

# 1282 FOLSOM STREET

FOR SALE/LEASE // CENTRALLY LOCATED FLEX BUILDING IN SOMA

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



[WWW.TCPRE.COM](http://WWW.TCPRE.COM)

**ZACH HAUPERT** [zhaupert@tcpre.com](mailto:zhaupert@tcpre.com)  
D 415.539.1121 | C 415.812.1219

**MICHAEL SANBERG** [msanberg@tcpre.com](mailto:msanberg@tcpre.com)  
D 415.539.1103 | C 415.697.6088

**TREVOR GUDIM** [trevor@tcpre.com](mailto:trevor@tcpre.com)  
D 415.539.1122 | C 858.922.2632

# 1282 FOLSOM STREET

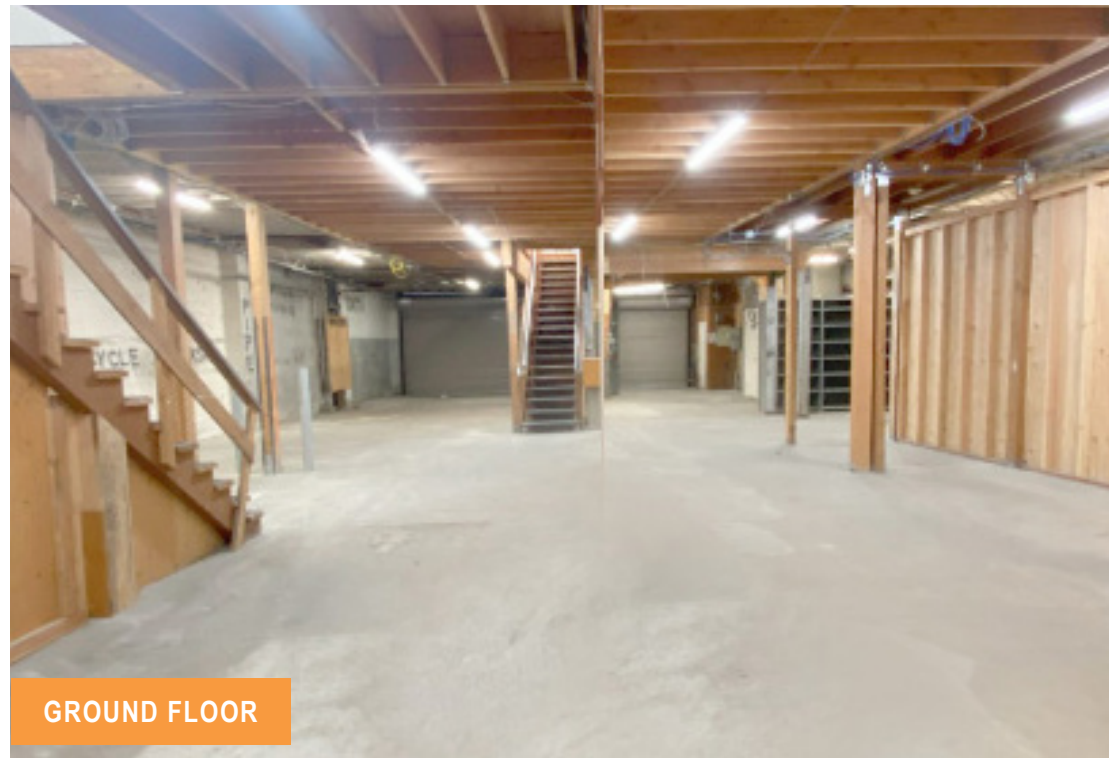
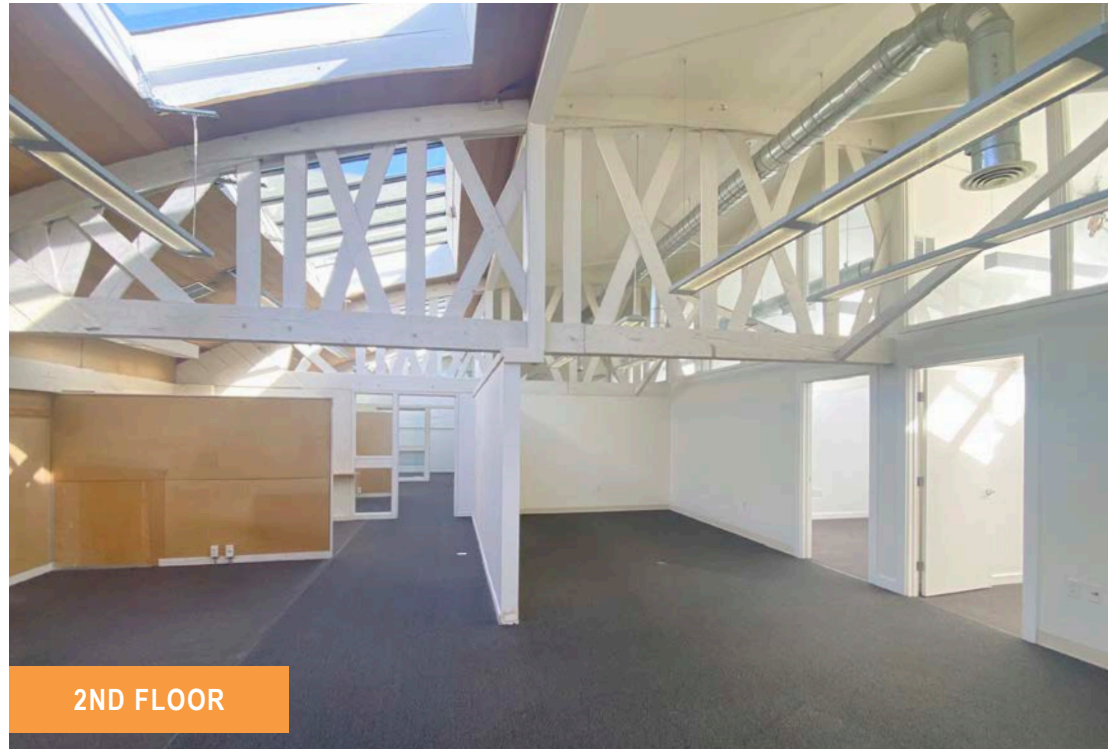
## EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer tenants and investors an opportunity to lease or purchase the fee simple interest in 1282 Folsom Street, San Francisco, California, 94103.

