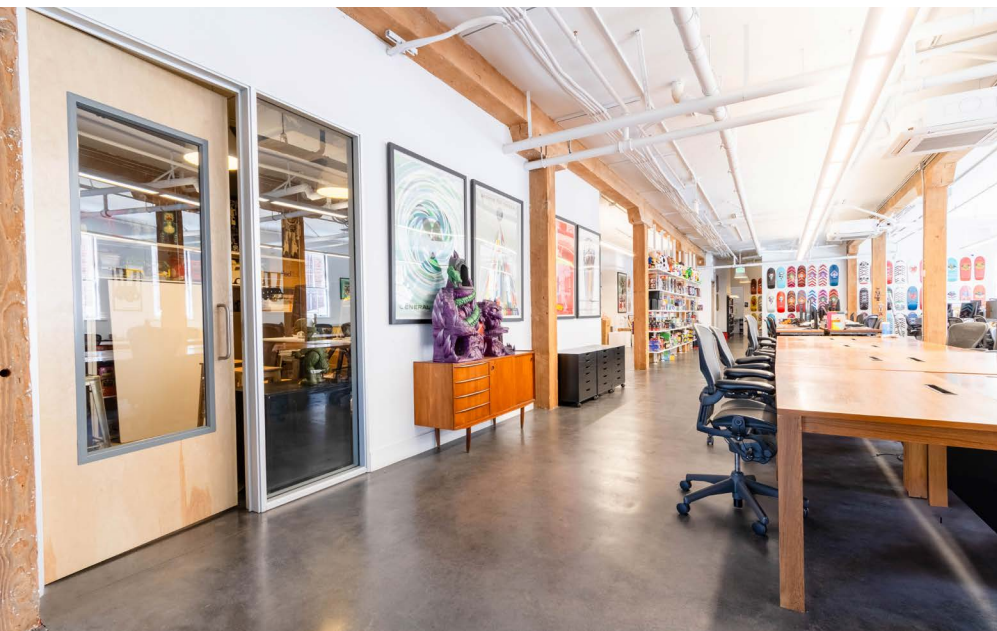
BUILT / RENOVATION DATE	1902 / 2018
CONSTRUCTION TYPE	Wood Frame
VERTICAL ACCESS	Freight Elevator
FIRE SUPPRESSION	Fully Sprinklered
HVAC	Full Heating Ventilation & Air Conditioning

## BUILDING ATTRIBUTES

- Renovated Creative Commercial Condo in the Heart of the Mission District
- Open Layout
- Four (4) Conference Rooms
- Two (2) Phone Suites
- Kitchenette / Break Room
- Three (3) Restrooms
- Polished Concrete Floors
- Suite 200 Has Separate Storage Room / Photo Studio



