

FOR SALE | 4-PARCEL PORTFOLIO

Colliers

4346 Mission Street

San Francisco



**Exclusive
Advisor:**

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Confidentiality Agreement

Colliers International San Francisco., a Delaware Corporation, (COLLIERS) has been retained by Marche Club of SF (Owner) on an exclusive basis to act as agent with respect to the potential sale of 4346 Mission Street, San Francisco, California and as described herein with all improvements now or hereafter made on or to the real property (collectively, the "Property"). Owner has directed that all inquiries and communication with respect to the contemplated sale of the Property be directed to COLLIERS.

COLLIERS has available for review certain information concerning the Property which may include brochures, operating statements, financial information and other materials (collectively, Informational Materials). COLLIERS will not make such Informational Material available to a potential Purchaser until the potential Purchaser has executed a Confidentiality Agreement and, thereby, becomes a Registered Potential Purchaser and agrees to be bound by its terms. Upon receipt of this Offering Memorandum, you further agree to be bound by the terms set forth herein. COLLIERS is prepared to provide the Informational Material for the reader of this Offering Memorandum, or Registered Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

All Informational Materials relating to the Property, which may be furnished to the Registered Potential Purchaser by Owner or COLLIERS shall continue to be the property of the Owner and COLLIERS. The Informational Materials will be used by the Registered Potential Purchaser and may not be copied or duplicated without COLLIERS' and Owner's written consent and must be returned to COLLIERS or Owner immediately upon COLLIERS' request or when the Registered Potential Purchaser declines to make an offer for the Property or terminates any discussion or negotiations with respect to the Property. Registered Potential Purchaser shall not make any Informational Materials available to, or disclose any of the contents thereof, or discuss any transaction involving the Property with any person other than the Registered Potential Purchaser, unless COLLIERS and Owner have approved, in writing, such disclosure provided, however, that the Informational Material may be disclosed to the Registered Potential Purchaser's partners, employees, legal counsel and institutional lenders (Related Parties) who, in the Registered Potential Purchaser's judgment, need to know such information for the purpose of evaluating the potential purchase of the Property or any interest therein by the Registered Potential Purchaser.

The Registered Potential Purchaser hereby indemnifies and saves harmless COLLIERS and the Owner and their respective affiliates and successors, and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any (1) breach of any of the terms of the Agreement by the Registered Potential Purchaser or any Related Party, and (2) claim or claims by Registered Potential Purchaser or any of their representatives for commissions, fees and other compensation for the sale or proposed sale of the Property to the Registered potential Purchaser. Registered Potential Purchaser will be responsible for any and all commissions, fees and other compensation to be paid to the Registered Potential Purchaser's Broker.