The approximately 8,070 square foot building, sitting on approximately 4,500 square feet of land, is centrally located with close proximity to public transit and major highways.

The building is currently vacant and ideally suited for a user in need of both warehouse and office space.

|               |   |
|---------------|---|
| ADDRESS       | 1282 Folsom Street<br>San Francisco, CA 94103 |
| YEAR BUILT    | 1923  |
| APN           | 3729/020                                      |
| BUILDING AREA | +/- 8,070 Square Feet                         |
| PARCEL SIZE   | +/- 4,500 Square Feet                         |
| ZONING        | NCT- Neighborhood Commercial Transit          |
| ASKING PRICE  | \$4,500,000 // \$578 PSF                      |
| RENTAL RATE   | \$27 / Square Foot / Year, Industrial Gross   |





# 1282 FOLSOM STREET

## INVESTMENT HIGHLIGHTS



### RARE OPPORTUNITY

*To Purchase Move-In Ready, Open Multi-Use Building in SOMA*



### VALUE-ADD POTENTIAL

*Additional Renovations Will Drive Leasing Demand*



### OWNER USER OPPORTUNITY

*Delivered Vacant at Close of Escrow*



### BUILDING ACCESS

*Two (2) Drive-In Roll-Up Doors*



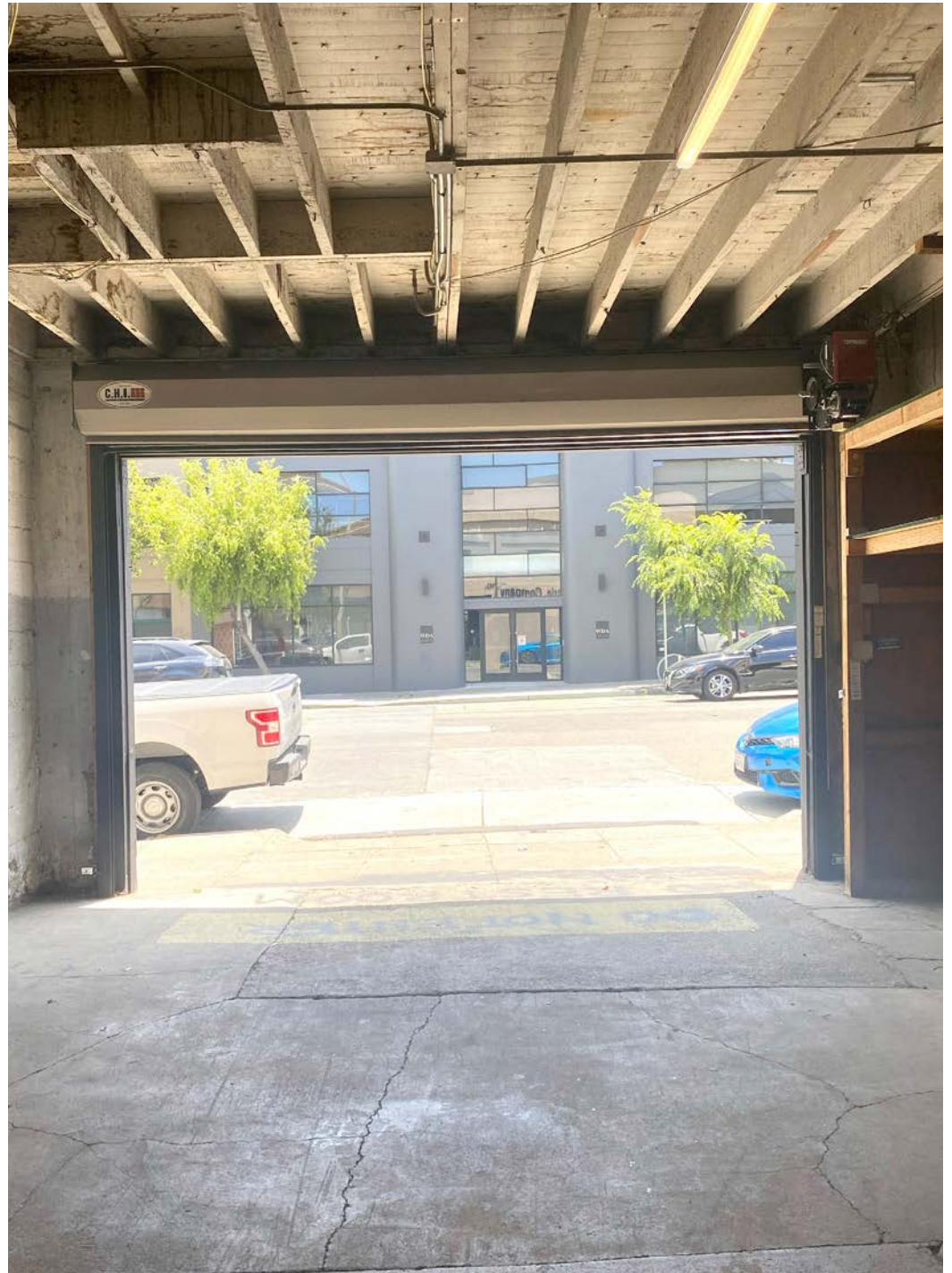
### SIGNAGE

*Fantastic Visibility & Signage Opportunity*



### LOCATION

*Centrally Located in the Heart of the City*

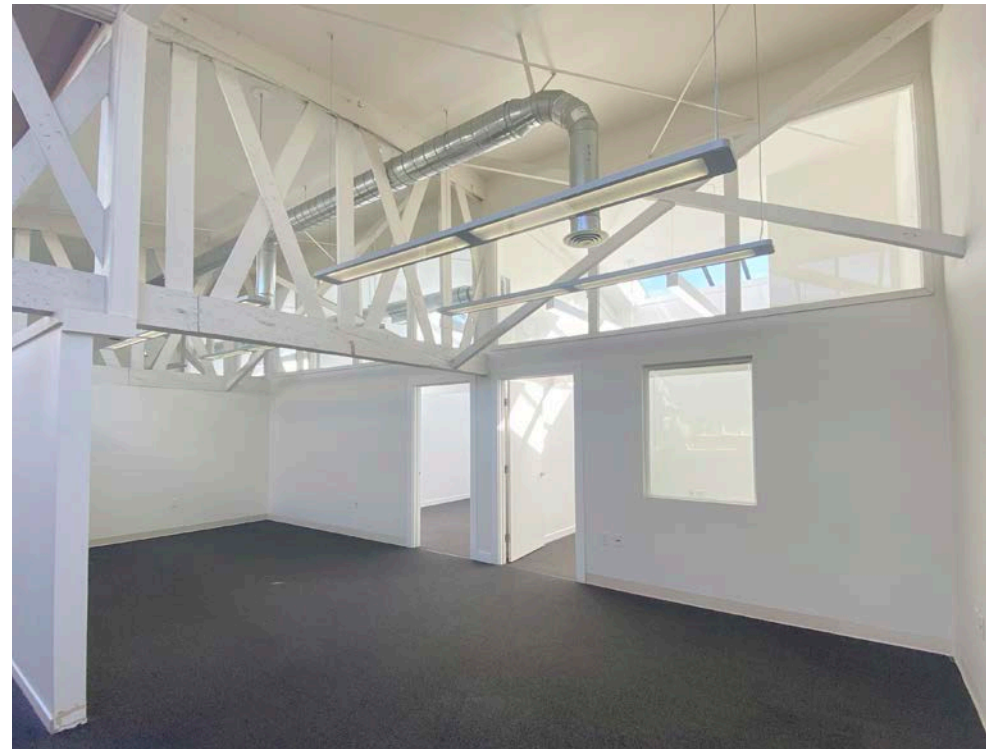


## BUILDING DESCRIPTION

|                    |                                |
|--------------------|--------------------------------|
| YEAR BUILT         | 1923                           |
| CONSTRUCTION TYPE  | Reinforced Concrete            |
| ELECTRICAL SERVICE | 200 AMP, 3 Phase               |
| BUILDING ACCESS    | Two (2) Drive-In Roll Up Doors |
| HVAC               | Full HVAC on Second Floor      |
| CEILING HEIGHTS    | 11' on Ground Floor            |

## BUILDING ATTRIBUTES

- + Mix of Ground Floor Warehouse w/ 2nd Offices
- + Two (2) Drive-In Roll-Up Doors
- + Skylights Throughout 2nd Floor & Excellent Natural Light
- + Walking Distance to BART, Multiple Restaurants and Close Proximity to Freeways





