

3927-3929
SACRAMENTO
STREET

FOR SALE

**2 UNIT MIXED USE
PROPERTY IN COVETED
PRESIDIO HEIGHTS**

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer owner-occupiers and investors an opportunity to purchase the fee simple interest at 3927-3929 Sacramento Street, San Francisco, CA 94118.

The approximately 2,785 square foot, two-unit building, with spacious backyard, sits on an approximately 3,315 square foot lot. Located in one of the most sought after locations in San Francisco, this is a rare opportunity to purchase a property in Presidio Heights.

The top floor residential unit consists of a six (6) room full floor flat with two (2) full bathrooms. The vacant ground floor unit, formerly a dentist office, could be occupied by specific business uses, or could be converted to a residential unit.

The property also benefits from a very large backyard with immense potential. Due to the unique qualities of the property, this building is well suited for owner-occupiers as well as investors.

PROPERTY SUMMARY

ADDRESS	3927 Sacramento Street, San Francisco, CA 94118
APN	1015-046
BUILDING SIZE	+/- 2,785 Square Feet
PARCEL SIZE	+/- 3,314 Square Feet
ZONING	RH-2
STORIES	2



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OFFERING SUMMARY

SALE PRICE	\$2,100,000
PRICE PER FOOT	\$754

INVESTMENT HIGHLIGHTS



LOCATION

Rarely Available Presidio Heights Address



VALUE-ADD POTENTIAL

Opportunity To Renovate Based On Buyer's Use



OWNER-USER POTENTIAL

The Ground Floor Is Vacant And Second Floor Is Month To Month



NEARBY AMENITIES

Walking Distance To Coveted Sacramento Street and Clement Street Retail Corridors With Restaurants, Cafes, and Salons



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SECOND FLOOR



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GROUND FLOOR



3927-3929

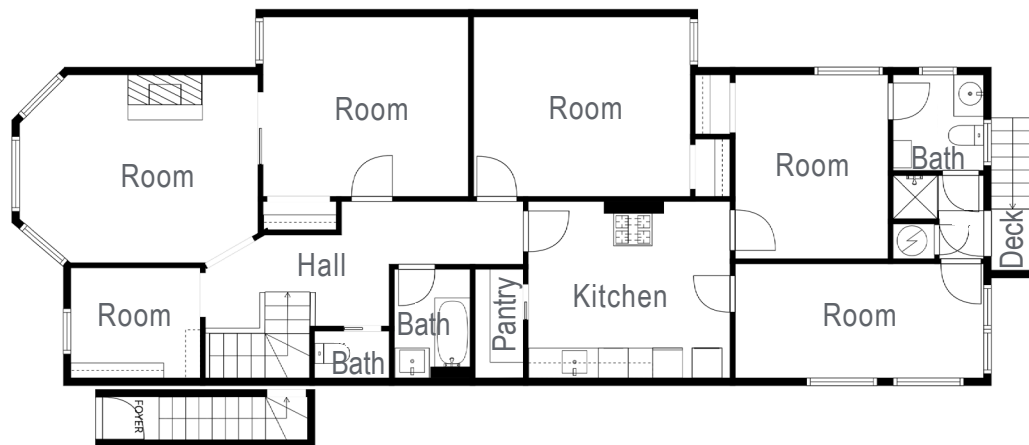
SACRAMENTO STREET

FLOOR PLANS

+/- 2,785 Square Feet

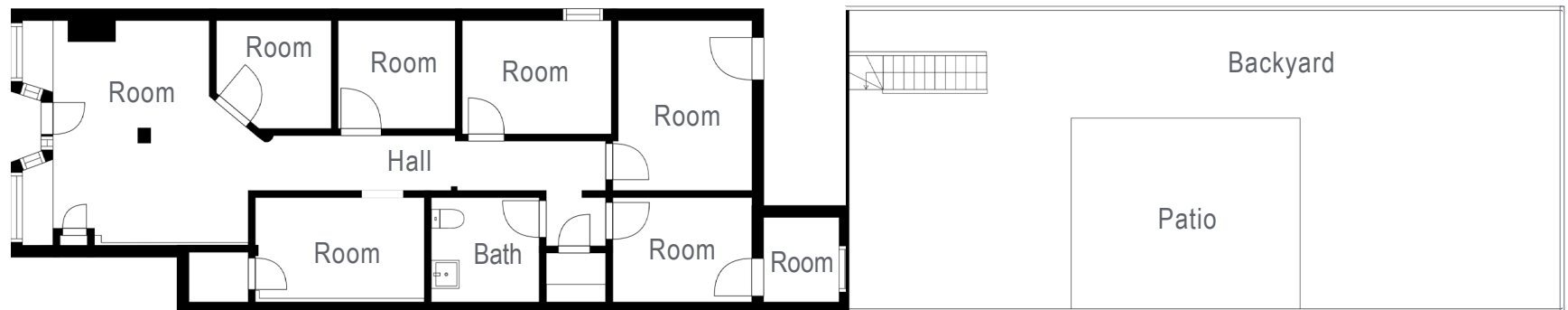
Sacramento Street

SECOND FLOOR



Sacramento Street

GROUND FLOOR



3927-3929

SACRAMENTO STREET

LOCATION OVERVIEW

Desirable Presidio Heights location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



