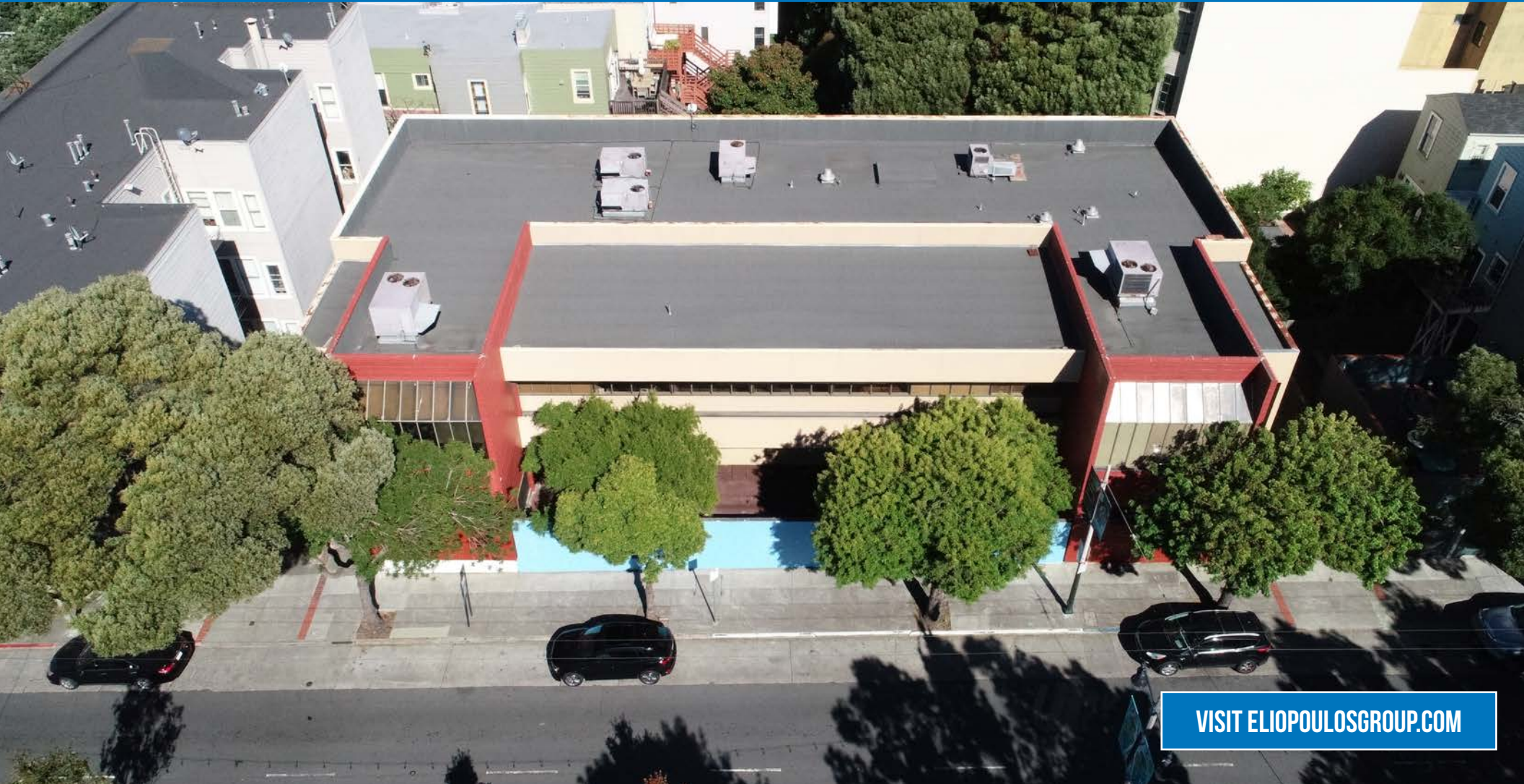


# 1234 DIVISADERO STREET

FOR SALE | FREESTANDING OFFICE BUILDING W/ PARKING

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



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# 1234 DIVISADERO STREET

## EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer owner-users and investors an opportunity to purchase the fee simple interest in 1234 Divisadero Street, San Francisco, CA 94115.

