

457 MINNA STREET

FOR SALE | IDEAL OWNER/USER BUILDING w/ DEVELOPMENT POTENTIAL

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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457 MINNA STREET

EXECUTIVE SUMMARY

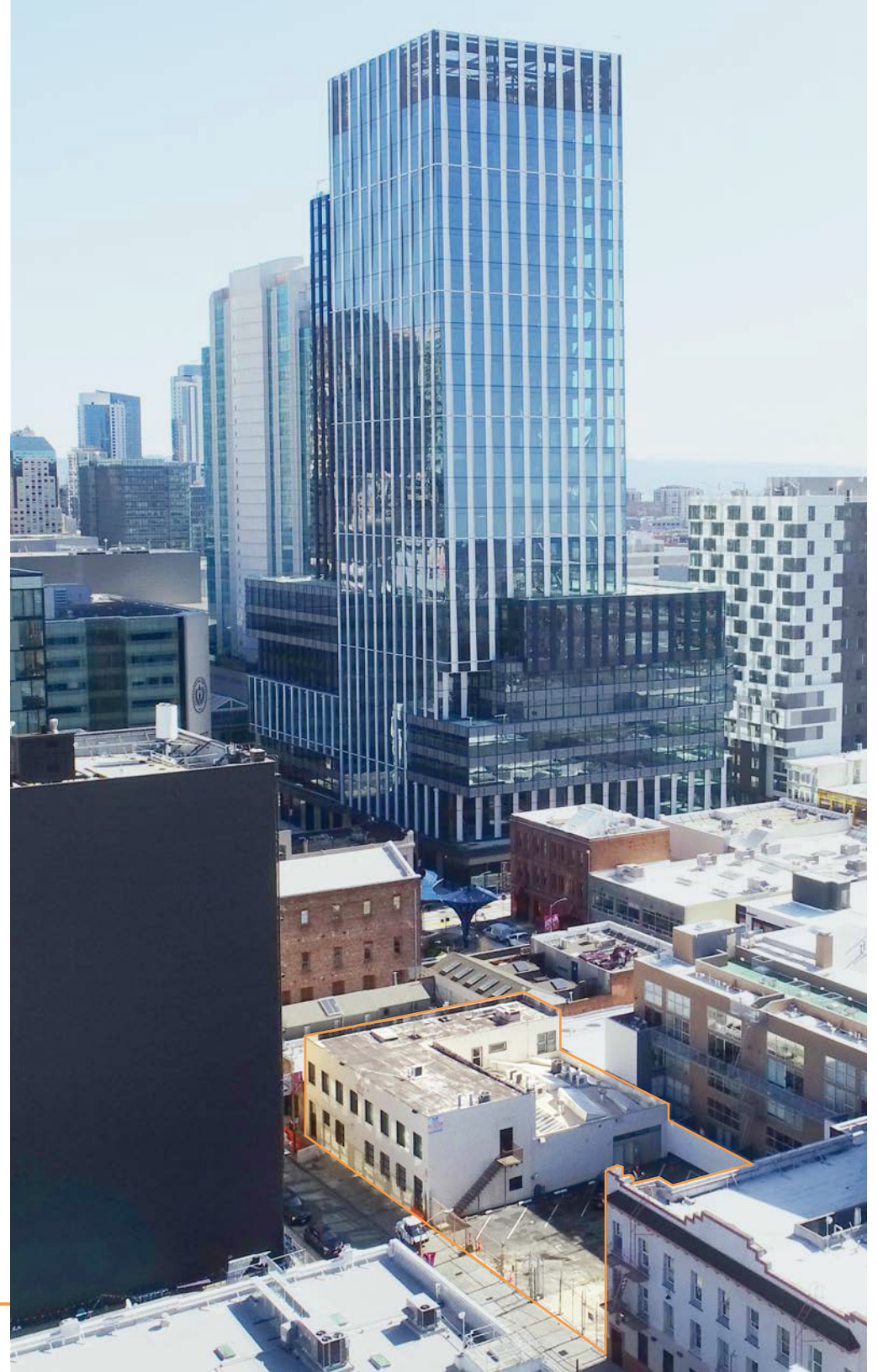
Touchstone Commercial Partners is pleased to offer tenants or buyers the opportunity to purchase the fee simple interest in 457 Minna Street, San Francisco, CA 94103.

The approximately 7,510 square foot, two-story building sits on approximately 10,988 square feet of land. Located on Minna Street between 5th and 6th and directly adjacent to the new 5M project, this is a unique and rare opportunity to purchase a property in one of San Francisco's most sought-after neighborhoods.

The building on-site is currently vacant, making this a perfect opportunity for an owner/user to occupy. The property also boasts a 160' height limit for investors with future development ambitions.

