



FOR SALE OR LEASE

1183 - 1185 HOWARD STREET

BOUTIQUE MIXED-USE BUILDING



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1183-1185 HOWARD STREET

EXECUTIVE SUMMARY

Touchstone Commercial Partners, Inc. is pleased to offer investors the opportunity to purchase the fee simple interest in the mixed use building at 1183-1185 Howard Street, San Francisco, CA 94103.

1183-1885 Howard Street is a two story, approximately 5,260 square foot, building located on approximately 2,250 square feet of land. The ground floor is a renovated commercial unit with private outdoor patio, while the top floor is a renovated residential apartment, comprised of three (3) bedrooms, two (2) bathrooms, a dining room, living room and ample living space.

The property is situated on Howard Street between 7th & 8th Street, close to BART, freeways and many other neighborhood shops and restaurants. The entire property will be delivered vacant at the close of escrow, making this an ideal owner/user building or investment opportunity in one of San Francisco's most desirable locations.

PROPERTY SUMMARY

ADDRESS	1183-1185 Howard Street San Francisco, CA 94103
APN	3730-039
BUILDING SIZE	Second Floor +/- 1,740 Square Feet First Floor +/- 1,740 Square Feet Lower Level +/- 1,780 Square Feet TOTAL +/- 5,260 Square Feet
PARCEL SIZE	+/- 2,250 Square Feet
ZONING	WMUG - Western Mixed Use General



