

1234 GRANT AVENUE

FOR SALE | PRIME NORTH BEACH PROPERTY



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EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer investors an opportunity to purchase the fee simple interest in 1234 Grant Avenue, San Francisco, CA 94133.

The approximately 8,600 square feet, three-story building with a lower level sits on approximately 2,300 square feet of land. Located in the heart of North Beach, this is a unique and rare opportunity to purchase a building in one of San Francisco's most desirable neighborhoods.

This property will be delivered fully occupied by two tenants on a triple net basis, making this a perfect opportunity for an investor looking for stable cash flow.

PROPERTY SUMMARY

ADDRESS	1234 Grant Avenue, San Francisco, CA 94133
APN	0145/044
BUILDING SIZE*	Third Floor: +/- 2,000* Square Feet Second Floor: +/- 2,300 Square Feet Ground Floor: +/- 2,300 Square Feet Lower Level: +/- 2,000 Square Feet TOTAL: +/- 8,600 Square Feet
PARCEL SIZE	+/-. 2,300 Square Feet
ZONING	NCD - North Beach Neighborhood Commercial
STORIES	3 (Plus Usable Basement)

* Building Size (Per Owners Estimated Size)

* 3rd Floor Square Footage Includes Balcony



OFFERING SUMMARY

SALE PRICE \$7,950,000

CAP RATE 6.25%

INVESTMENTS HIGHLIGHTS



LOCATION

Historic North Beach Neighborhood Location



CORNER LOT

Trophy Hard Corner Real Estate on Heavily Trafficked Street



DEDICATED TENANTS

Ground Floor Tenant (The Showdown) Recently Signed a New 10 Year Lease, Showing Dedication to the Site



VALUE-ADD POTENTIAL

Stable Cash Flow with 8 Years of WALT remaining



DEMOGRAPHICS

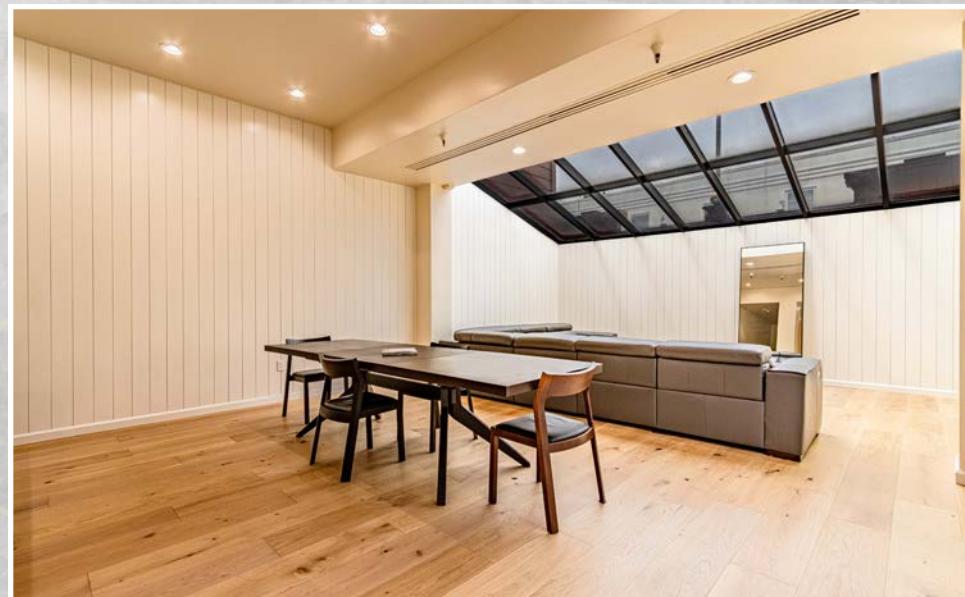
Excellent Demographics - 579,823 Residents w/ Average Household Incomes of \$108,675 in a 1-Mile Radius

In the last year, the property has been extensively renovated with significant capital investment, including a full electrical upgrade, complete exterior repainting and refinishing, three new bathrooms (including a walk-in shower), new wide-plank European white oak flooring, a fully renovated kitchen with marble countertops and stainless steel appliances, new recessed lighting and fixtures throughout, fresh interior paint, new decking at the sun deck, and thoughtful interior reconfiguration.