PROPERTY SUMMARY

ADDRESS	457 Minna Street, San Francisco, CA 94103
APN	457 Minna St: 3725 / 071 - +/- 5,363 SF 463 Minna St: 3725 / 070 - +/- 1,875 SF 469 Minna St: 3725 / 069 - +/- 1,475 SF 475 Minna St: 3725 / 068 - +/- 2,275 SF TOTAL: +/- 10,988 SF
PARCEL SIZE	+/- 10,988 SF
BUILDING SIZE	+/- 7,510 SF
HEIGHT LIMIT	160-F
ZONING	C-3-S - Downtown Support
ASKING PRICE	\$3,800,000



457 MINNA STREET

INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

To Purchase a Move-In Ready Commercial Building in Heart of San Francisco with Secure Parking



IDEAL OWNER / USER BUILDING

Building is Vacant and Ready to be Occupied by a Tenant or User



SECURE YARD SPACE

+/- 5,625 SF of Secure Yard Space for Staging / Receiving / Parking



FLEXIBLE ZONING - DOWNTOWN SUPPORT (C-3-S)

The Property Allows for a Range of Institutional, Housing, Retail, Industrial and Secondary Office Uses



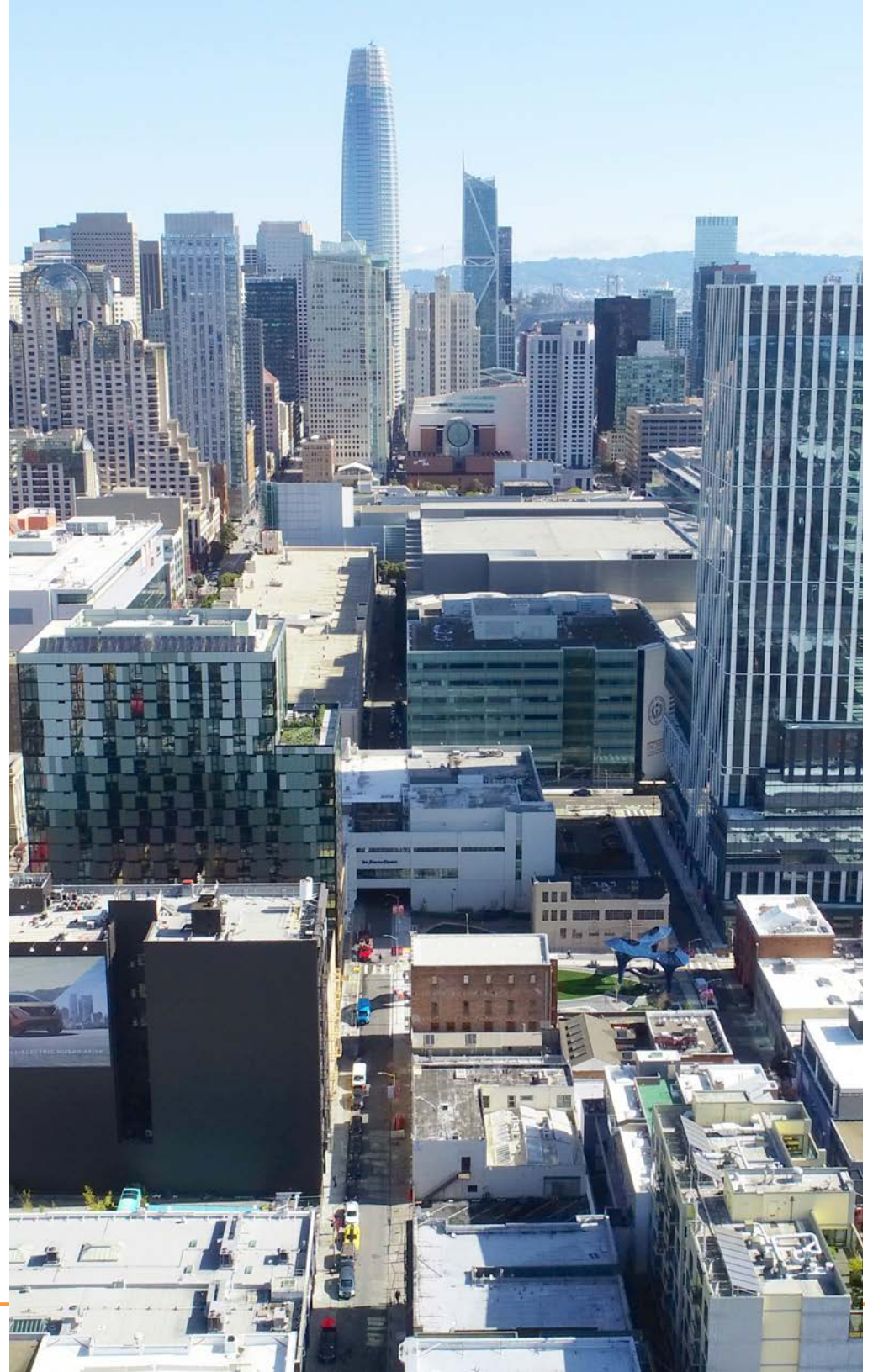
LOCATION

Ideal South of Market Location Adjacent to New 5M Development



DEVELOPMENT OPPORTUNITY

The Property Boasts a 160' Height Limit



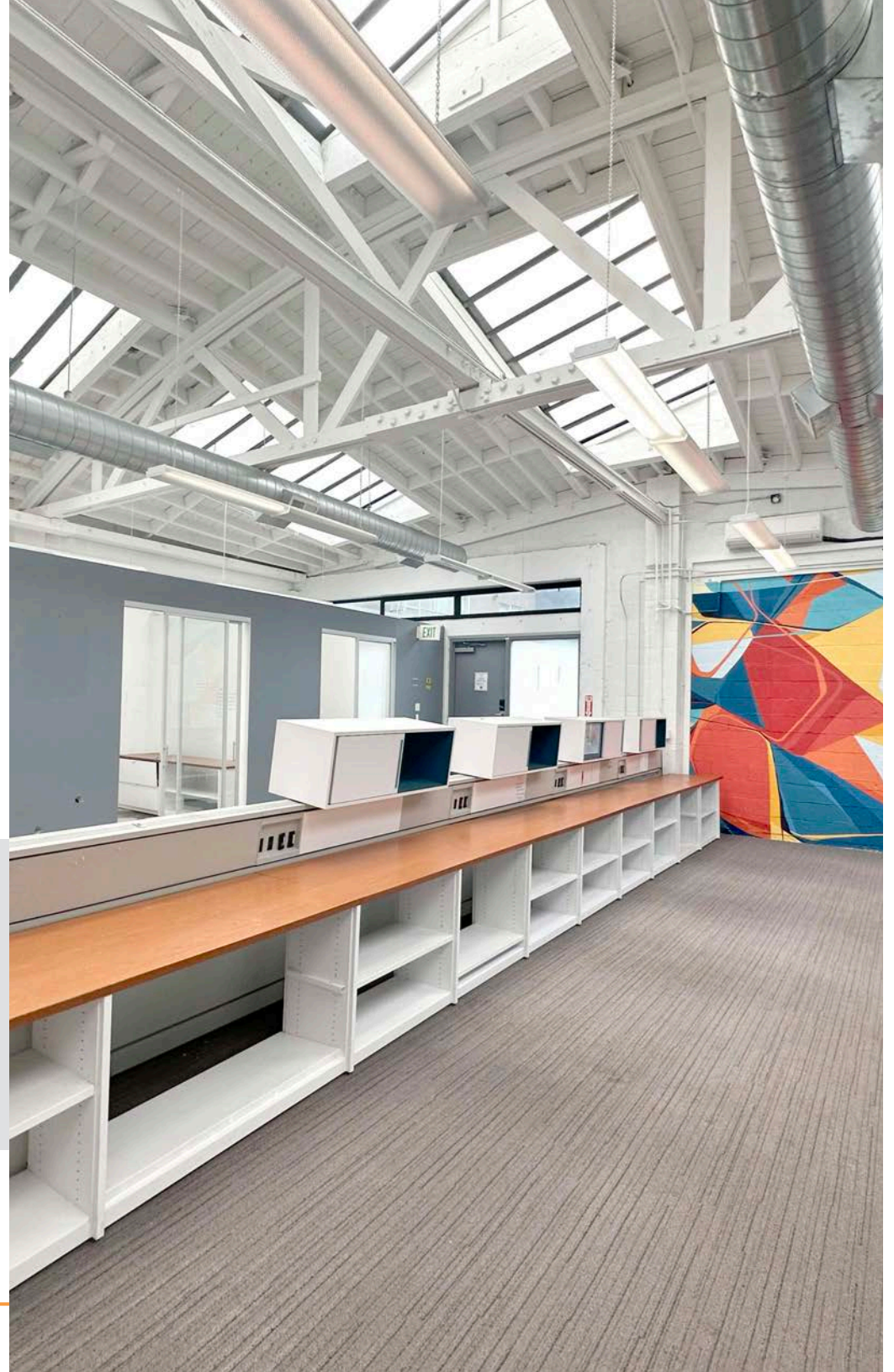
457 MINNA STREET

BUILDING DESCRIPTION

BUILD DATE / RENOVATION DATE	1944 / 2013
CONSTRUCTION TYPE	Reinforced Masonry
ROOF STRUCTURE	Bow Truss Ceiling System
HVAC	Full Heating Ventilation & Air Conditioning
FOUNDATION	Poured In-Place Concrete