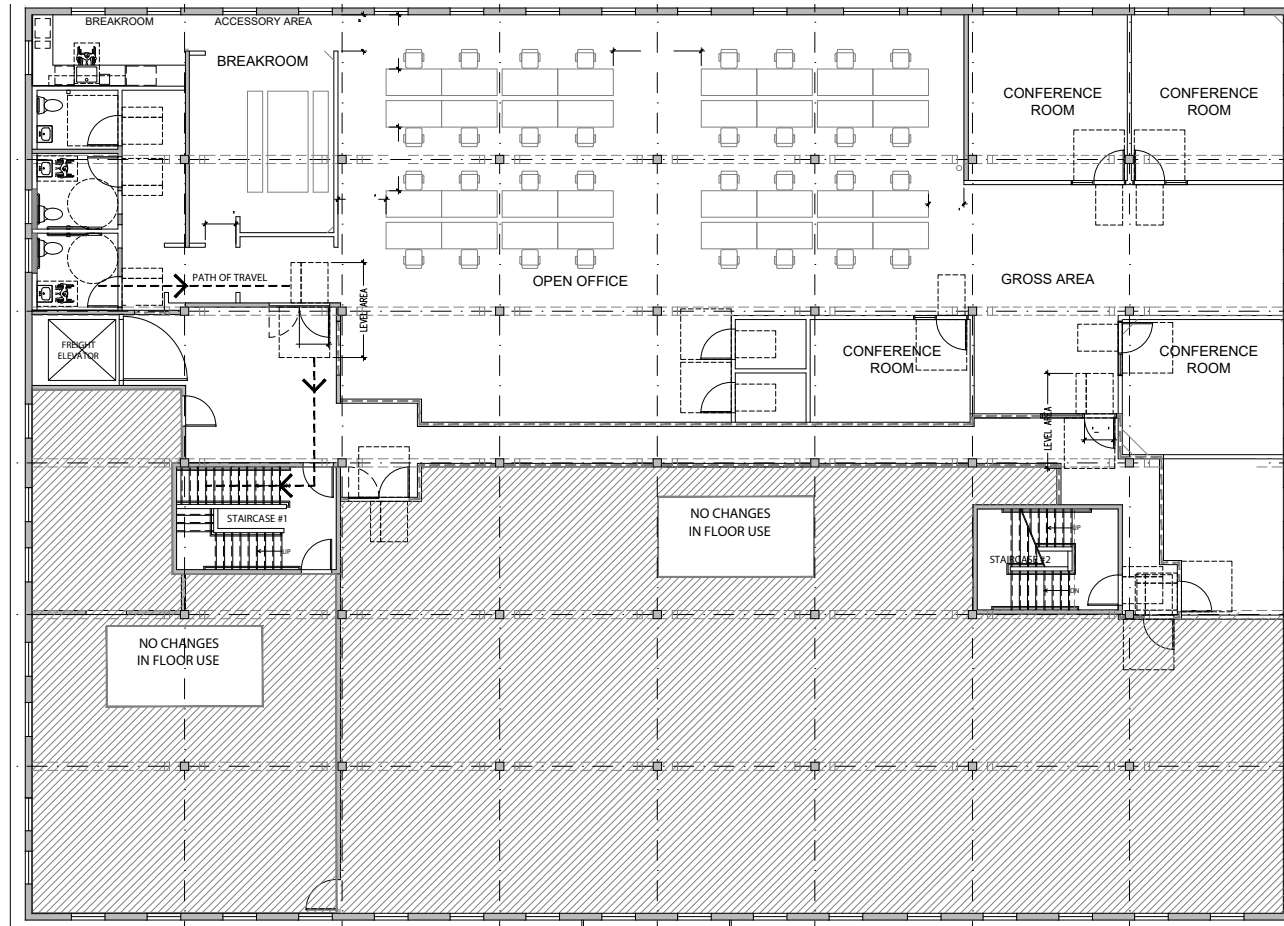




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## Floor Plans

+/- 4,986 Square Feet



## INCOME ANALYSIS

ADDRESS	APN	TENANT	LEASE EXP.	SQ. FT.	ANNUAL INCOME	PSF	Notes
777 Florida St   Unit 200	4081-035	Physical AI	8/31/2028	590	\$42,599.28	\$72.20	3% Annual Rent Increase
777 Florida St   Unit 202	4081-037	Physical AI	8/31/2028	984	\$71,046.93	\$72.20	3% Annual Rent Increase
777 Florida St   Unit 204	4081-039	Physical AI	8/31/2028	980	\$70,758.12	\$72.20	3% Annual Rent Increase
777 Florida St   Unit 206	4081-041	Physical AI	8/31/2028	935	\$67,509.03	\$72.20	3% Annual Rent Increase
777 Florida St   Unit 208	4081-043	Physical AI	8/31/2028	1,497	\$108,086.64	\$72.20	3% Annual Rent Increase
<b>TOTALS</b>				<b>4,986</b>	<b>\$360,000.00</b>	<b>\$72.20</b>	

### OPERATING EXPENSES

Management				3.00%	\$12,585	\$2.52	
Taxes				1.170%	\$43,290	\$8.68	
HOA (Includes Property Insurance)					\$16,200	\$3.25	
<b>TOTAL OPERATING EXPENSES</b>					<b>\$72,075</b>	<b>\$14.46</b>	
<b>NET OPERATING INCOME</b>					<b>\$287,925</b>	<b>\$57.75</b>	
<b>ASKING PRICE</b>					<b>\$ 3,700,000</b>	<b>\$ 742.08</b>	
<b>CAP RATE</b>					<b>7.78%</b>		



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## LOCATION OVERVIEW

Desirable Mission District location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