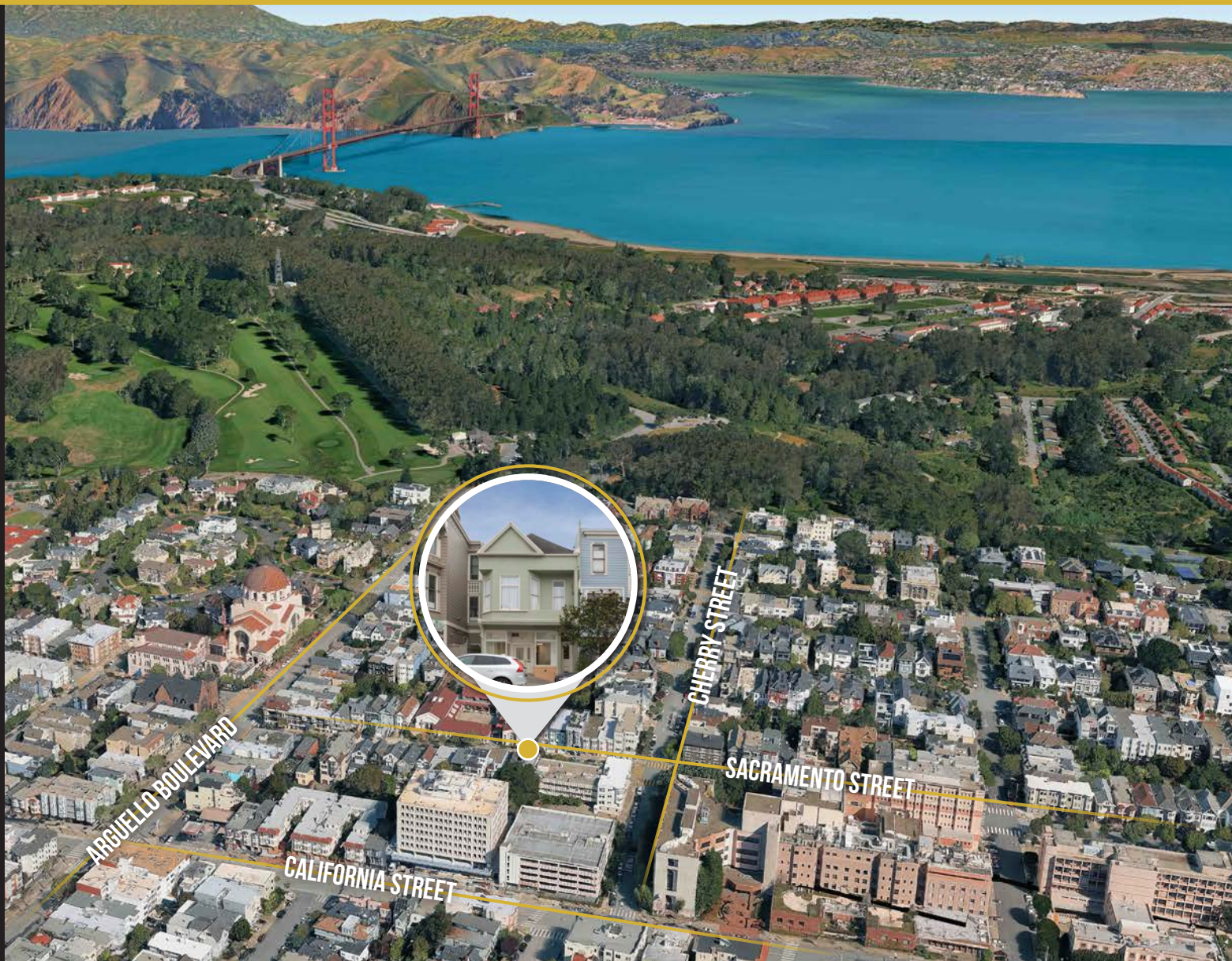
03 MIN to California St MUNI
08 MIN to Presidio Golf Course
23 MIN to Geary City Center