PROPERTY PHOTOS | THIRD FLOOR



PROPERTY PHOTOS | SECOND FLOOR



PROPERTY PHOTOS | GROUND FLOOR



FINANCIAL SUMMARY

RENT ROLL

SUITE	TYPE	TENANT	SQ. FT.	MONTHLY RENT	PSF	STRUCTURE	EXPIRATION	INCREASES	OPTION
2nd Floor & 3rd Floor	Office	Lands End Capital	4,300					FOR MORE INFORMATION PLEASE CONTACT BROKER	
1st Floor & Lower Level	Bar / Restaurant	The Showdown	4,300					FOR MORE INFORMATION PLEASE CONTACT BROKER	
TOTAL MONTHLY			8,600	\$ 41,406	\$ 4.81				
TOTAL ANNUAL INCOME				\$ 496,875					

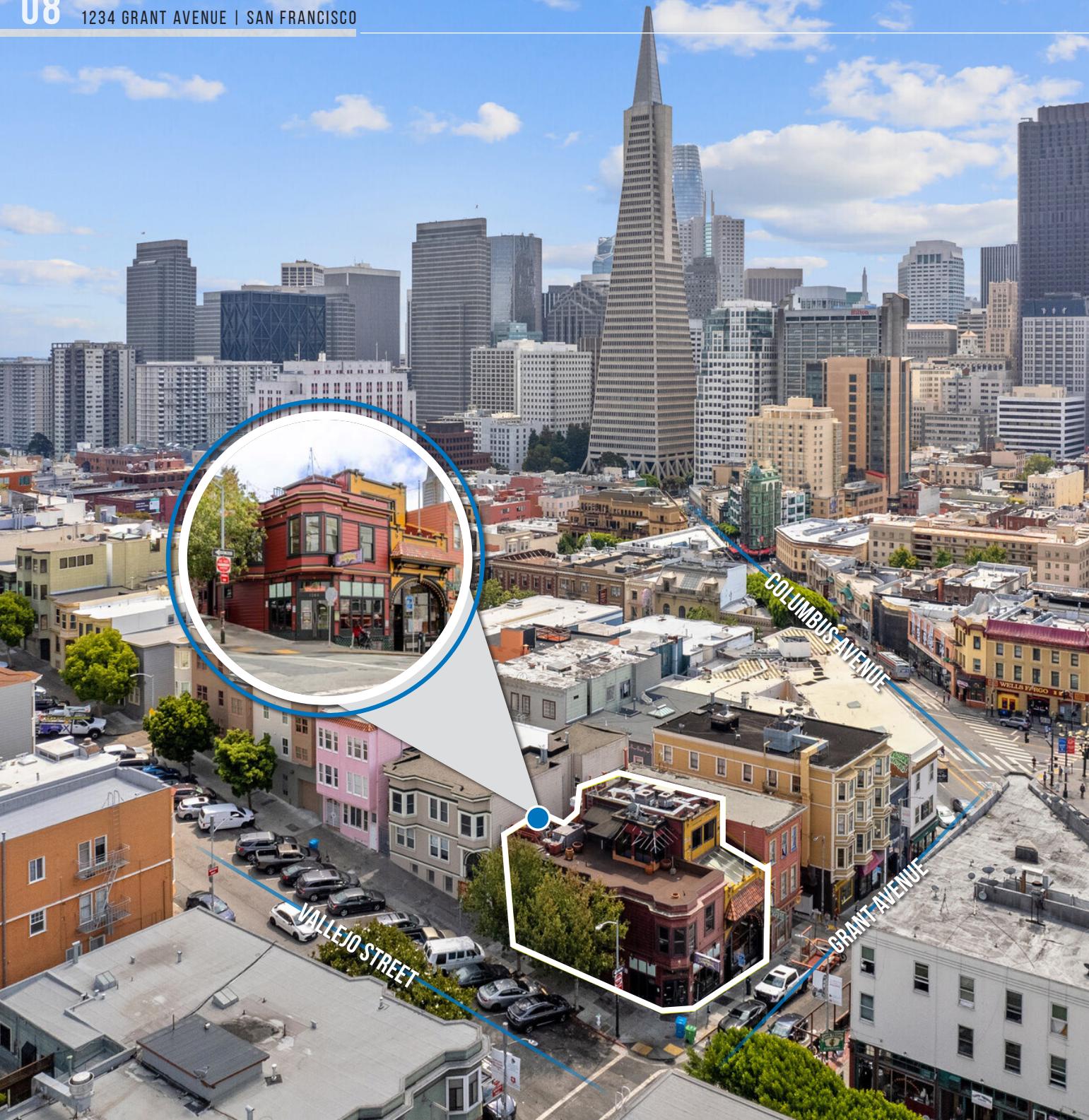
NET OPERATING INCOME

	ANNUAL	PSF	NOTES
Annual Income	\$ 496,875	\$ 57.77	
Annual Expenses	\$ (86,844.07)	\$ 10.85	
Annual Reimbursement	\$ 86,844.07	\$ 10.85	