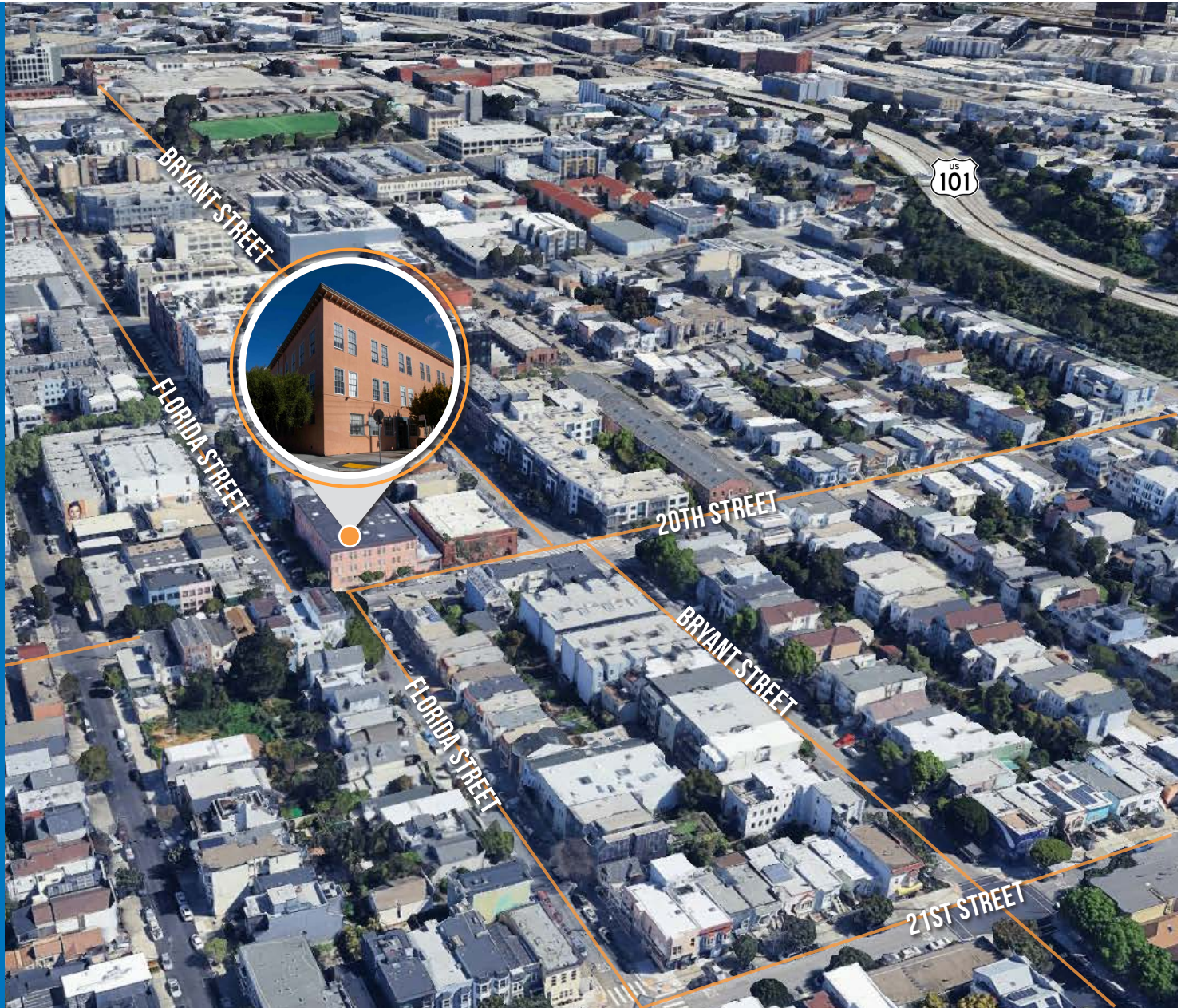
**01 MIN** to Bryant St Muni  
**12 MIN** to Franklin Square  
**21 MIN** to 16th St. BART