The approximately 12,328 square foot, two-story medical office building with 20 car parking spaces sits on approximately 14,465 square feet of land. Located in the Fillmore District just 2 blocks from the Geary Boulevard corridor and medical cluster, this is a unique and rare opportunity to purchase a freestanding medical office building in the neighborhood.

The property recently housed a preschool occupying a portion of the ground floor and the fully enclosed front patio. There are children's restrooms built out on the ground floor and a front loading zone exclusive to the building.

The property will be delivered fully vacant at the close of escrow, making this a perfect opportunity for an owner-user or investor to purchase this one-of-a-kind property.

## PROPERTY SUMMARY

<b>ADDRESS</b>	1234 Divisadero Street, San Francisco, CA 94115
<b>APN</b>	1127/039
<b>BUILDING SIZE</b>	+/- 12,328 Square Feet
<b>PARCEL SIZE</b>	+/- 14,465.5 Square Feet
<b>ZONING</b>	NCT - Divisadero Street Neighborhood Commercial Transit District
<b>ZONING HEIGHT</b>	65-A





**1234** DIVISADERO STREET

## OFFERING SUMMARY

SALE PRICE	\$4,950,000
PRICE PER FOOT	\$389

## INVESTMENT HIGHLIGHTS



### LOCATION

*Strategically Located Near Kaiser and UCSF Medical Center*



### OWNER-USER OPPORTUNITY

*Entire Property Delivered Vacant At Close*



### DEDICATED PARKING

*Exclusive 20 Car Parking Lot*



### DEVELOPMENT POTENTIAL

*Covered Land Play With Redevelopment Potential*



### ACCESSIBLE BUILDING

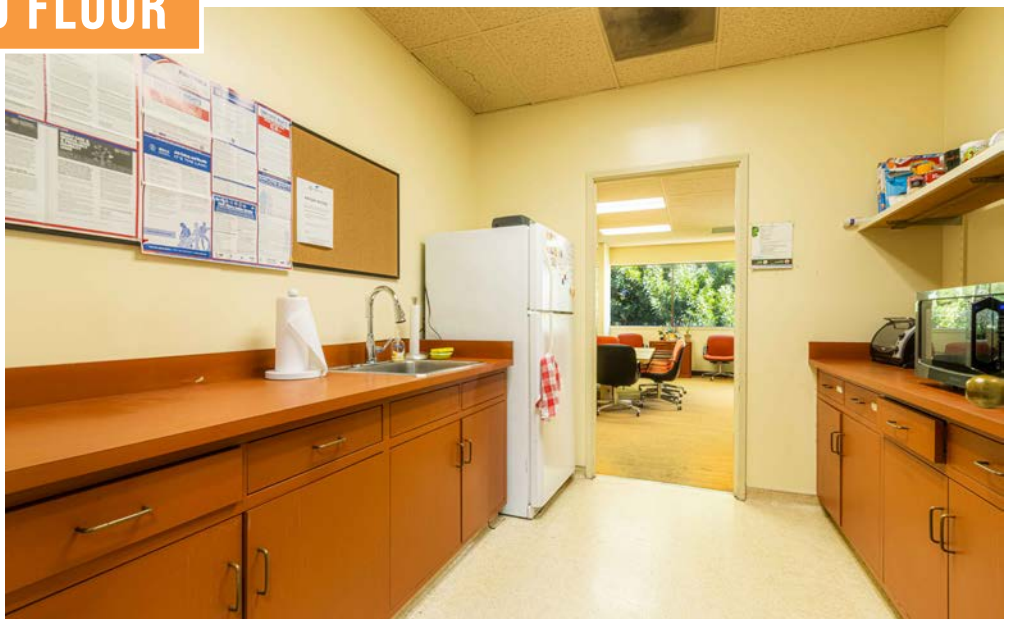
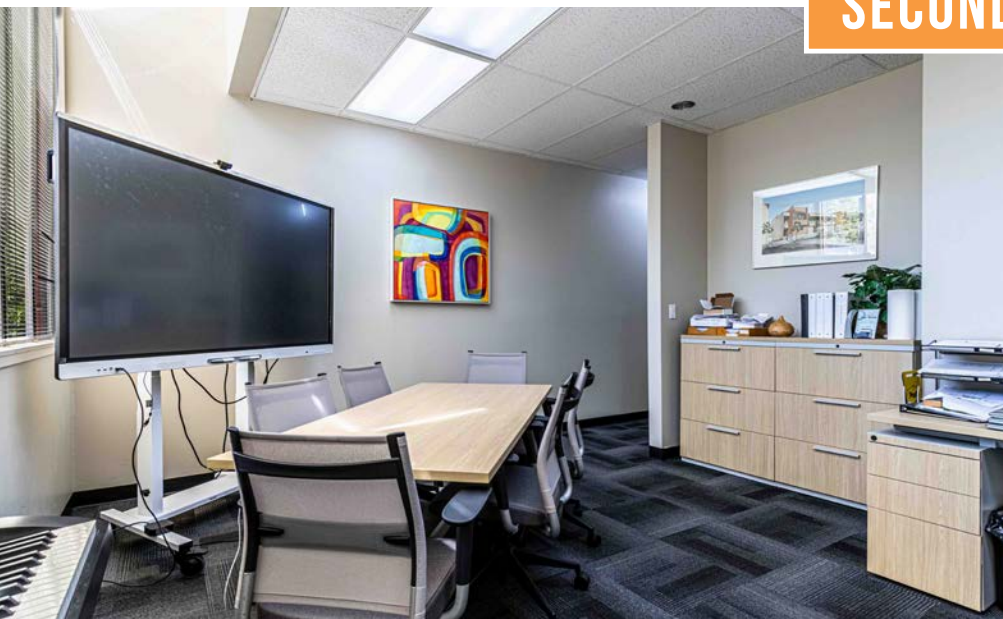
*Elevator Provides Access To Second Floor And Parking Lot*