NOI	\$ 496,875	\$ 56.35	
Purchase Price	\$ 7,950,000	\$ 804.60	
Cap Rate	6.25%		

OPERATING EXPENSES

	ANNUAL	PSF	NOTES
Property Taxes	\$ (40,444.66)	\$ 4.65	Actual 2025-2026
Special Assessments	\$ (1,493.16)	\$ 0.17	Actual
Insurance	\$ (20,000.00)	\$ 2.30	Estimated
CAM + R&M	\$ (10,000.00)	\$ 1.15	Estimated
Management	\$ (14,906.25)	\$ 1.73	3%
TOTAL ANNUAL	\$ (86,844.07)	\$ 10.10	

*The information presented has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



LOCATION OVERVIEW

Desirable North Beach location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



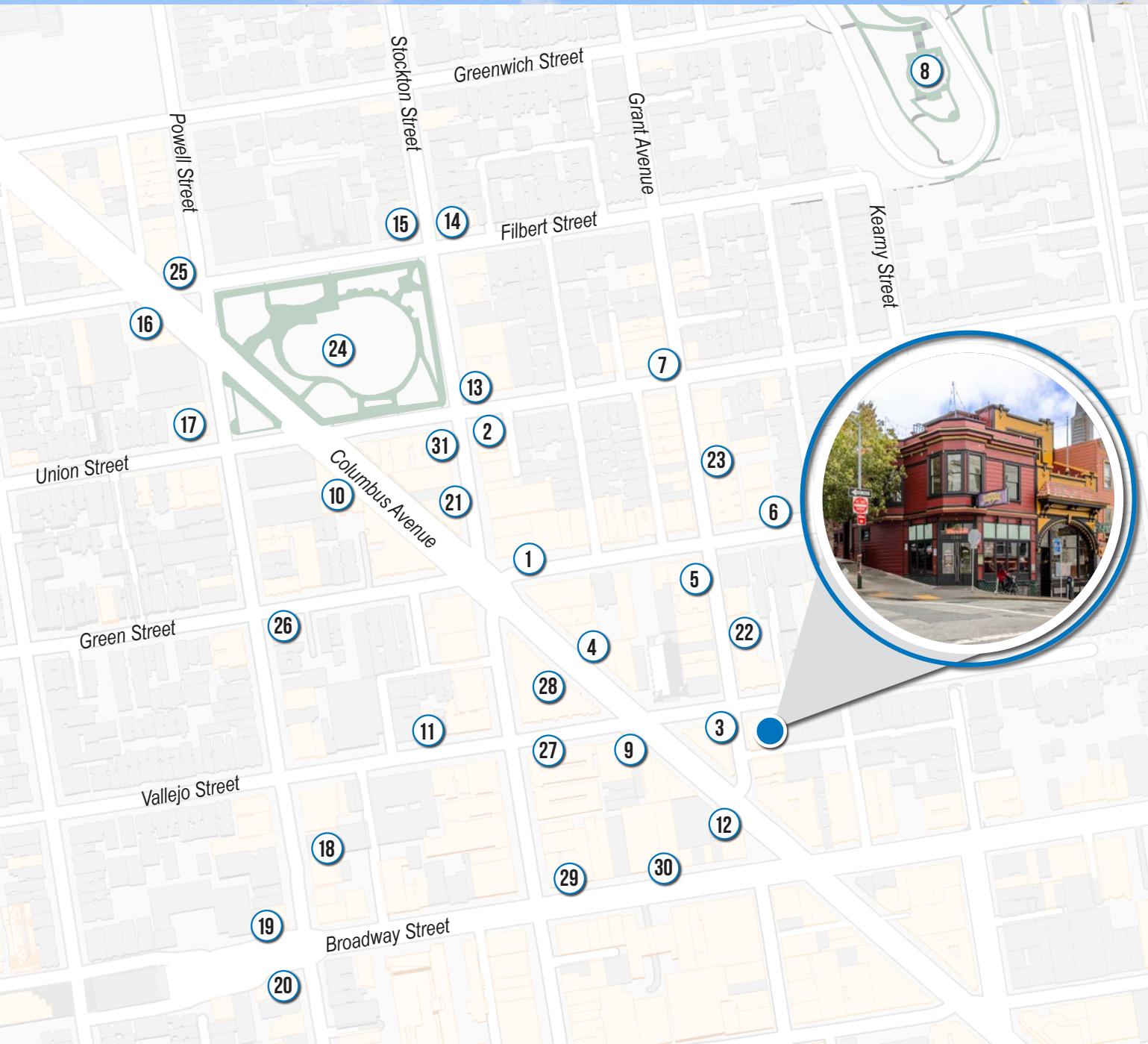
06 MIN to Stockton Bart
09 MIN to Embarcadero
12 MIN to Financial District