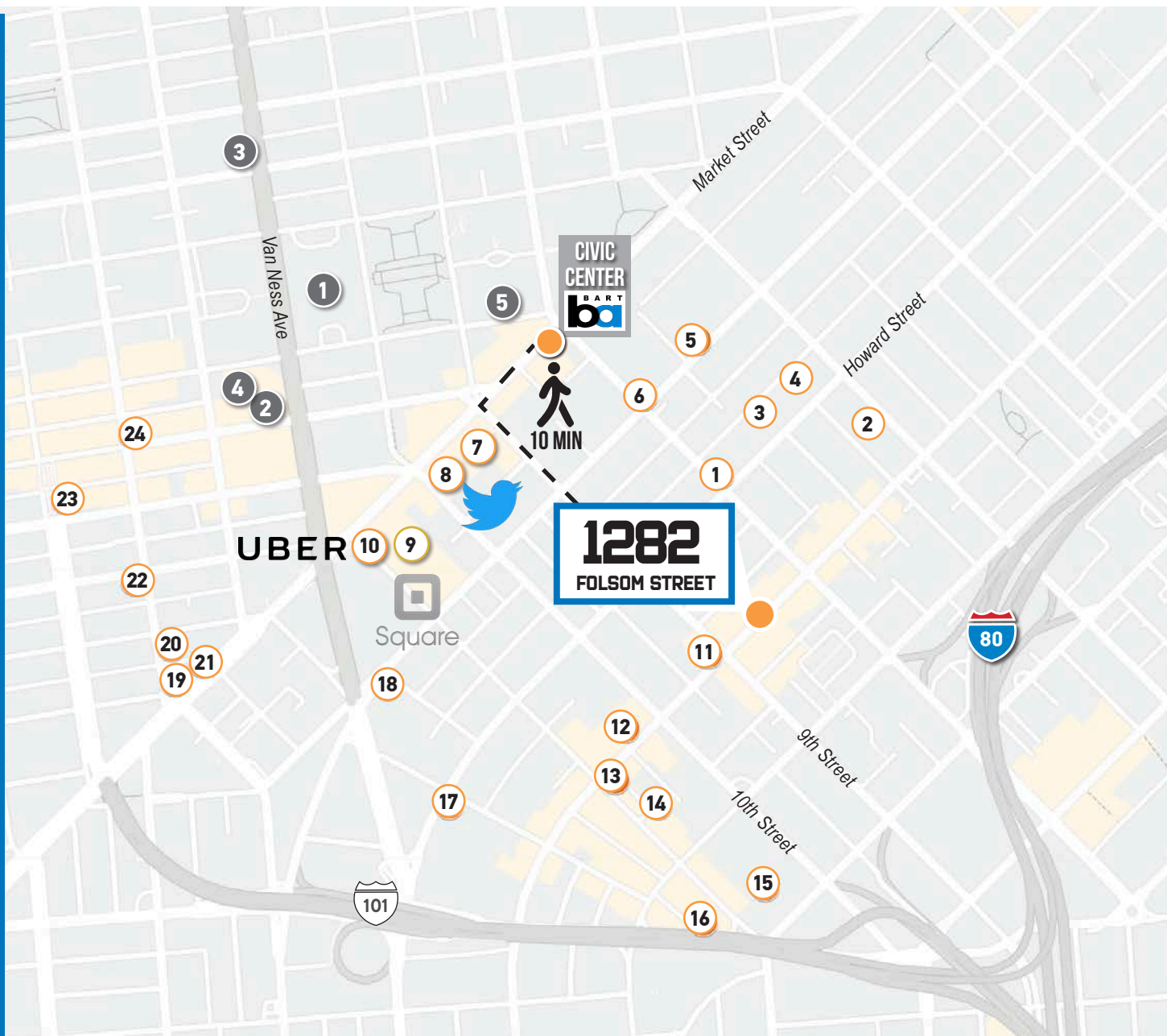
# 1282 FOLSOM STREET

## NEARBY AMENITIES

- 1.....Harvest Urban Market
- 2.....Sightglass Coffee
- 3.....Vive la Tarte
- 4.....Cellarmaker Brewing Co.
- 5.....City Beer Store
- 6.....Focaccia Market Bakery
- 7.....Walgreens
- 8.....Twitter
- 9.....Square
- 10.....Uber
- 11.....Kama Sushi
- 12.....Extra Space Storage
- 13.....Basil Canteen
- 14.....Bar Agricole
- 15.....Costco
- 16.....SOMA StrEat Food Park
- 17.....1601 Bar & Kitchen
- 18.....Zaoh Sushi Restaurant
- 19.....Espetus Churrascaria
- 20.....Hotel Biron
- 21.....Zuni Cafe
- 22.....Rich Table
- 23.....Biergarten
- 24.....Absinthe Brasserie & Bar