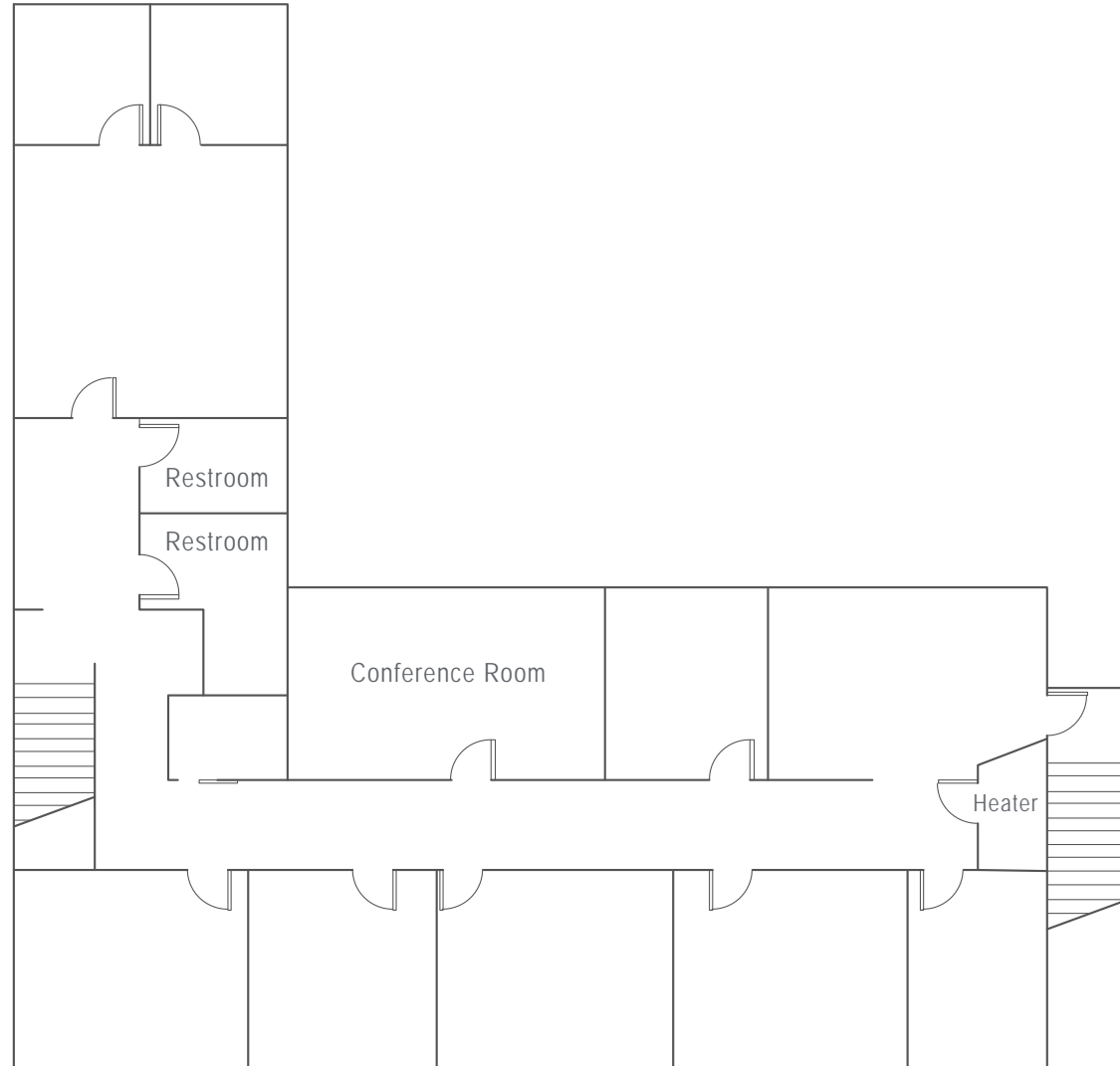
BUILDING ATTRIBUTES

- +/- 5,625 SF Secure Parking Lot
- Ample Skylights Throughout
- Private Offices and Conference Rooms
- Exposed Truss / Roof System
- Polished Concrete Floors
- ADA Restrooms
- Modern Glass Meeting Rooms