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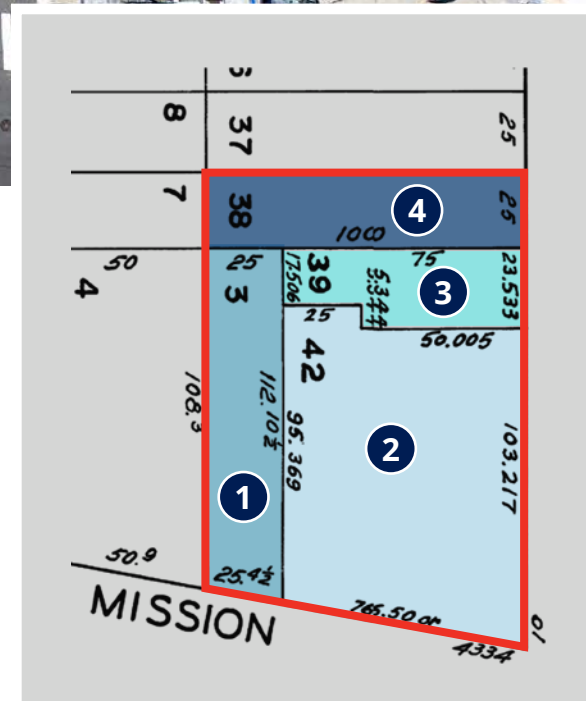
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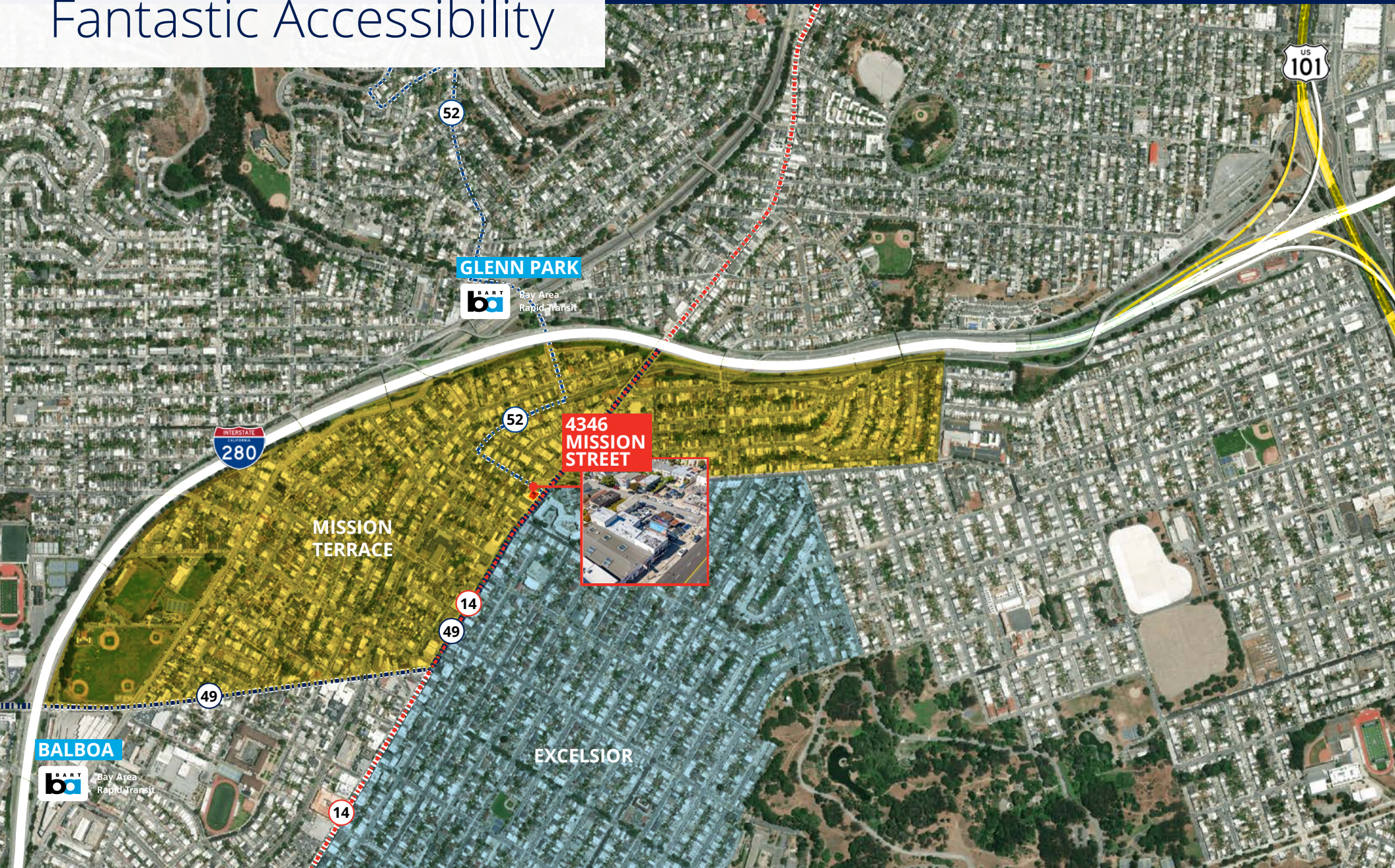
Portfolio Summary

NO.	ADDRESS	BUILDING AREA	LAND AREA	OCCUPANCY	APN
1	4346 Mission	±4,949 SF	±2,892 SF	Occupied - will be delivered vacant	6799-003
2	4340 Mission	±600 SF	±7,462 SF	The car lot tenancy is month to month	6799-042
3	7 Tingley St (Residential)	±870 SF	±1,751 SF	Occupied	6799-039
4	9 Tingley St (Vacant Lot)	-	±2,500 SF	Vacant	6799-038

Square footages are approximate. Buyer to verify.