## NEARBY ATTRACTIONS

- 1.....San Francisco City Hall
- 2.....San Francisco Symphony
- 3.....San Francisco Opera
- 4.....Davies Hall
- 5.....San Francisco Public Library





# 1282 FOLSOM STREET



HARVEST URBAN MARKET



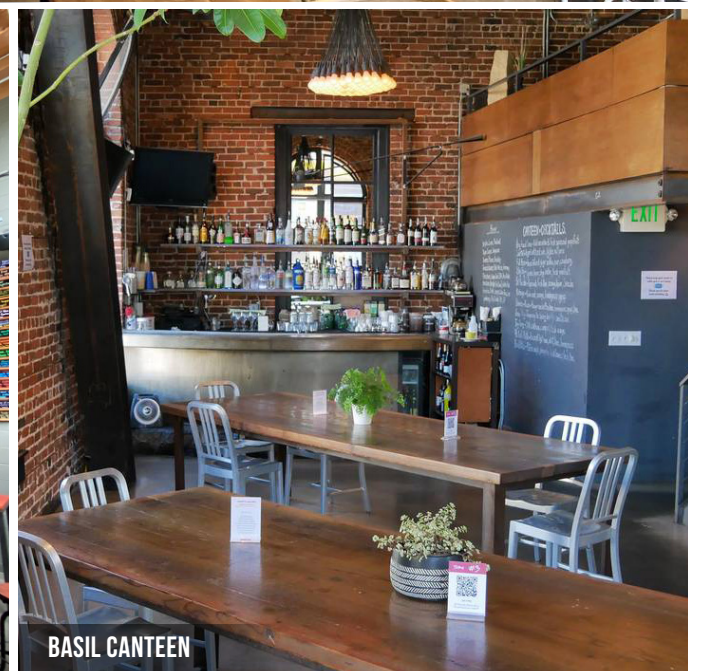
VIVE LA TARTE



SOMA STREET FOOD PARK



CELLARMKER BREWING CO



BASIL CANTEEN



# 1282 FOLSOM STREET

## TRANSIT OVERVIEW



**10 MIN WALK**  
to MUNI Civic Center Station

**14 MIN WALK**  
to 4th & Townsend CALTrain Station



**2 MIN DRIVE**  
to HWY-101

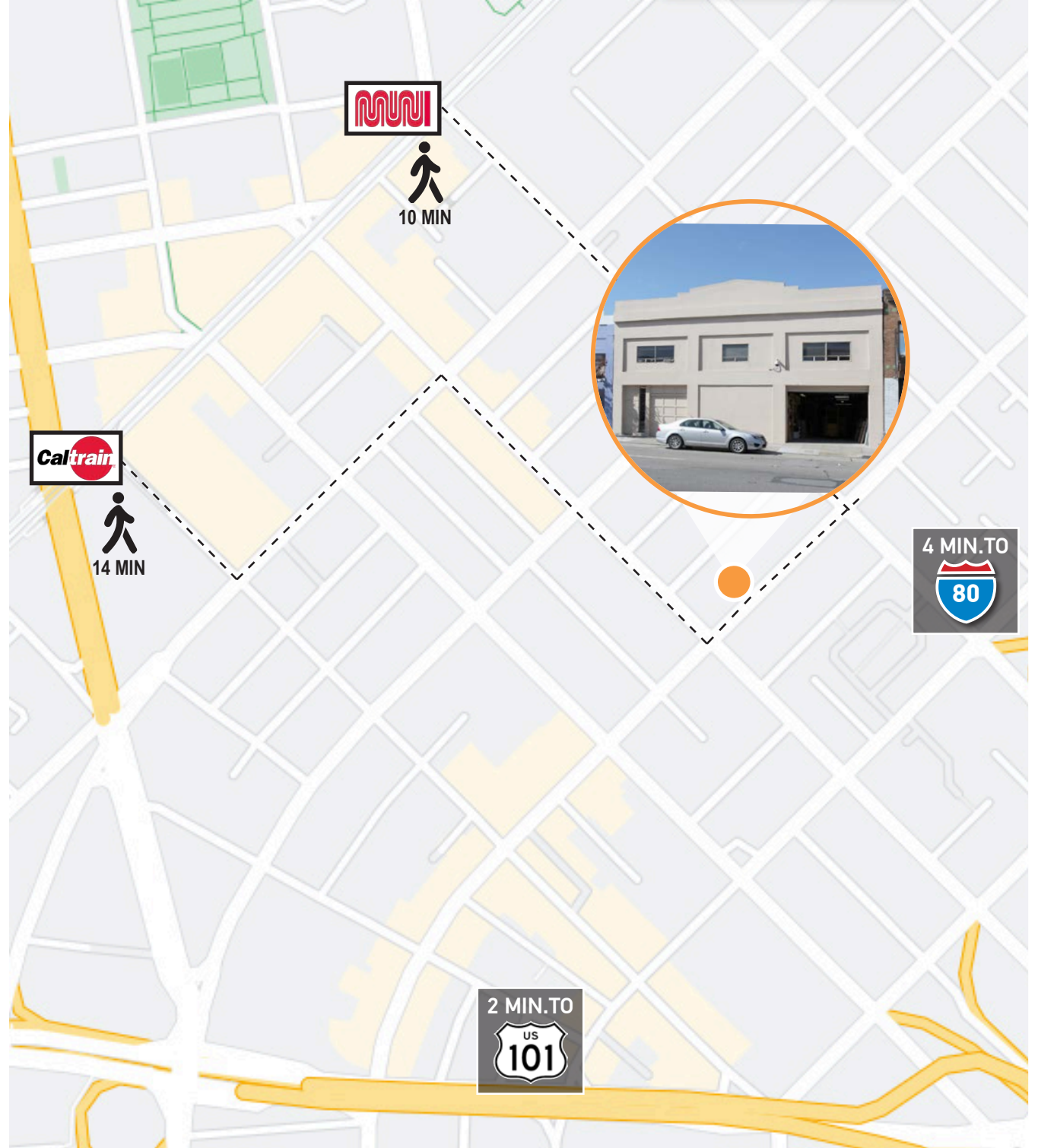
**4 MIN DRIVE**  
to I-80

**8 MIN DRIVE**  
to I-280

**10 MIN DRIVE**  
to Bay Bridge



**15 MIN DRIVE**  
to SFO



# 1282 FOLSOM STREET

## OFFERING TERMS

1282 Folsom Street is being offered for sale with an asking price of \$4,500,000 / \$578 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.

### ASKING PRICE

\$4,500,000 / \$578 PSF

### LEASING ASKING RATE

\$27 / Square Foot / Year, Industrial Gross

### ZACH HAUPERT

zhaupert@tcpre.com  
d (415) 539-1121  
c (415) 812-1219

### MICHAEL SANBERG

msanberg@tcpre.com  
d (415) 539-1103  
c (415) 697-6088

### TREVOR GUDIM

trevor@tcpre.com  
d (415) 539-1122  
c (858) 922-2632





## 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 1 Mississippi Street, San Francisco, CA 94107 (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 Hauptert at (415) 539-1121 or Michael Sanberg (415) 539-1103.