457 MINNA STREET

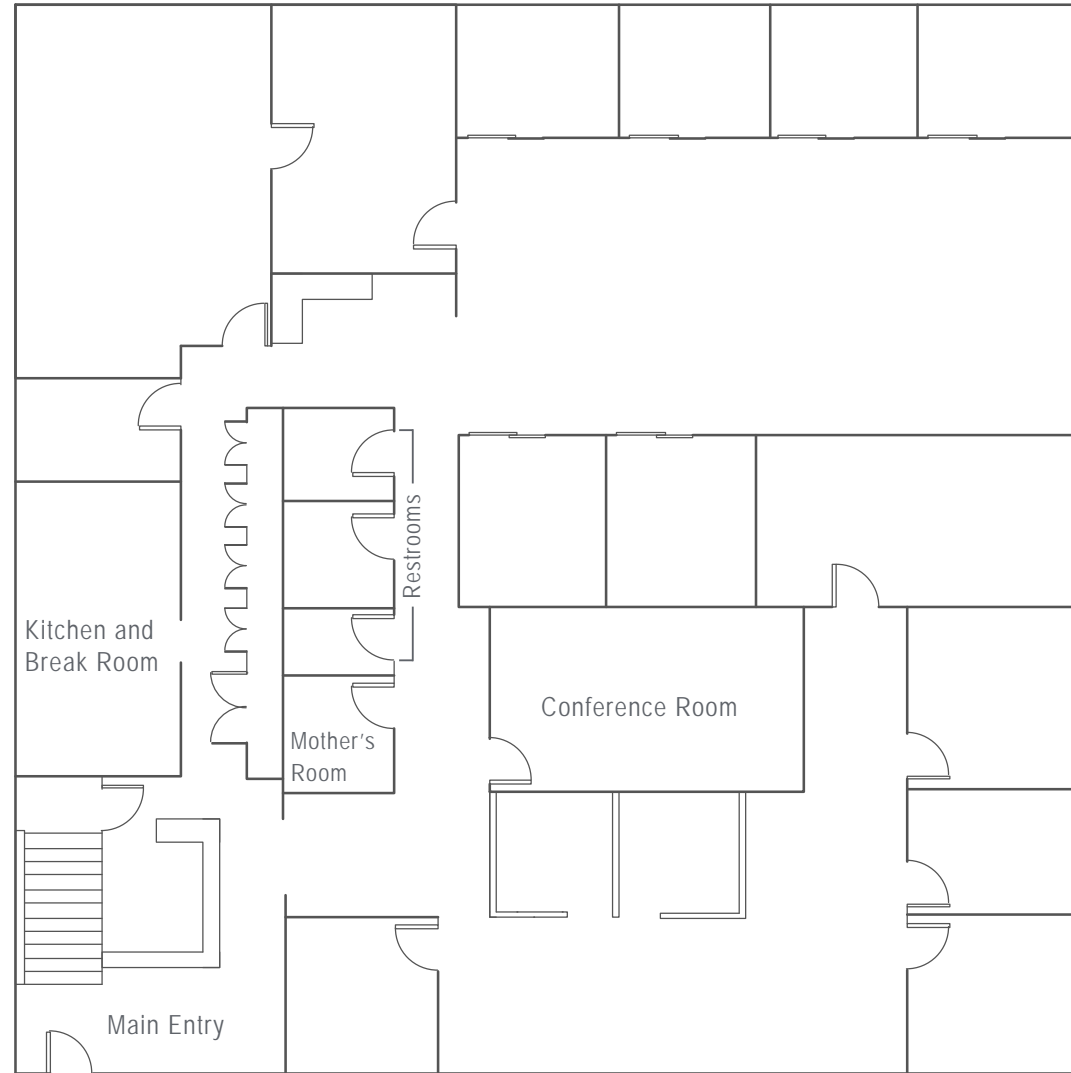
Floor Plan Second Floor



Minna Street

457 MINNA STREET

Floor Plan Ground Floor

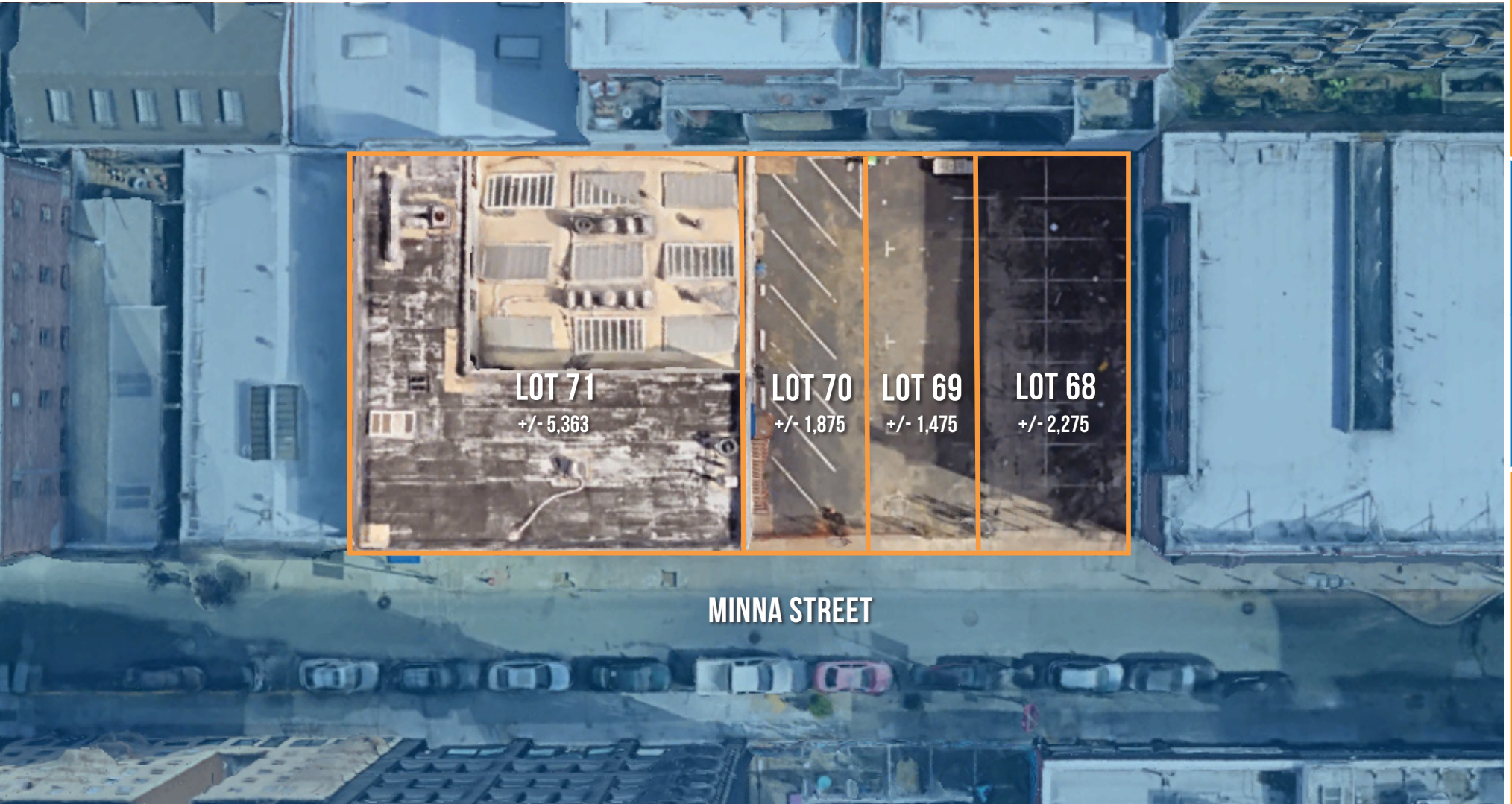


Minna Street

457 MINNA STREET