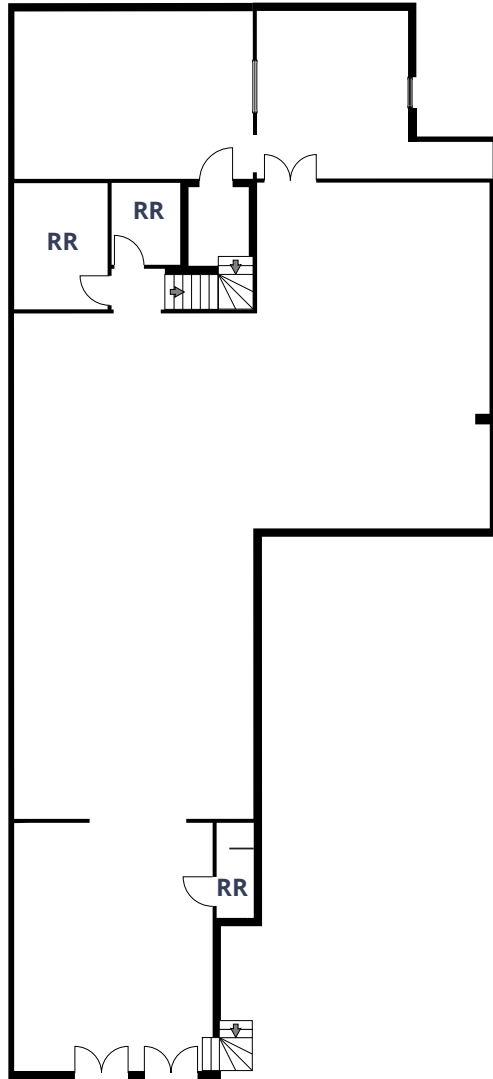
Fantastic Accessibility



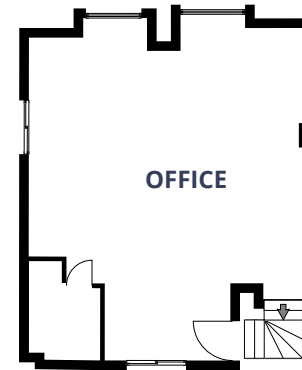
Floorplan

Floorplans are not to scale. Square footages are approximate. Buyer to verify.