1183-1185 HOWARD STREET

INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

To Purchase a Renovated, Income Generating Commercial Asset in Heart of SOMA



FRONTAGE

Excellent Frontage on Howard Street



VALUE-ADD POTENTIAL

Through Renovation and Lease-up of Second Floor Residential Space



OWNER/USER OPPORTUNITY

Second Floor Lease Expiration Allows for Owner/User Occupier

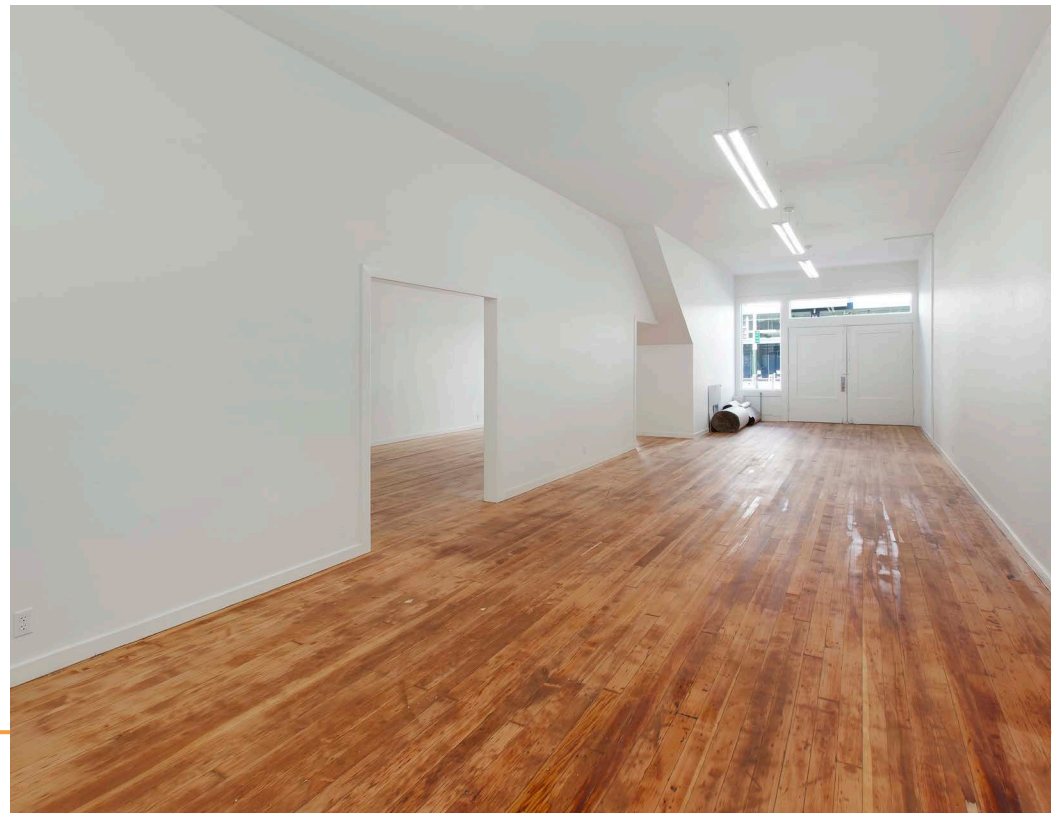


READY FOR OCCUPANCY

Property Will Be Delivered Vacant at Close of Escrow

BUILDING DESCRIPTION

YEAR BUILT	1907