Site Plan

+/- 10,988 Square Feet



457 MINNA STREET

LOCATION OVERVIEW

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



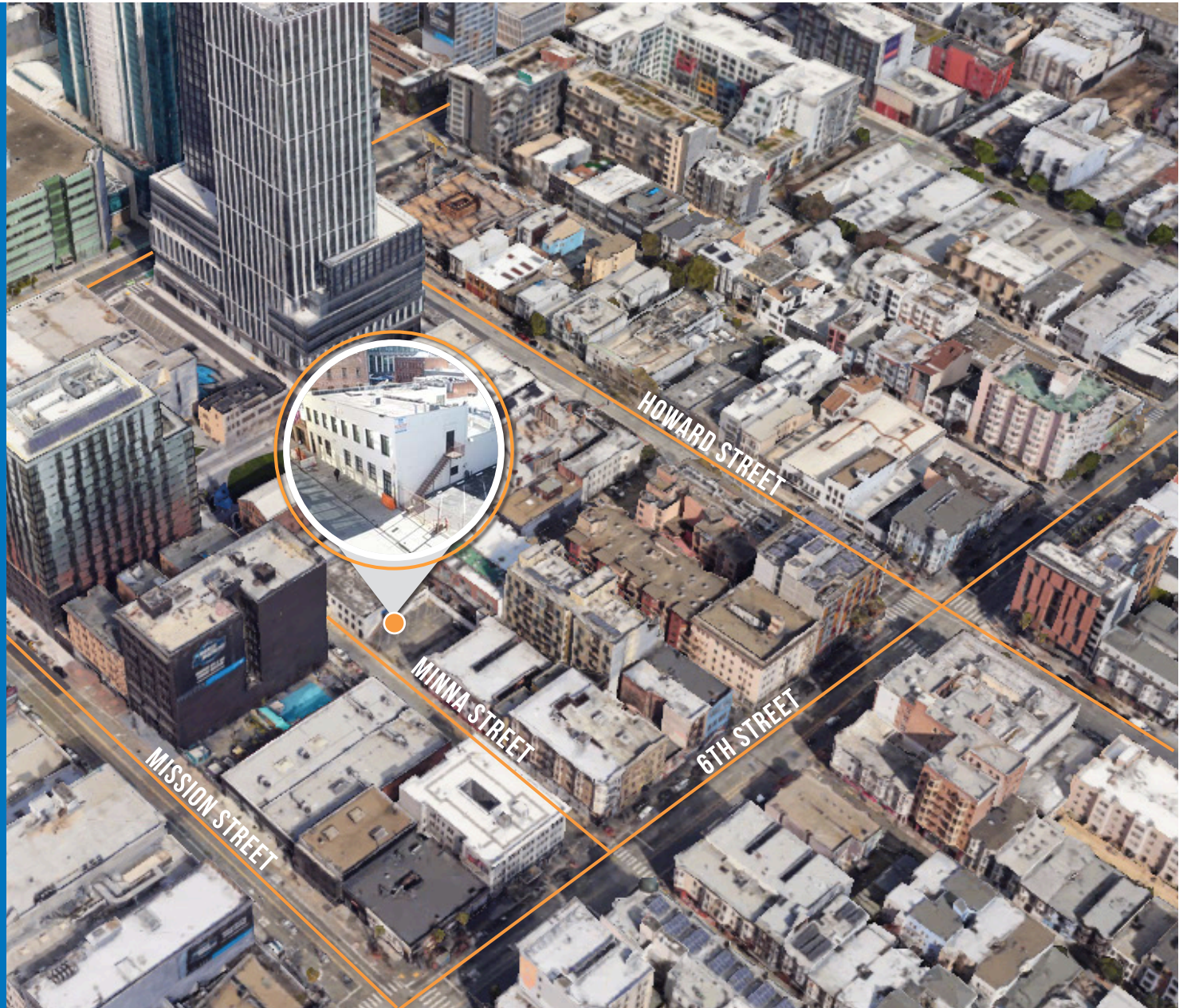
09 MIN to Mid-Market St