03 MIN to Financial District
07 MIN to Union Square
09 MIN to SOMA



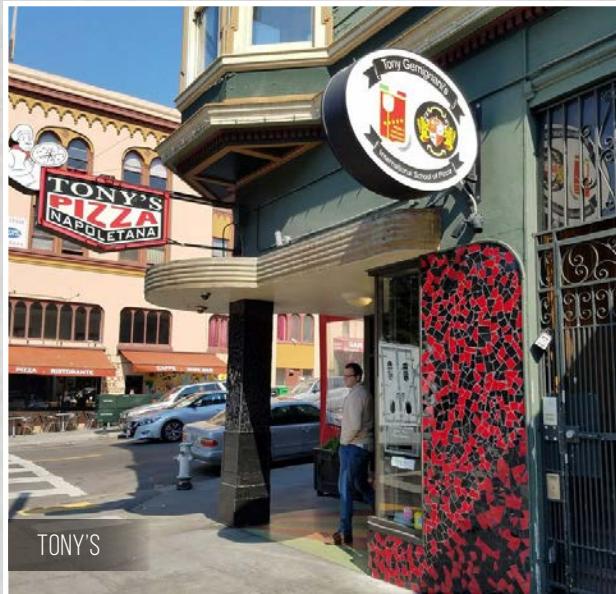
04 MIN to Hwy 101
08 MIN to 80 On-Ramp



NEARBY AMENITIES

- 1 King of Thai Noodle Cafe
- 2 Tony's Pizza Napoletana
- 3 Caffe Trieste
- 4 The Stinking Rose
- 5 Maggie McGarry's
- 6 Maykadeh
- 7 North Beach Pizza
- 8 Coit Tower
- 9 Molinari Delicatessen
- 10 North Beach Gyros
- 11 Dago Bagel
- 12 The Baked Bear
- 13 Acquolina
- 14 Liguria Bakery
- 15 Mama's On Washington
- 16 Piazza Pellegrini
- 17 Noren Izakaya
- 18 Lai Hong Lounge
- 19 Enter the Cafe
- 20 Kam Po Kitchen
- 21 Red Window
- 22 Mo's Grill
- 23 PF Candle Co.
- 24 Washington Square
- 25 Victoria Pastry
- 26 NorthStar Cafe
- 27 Fancy Wheat Field Bakery
- 28 Caffe Greco
- 29 Yuet Lee Seafood
- 30 China Live
- 31 Original Joe's

NEARBY AMENITIES





1234 GRANT AVENUE

OFFERING TERMS

1234 Grant Avenue is being offered for sale with an asking price of \$7,950,000. 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 Grant Avenue, 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 Ethan Mann at 415-990-9127 or George Farley at 415-994-5767 or Cameron Tu at 510-919-8193.