CONSTRUCTION TYPE	Wood Frame
HEIGHT LIMIT	55-X

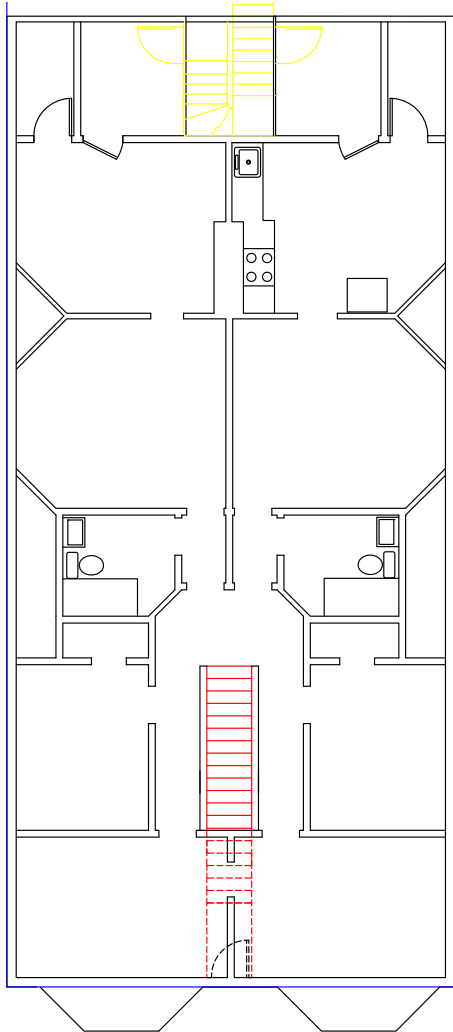


1183-1185 HOWARD STREET

BUILDING DESCRIPTION

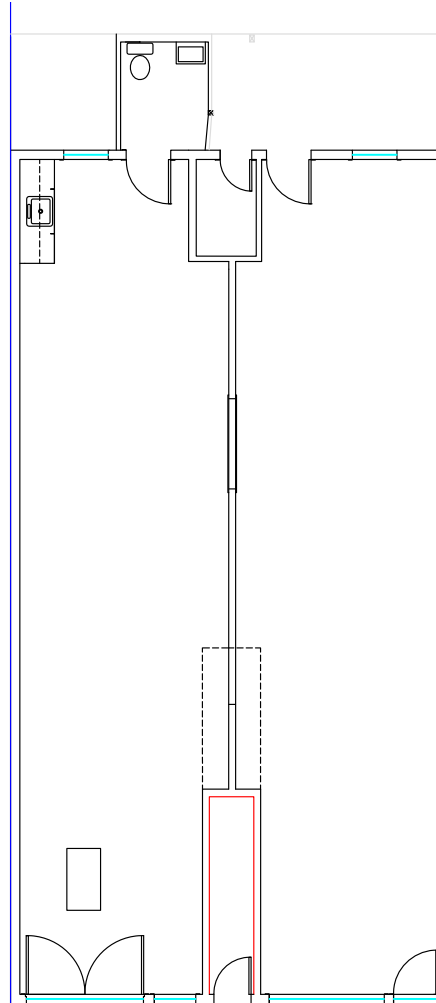


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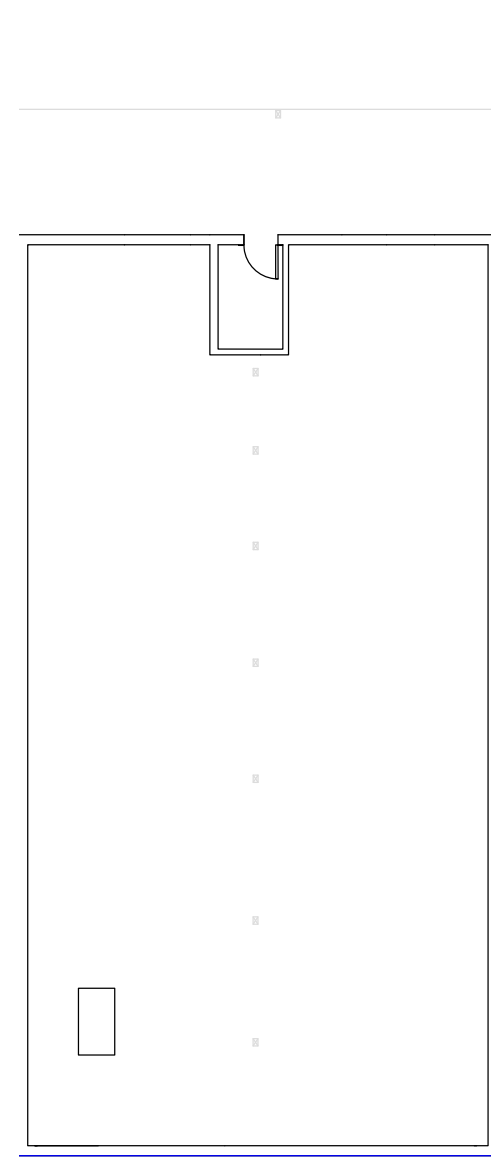
FLOOR PLANS

Second Floor +/- 1,740 SF



FLOOR PLANS

First Floor +/- 1,740 SF



FLOOR PLANS

Lower Level +/- 1,780 SF

1183-1185 HOWARD STREET

LOCATION OVERVIEW

Desirable South of Market location, walkable to Market St. amenities and to surrounding neighborhoods.