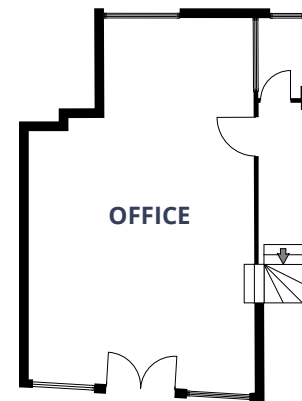
Ground Floor ±3,592 SF



2nd Floor Back Office ± 725 SF



2nd Floor Front Office ± 632 SF

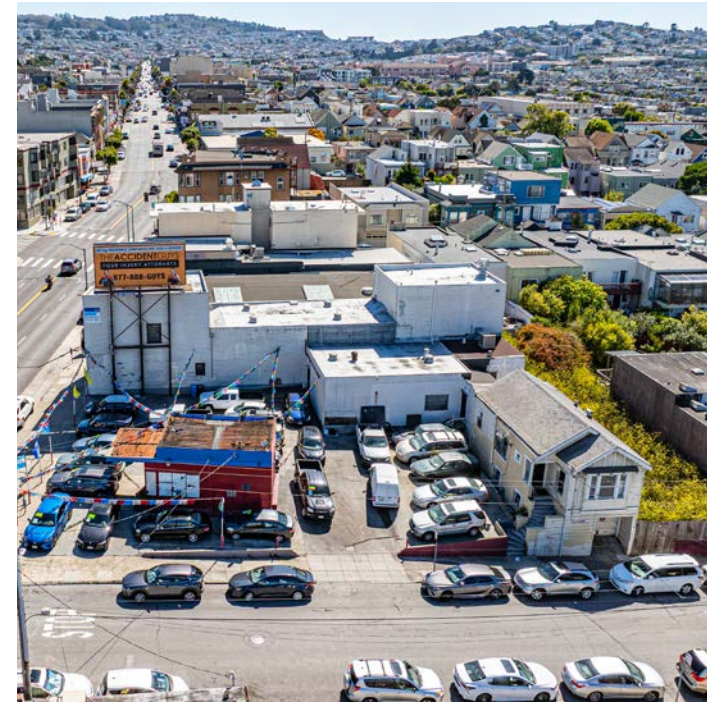
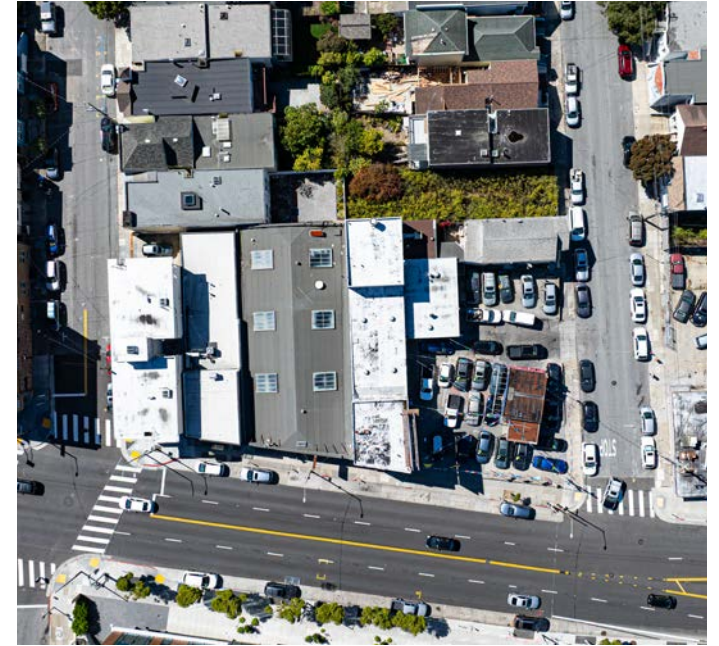