09 MIN to Powell St. Bart



05 MIN to Union Square
07 MIN to Mission District
12 MIN to Financial District



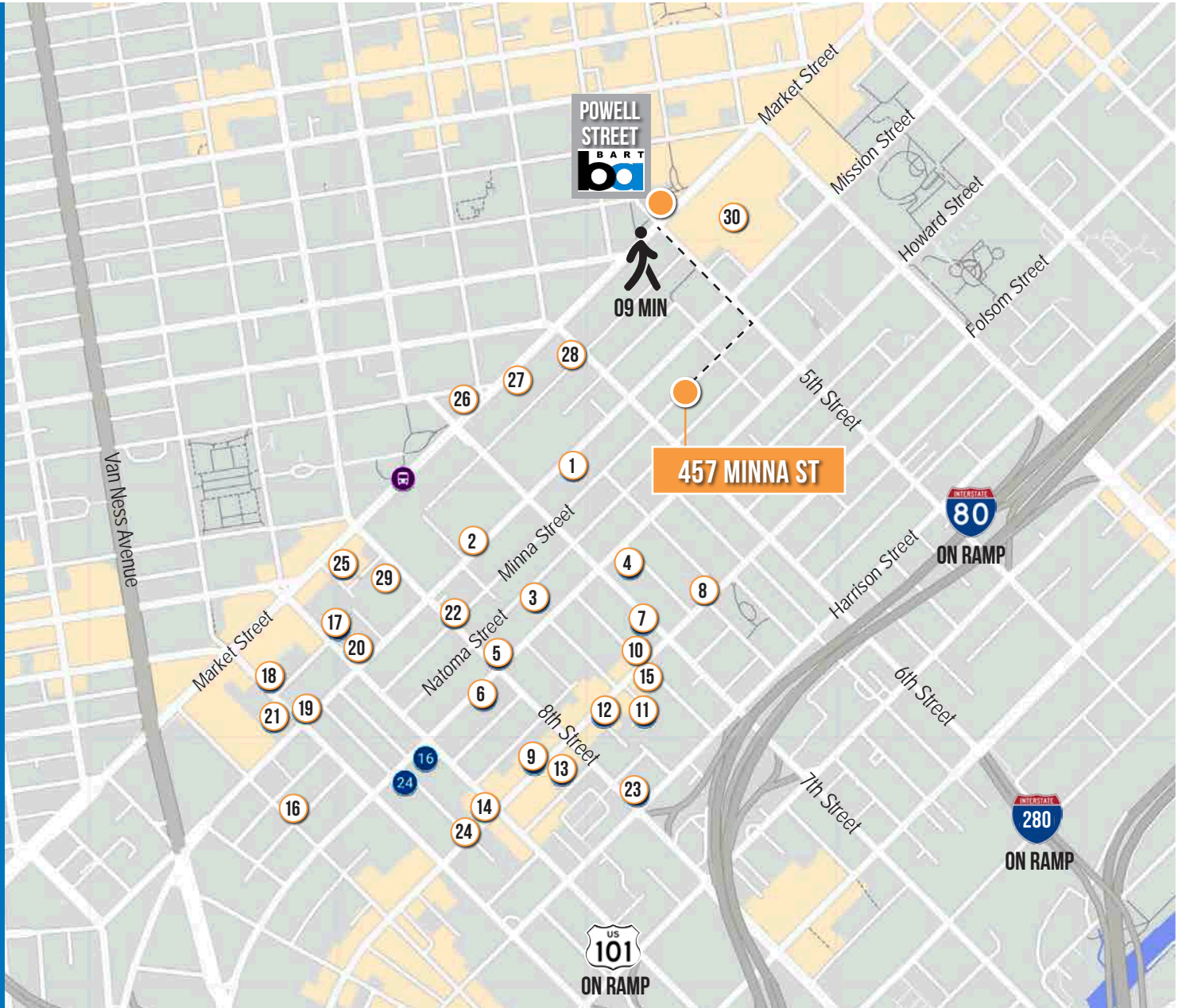
05 MIN to 80 On-Ramp
05 MIN to 280 On-Ramp
06 MIN to 101 On-Ramp