5 MIN to Civic Center BART
10 MIN to Metro Muni Lines



10 MIN to Union Square
15 MIN to Financial District



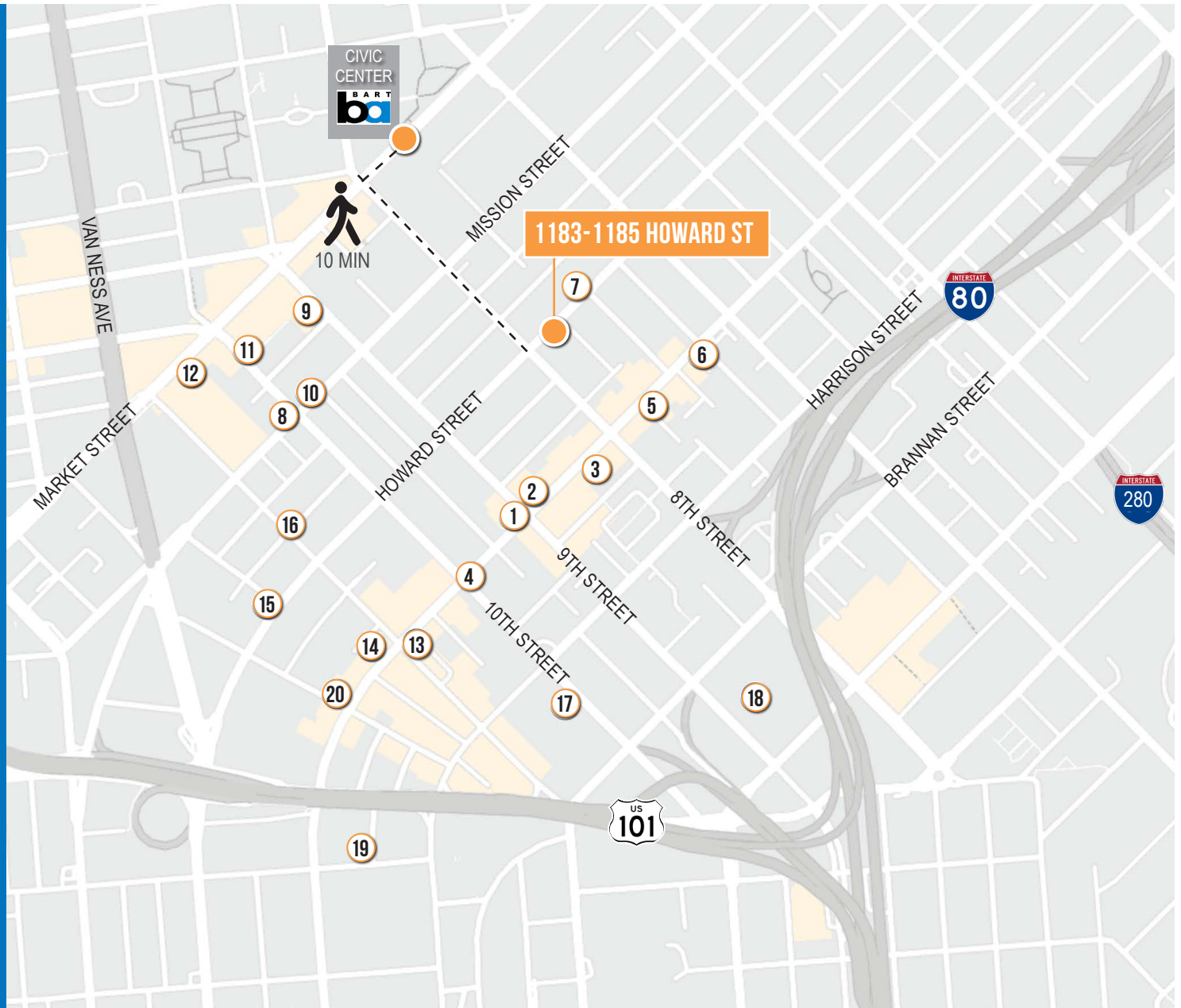
05 MIN to 80 On-Ramp
10 MIN to 101 On-Ramp