**06 MIN** to Potrero Hill  
**11 MIN** to Hayes Valley  
**14 MIN** to Financial District



**06 MIN** to 101 On-Ramp  
**07 MIN** to 280 On-Ramp  
**08 MIN** to 80 On-Ramp

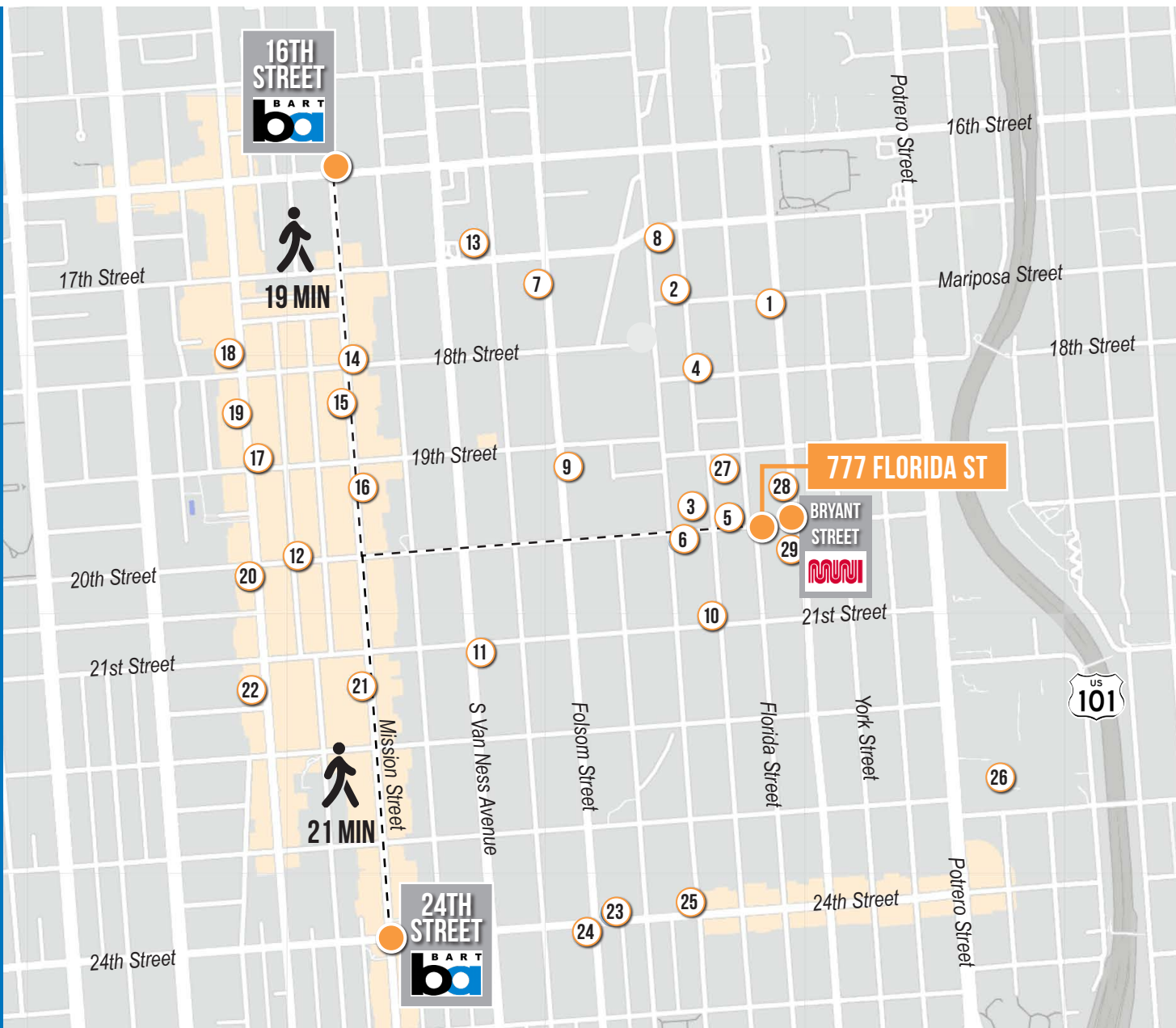




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## NEARBY AMENITIES

- 1..... Poesia
- 2..... The Archery
- 3..... Sightglass
- 4..... Tartine Manufactory
- 5..... Trick Dog
- 6..... Flour + Water
- 7..... Stable Cafe
- 8..... Gus's Community Market
- 9..... The Homestead
- 10..... Bon, Nene
- 11..... Limón
- 12..... Garden Creamery
- 13..... Mission Bowling Club
- 14..... Grand Mission Donuts
- 15..... Mission Chinese Food
- 16..... Cha Cha Cha
- 17..... Etcetera Wine Bar
- 18..... Taishoken SF
- 19..... Dandelion Chocolate
- 20..... Smitten Ice Cream
- 21..... Foreign Cinema
- 22..... Ritual Coffee Roasters
- 23..... Haus Coffee
- 24..... Philz Coffee
- 25..... Humphry Slocombe
- 26..... Zuckerberg SF General
- 27..... Farmhouse Kitchen Thai
- 28..... SAN HO WON
- 29..... Rasa Rasa Kitchen





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## OFFERING TERMS

777 Florida Street is being offered for sale with an asking price of \$3,700,000 / \$742 PSF. 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.



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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 777 Florida Street, San Francisco, CA 94110 (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 Haupert at (415) 539-1121 or Michael Sanberg (415) 539-1103.