SECOND FLOOR



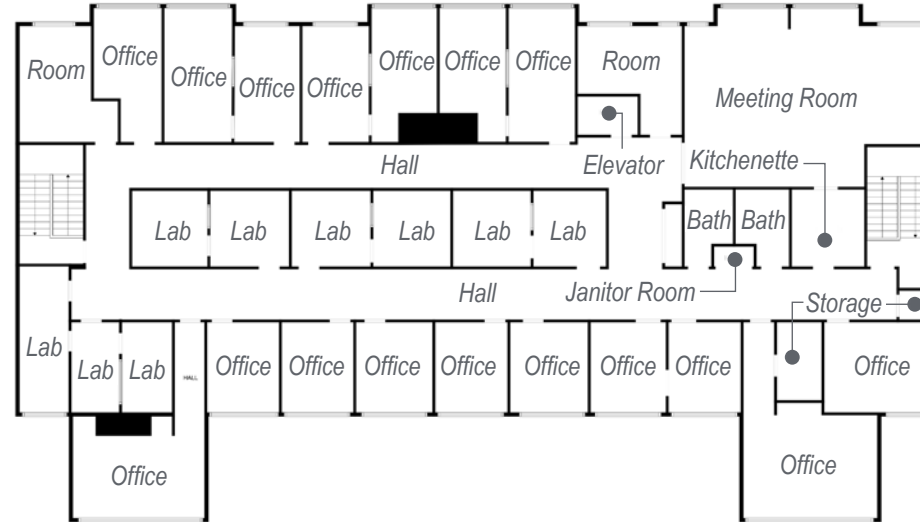




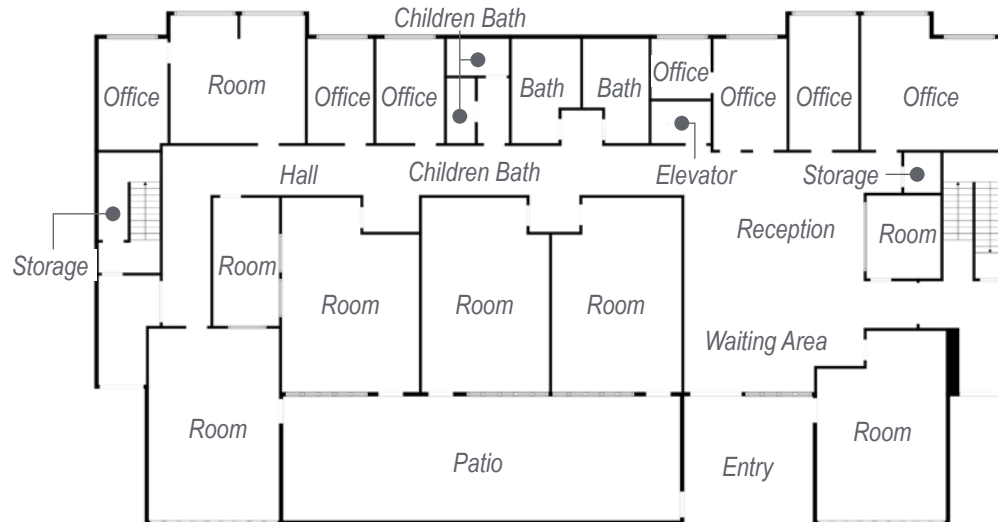
FIRST FLOOR



## SECOND FLOOR



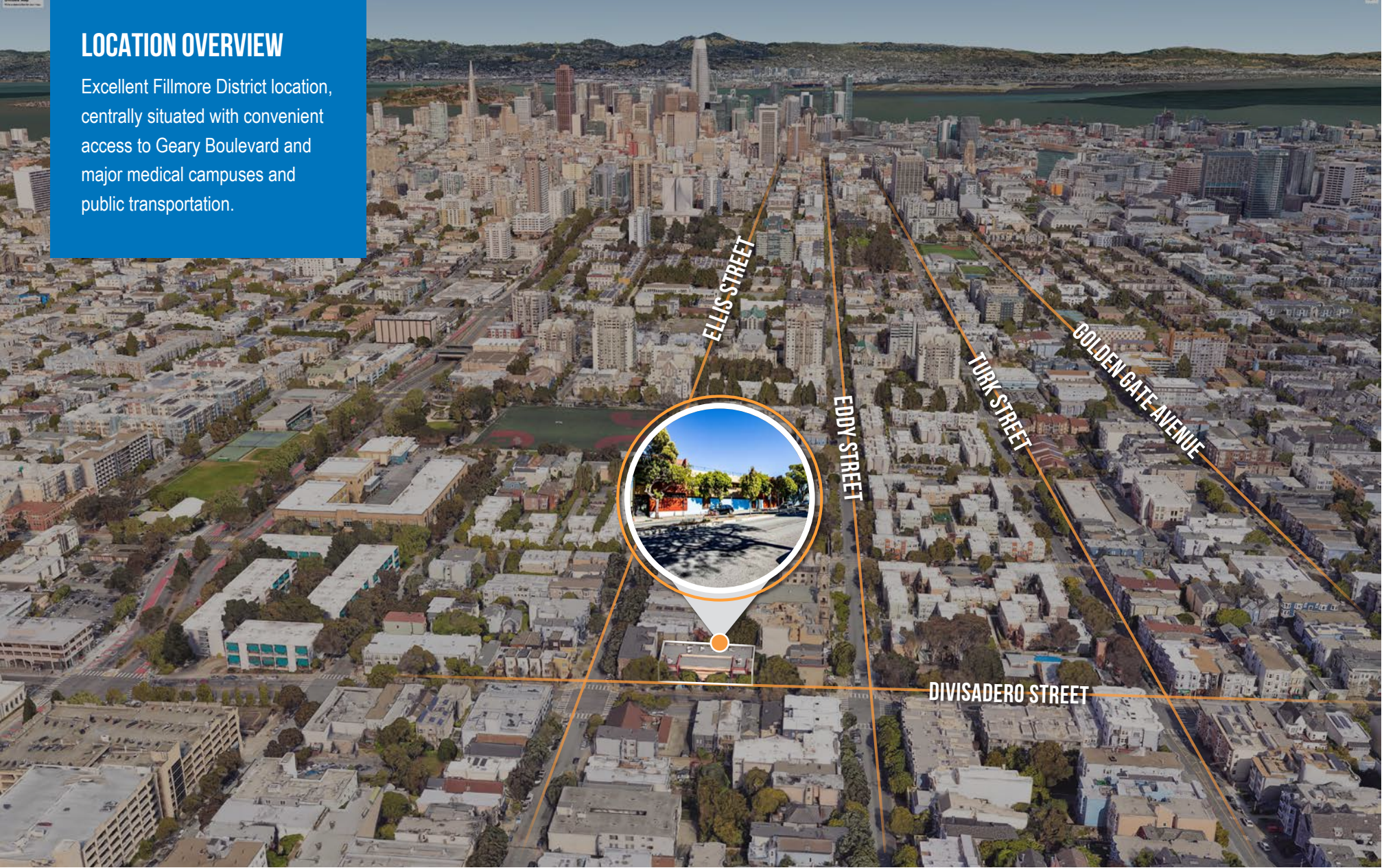
## FIRST FLOOR





## LOCATION OVERVIEW

Excellent Fillmore District location, centrally situated with convenient access to Geary Boulevard and major medical campuses and public transportation.