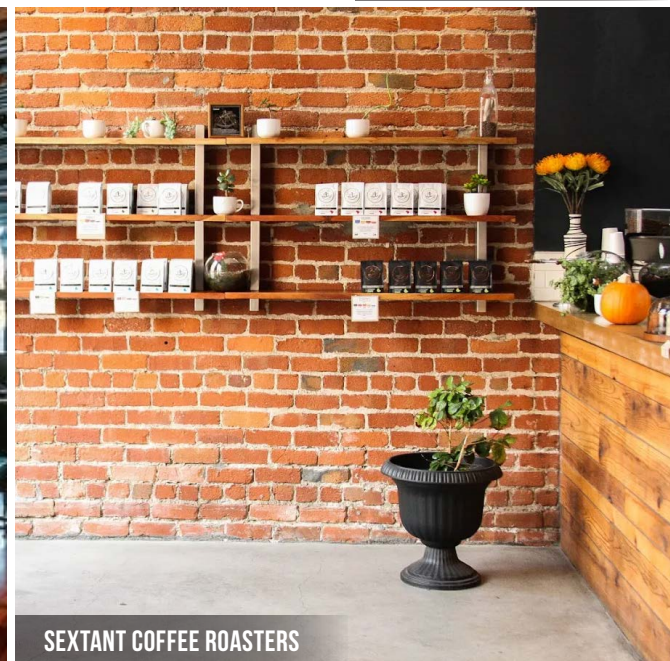
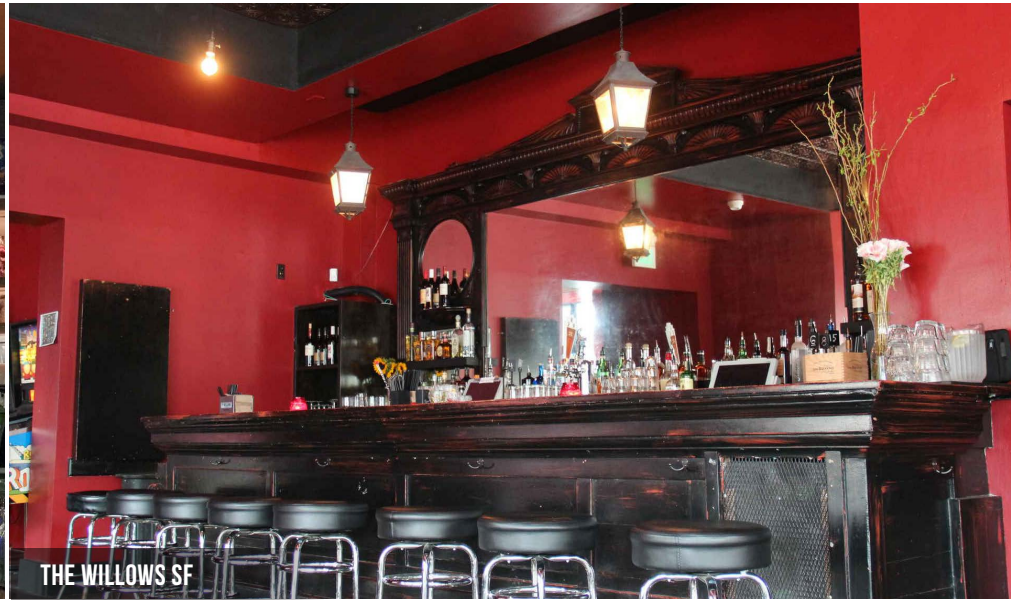
1183-1185 HOWARD STREET

NEARBY AMENITIES

- 1.....Northern China BBQ
- 2.....Azúcar Lounge
- 3.....Driftwood
- 4.....Sextant Coffee Roasters
- 5.....Basil Thai Restaurant & Bar
- 6.....The Stud
- 7.....Enterprise Brewing Co
- 8.....Peet's Coffee
- 9.....Cadillac Outdoor Bar & Grill
- 10.....Cumaica: Artesanos del Cafe
- 11.....Poké Bar
- 12.....Little Griddle @ Dough
- 13.....Basil Canteen
- 14.....Eat Sushi Restaurant
- 15.....SHOWA Le Gourmet Tonkatsu
- 16.....Joint Venture Kitchen
- 17.....Costco Wholesale
- 18.....Trader Joe's
- 19.....Pink Onion
- 20.....The Willows



1183-1185 HOWARD STREET



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OFFERING SUMMARY // SALE

1183-1185 Howard Street is being offered for sale for \$1,795,000. All prospective buyers should assume the subject property will be delivered on an “As-Is, Where-Is” basis at the Close of Escrow. Seller financing available.

Prospective buyers and tenants 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

\$1,795,000

OFFERING SUMMARY // LEASE

1183-1185 Howard Street is being offered for lease with an asking rate as outlined below. All prospective tenants should assume the subject property can be delivered either on an “As-Is” basis or with a tenant improvement allowance subject to negotiation.

ASKING RATE

\$7,000 / Month, Industrial Gross



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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 1183-1185 Howard Street, San Francisco, CA 94103 (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 at (415) 539-1103.