08 MIN to Japantown
15 MIN to Chinatown
20 MIN to Mission District



17 MIN to 101 On-Ramp
22 MIN to 80 On-Ramp
23 MIN to 280 On-Ramp



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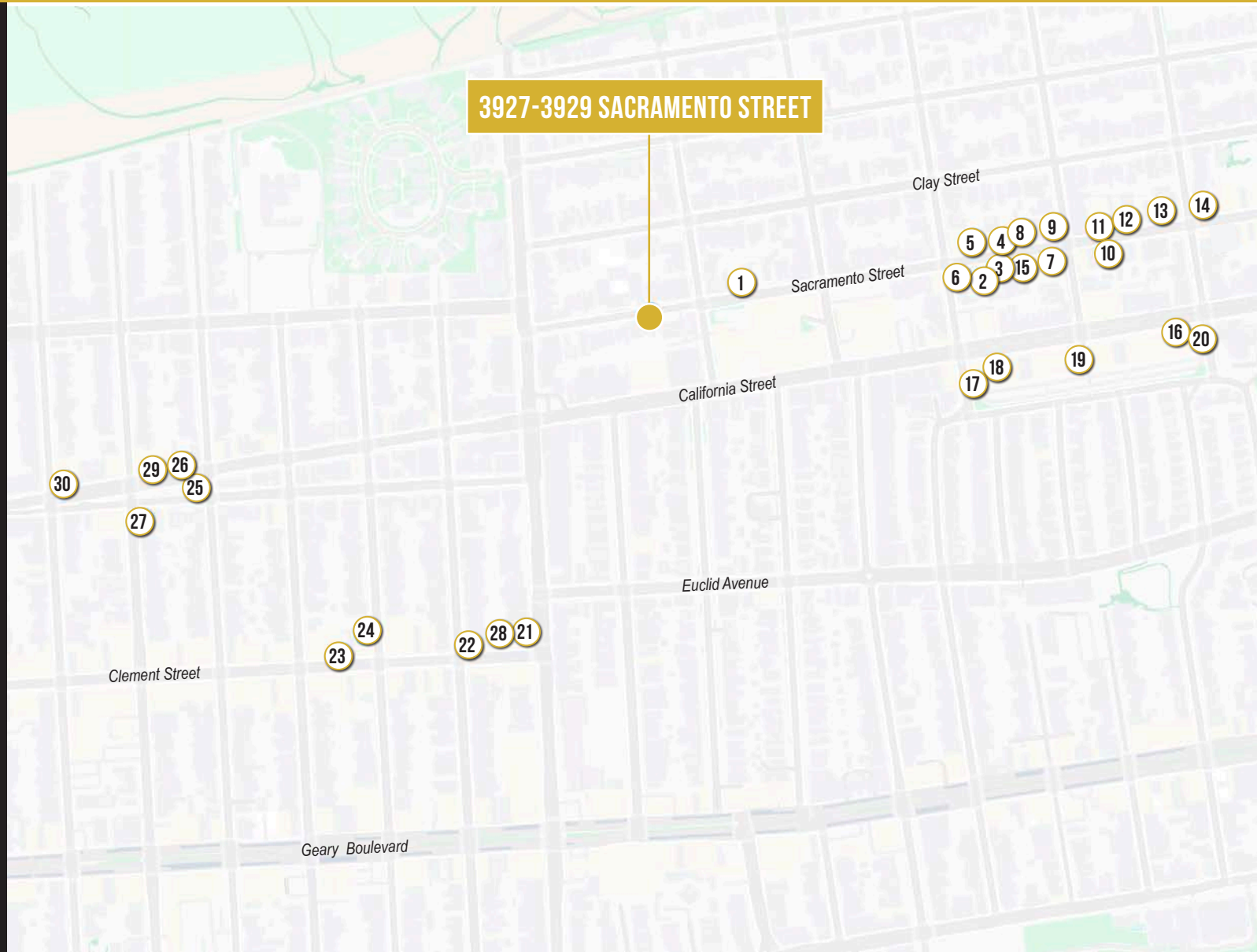
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SACRAMENTO STREET

NEARBY AMENITIES

- 1..... Picnix Bistro & Carry Out
- 2..... Magic Flute Restaurant
- 3..... Sociale
- 4..... Spruce
- 5..... Dottie Doolittle
- 6..... Armadillo
- 7..... As Quoted
- 8..... Bay Fine Strings
- 9..... The Bar Code SF
- 10..... A Runner's Mind
- 11..... Rims & Goggles
- 12..... Designer Consigner
- 13..... Goldberry
- 14..... Alys Grace
- 15..... Boichik Bagels
- 16..... Peet's Coffee
- 17..... Starbucks
- 18..... Cal-Mart
- 19..... Panda Express
- 20..... Super Duper Burgers
- 21..... Arsicault Bakery
- 22..... Eats
- 23..... Pasta Supply Co
- 24... Palmetto Superfoods - Clement
- 25..... The Richfield
- 26..... Cafe Europa
- 27..... Gery's Deli Cafe
- 28..... Breck's
- 29..... Mandalay Restaurant
- 30..... Ashley's Cafe



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ARSICAULT BAKERY



SPRUCE



SOCIALE



BOICHIK BAGELS



AS QUOTED

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OFFERING TERMS

3927-3929 Sacramento Street is being offered for sale with an asking price of \$2,100,000. 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.

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

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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 3927-3929 Sacramento Street, San Francisco, CA 94118 (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 sand 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 t 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 Cameron Tu at 510-919-8193 or John-Clay Morris at 415-539-1112 or Jaron Eliopoulos at 415-608-6336.