# 1234 DIVISADERO STREET

## TRANSIT OVERVIEW



01 MIN to Eddy St Muni  
08 MIN to Alamo Square  
17 MIN to University of SF



12 MIN to Union Square  
16 MIN to South of Market  
17 MIN to Mission District



12 MIN to 101 On-Ramp  
17 MIN to 80 On-Ramp  
19 MIN to 280 On-Ramp



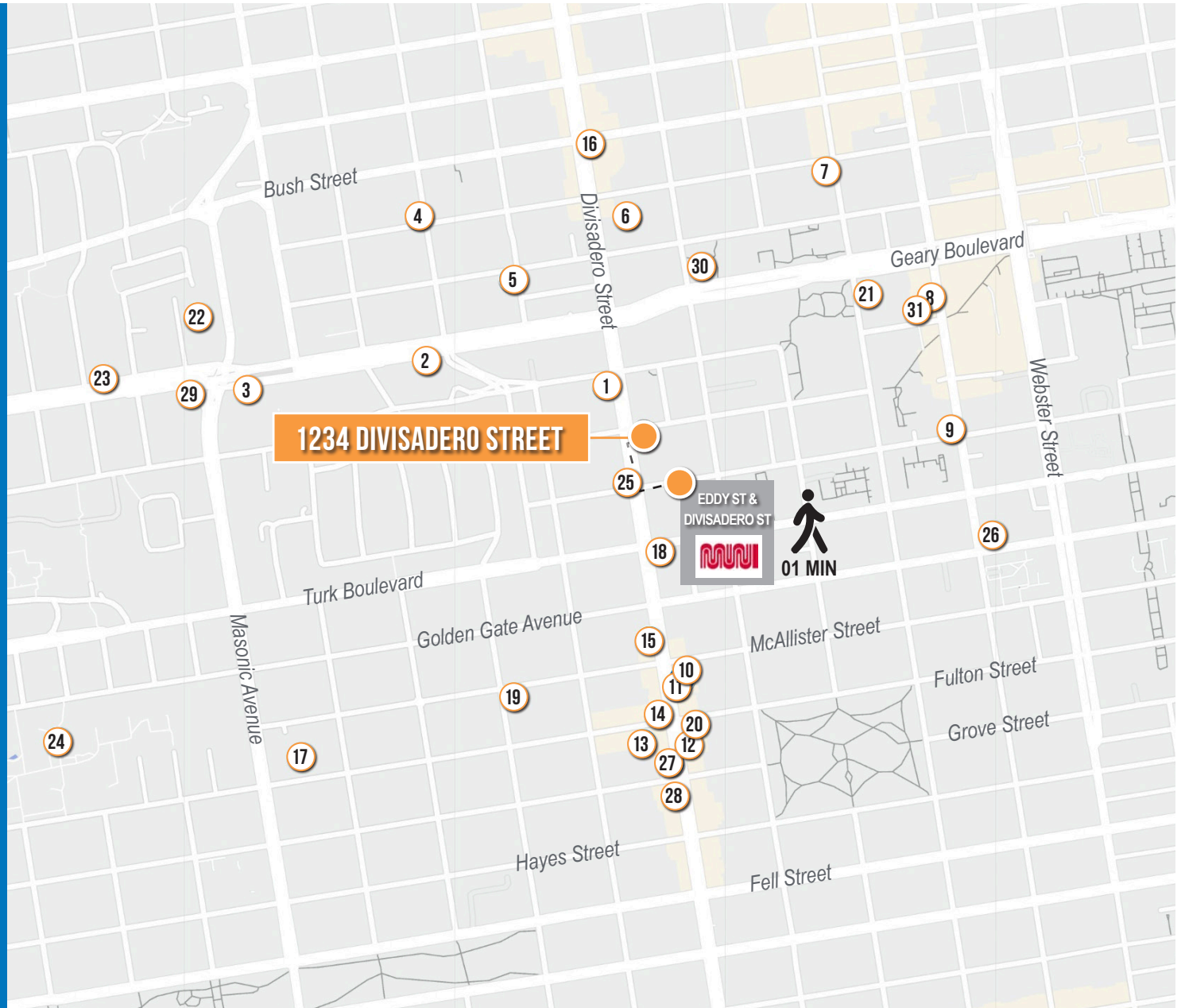
**ROUTES**

- GOLDEN GATE PARK SHUTTLE
- SFMTA
- MUNI



## NEARBY AMENITIES

- 1..... Walgreens
- 2 Kaiser Permanente San Francisco
- 3..... Target
- 4..... Anomaly SF
- 5..... Opa Cafe
- 6.UCSF Medical Center-Mount Zion
- 7..... Sweet Maple
- 8..... State Bird Provisions
- 9..... Fillmore Street Cafe
- 10..... Foghorn Taproom
- 11..... Che Fico
- 12..... The Mill
- 13..... Ju-Ni
- 14..... Tsunami Panhandle
- 15..... Brenda's Meat & Three
- 16.. The San Francisco Athletic Club
- 17..... Lucky
- 18..... Primo Pizza
- 19..... Matching Half
- 20..... Saffron Grill
- 21..... Jane The Bakery
- 22..... Trader Joe's
- 23..... Sunstream Coffee
- 24..... University of San Francisco
- 25..... Pearl Market
- 26..... McDonald's
- 27..... 4505 Burgers & BBQ
- 28..... Bar Crudo
- 29..... House of Hummus
- 30..... Western Addition Library
- 31..... The Progress





# 1234 DIVISADERO STREET





**1234** DIVISADERO  
STREET



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## OFFERING TERMS

1234 Divisadero Street is being offered for sale with an asking price of \$4,950,000. 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.

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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 1234 Divisadero Street, San Francisco, CA 94133 (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 Jaron Eliopoulos at 415-608-6336 or Zach Hauptert at 415-539-1121 or Cameron Tu at 510-919-8193.