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NEARBY AMENITIES

- 1..... Saint Frank Coffee
- 2..... City Beer Store
- 3..... Rize Up Bakery
- 4..... SF Champagne Society
- 5..... Harvest Urban Market
- 6..... Mike's Bikes SF
- 7..... Sightglass Coffee
- 8..... Deli Board
- 9..... Test Coffee
- 10..... HK Lounge Bistro
- 11..... Iza Ramen
- 12..... Basil Thai Restaurant
- 13..... Driftwood
- 14..... Azucar Lounge
- 15..... Trademark & Copyright
- 16..... Joint Venture Kitchen
- 17..... Street Taco
- 18..... Fitness SF
- 19..... Cumaica Cafe
- 20..... Club 93
- 21..... Peet's Coffee
- 22..... Sizzling Pot King
- 23..... AK Subs
- 24..... Izakaya Dash
- 25..... Starbucks
- 26..... Charmaine's Rooftop Bar
- 27..... Kash Daddys
- 28..... The Rumpus Room
- 29..... Sum Bar and Grill
- 30..... Westfield SF Centre



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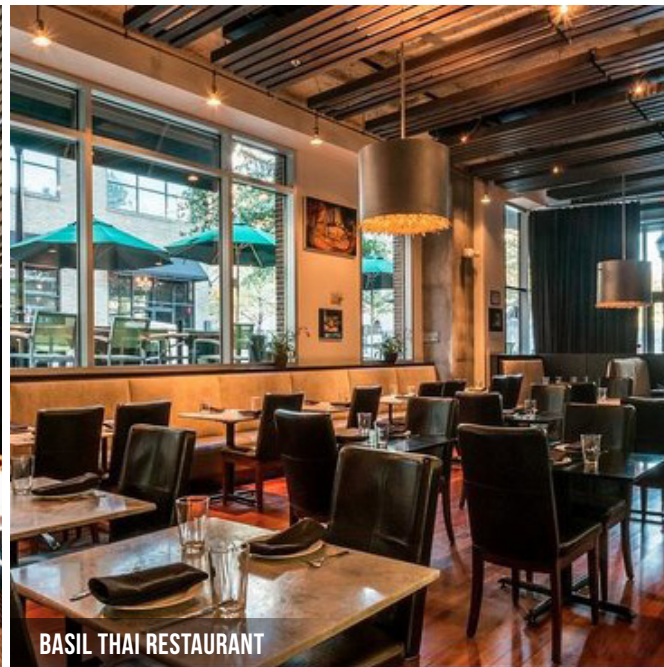
CHARMAINE'S ROOFTOP BAR



SIGHTGLASS COFFEE



TRADEMARK & COPYRIGHT



BASIL THAI RESTAURANT



JOINT VENTURE KITCHEN

457 MINNA STREET



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 457 Minna 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 Hauptert at (415) 539-1121 or Michael Sanberg (415) 539-1103.

OFFERING TERMS

457 Minna Street is being offered for sale with an price of \$3,800,000. 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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