MISSION ST

Site Details



Site Details



San Francisco Area Overview



Alcatraz Island



Golden Gate Bridge

FISHERMAN'S WHARF



Pier 39

MARINA DISTRICT



Chinatown



Coit Tower

Presidio National Park



PACIFIC HEIGHTS

UNION SQUARE



Ferry Building

Land's End



RICHMOND DISTRICT

NoPA



City Hall

Golden Gate Park



PANHANDLE

HAIGHT ASHBURY

MISSION BAY

CHASE CENTER

Chase Center

OUTER SUNSET

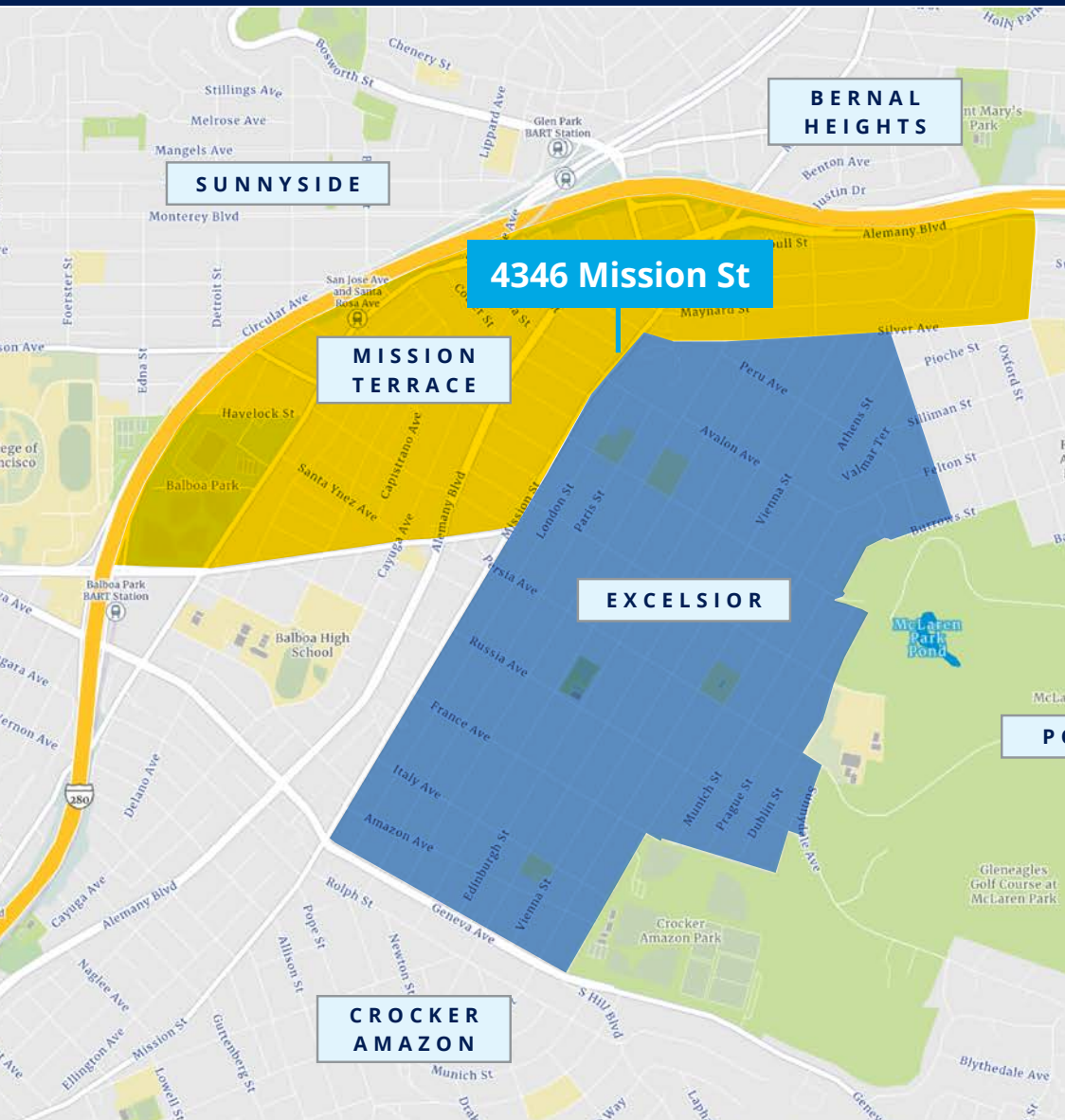
MISSION

THE CASTRO

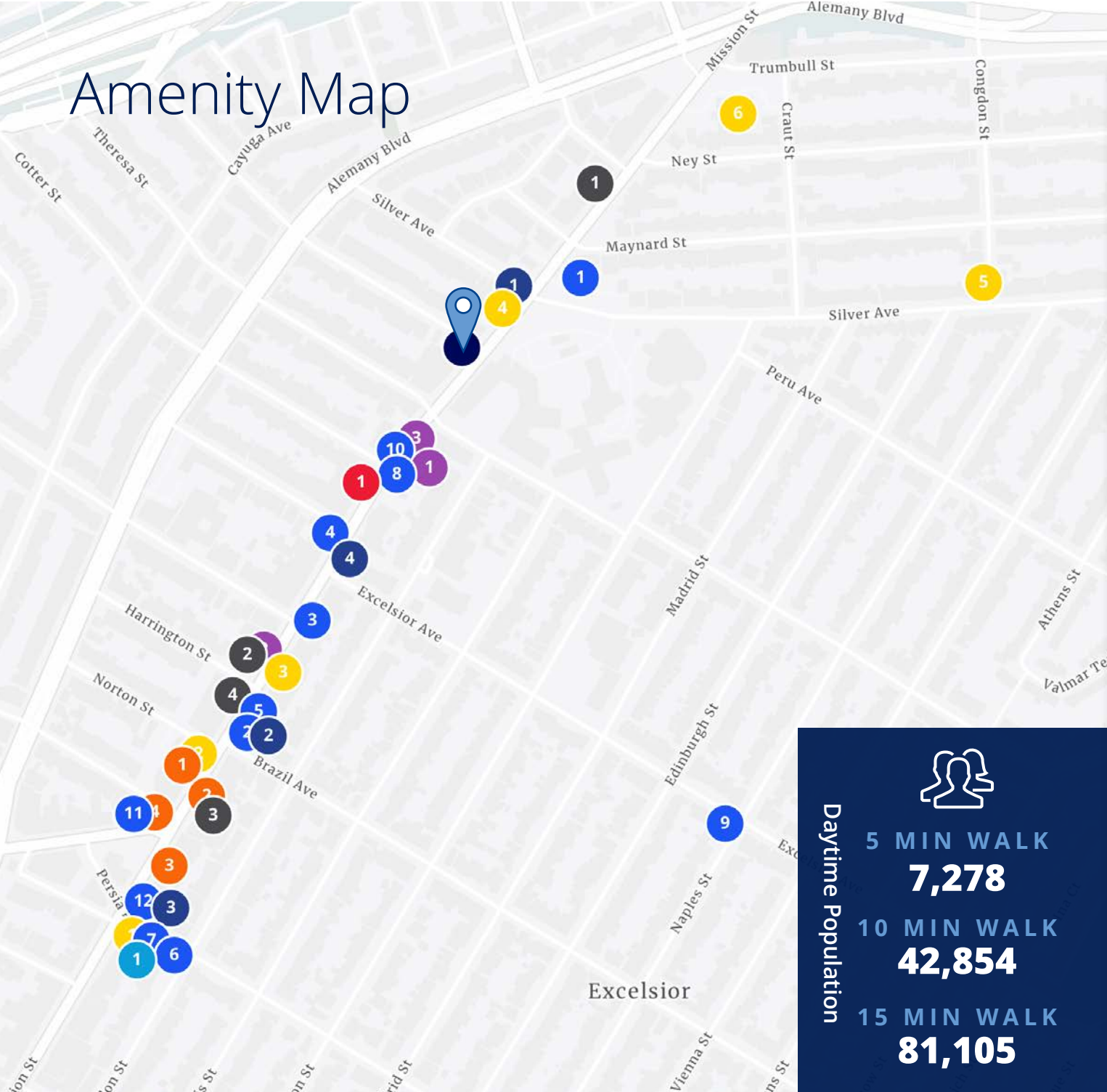
EXCELSIOR

Excelsior & Outer Mission

Nestled between I-280 to the north and west, McLaren park to the east, and Daly City to the south, the Excelsior and Outer Mission neighborhood are among San Francisco's most vibrant and diverse communities. With deep Italian, Latino, Asian, and Pacific Islander roots, the area offers a rich cultural experience, a variety of family-owned restaurants, independent shops, and a mix of classic and Victorian-style homes at more accessible price points. Residents enjoy close proximity to expansive parks, outdoor recreation, and convenient access to public transportation, making this neighborhood both connected and community-driven.



Amenity Map



4346 Mission St

RESTAURANT

- | | |
|---------------------------|-----------------------------|
| 1. KFC Taco Bell | 8. Fili-taste |
| 2. El Gran Taco Loco | 9. Don Chuys Mexi-Mercado |
| 3. Round Table Pizza | 10. Restaurante San Vicente |
| 4. Zabb Cuisine | 11. Ocean Subs |
| 5. Mexico Tipico | 12. Taqueria Vallarta |
| 6. The Salad Place | |
| 7. Los Planes de Renderos | |

BAKERY

1. Pacitas Salvadorean Bakery

BANK

1. Citibank
2. U.S. Bank
3. Sterling Bank & Trust
4. Wells Fargo

SPECIALTY

1. The Green Cross
2. Oreilly Auto Parts
3. Goodwill
4. One Dollar & Up

BAR

1. Rocks Den
2. Pissed Off Pete's
3. Grizzly's Bar

GOVERNMENT

1. Excelsior Branch Library

GROCERY

1. Yicks Liquor
2. El Chico Produce
3. Casa Lucas Market
4. Mission Silver Market
5. USA Market
6. Manila Oriental Market



4-Parcel Portfolio

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Accelerating success.

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