

# 1023 MISSION STREET

FOR SALE OR LEASE | RENOVATED FLEX BUILDING W/ HEAVY POWER

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



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# 1023 MISSION STREET

## EXECUTIVE SUMMARY

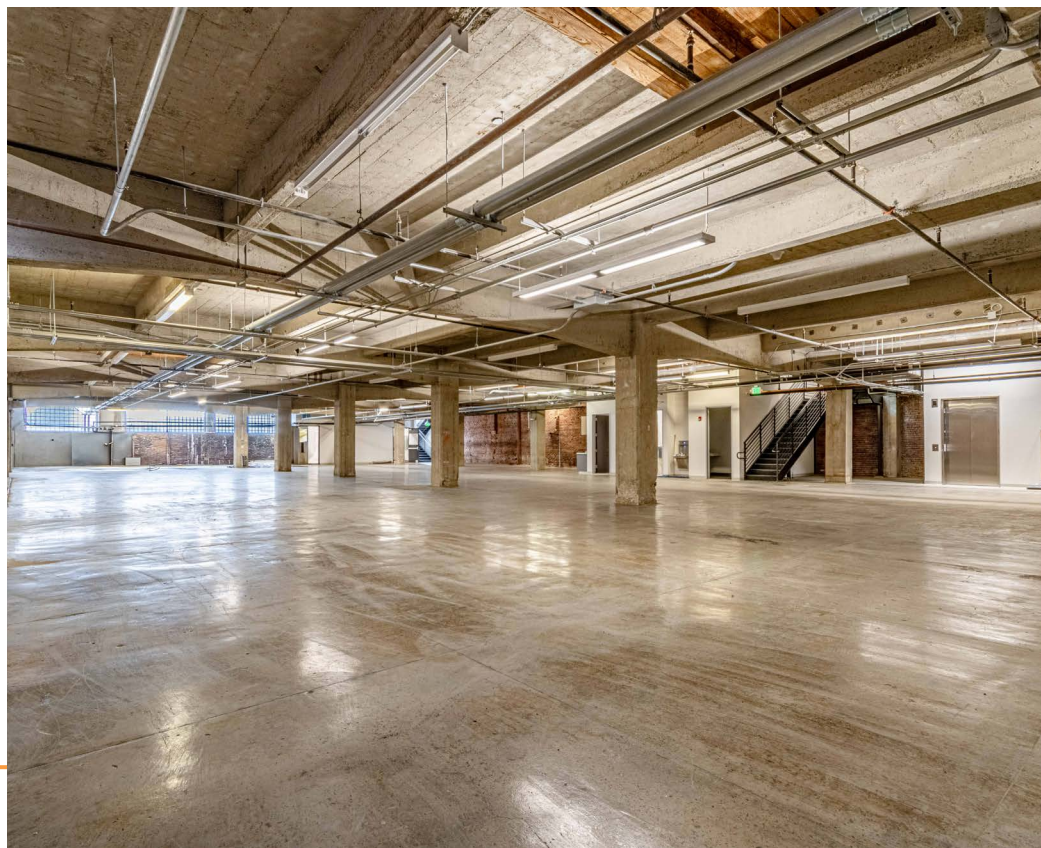
Touchstone Commercial Partners is pleased to offer tenants, owner/users and investors an opportunity to lease or purchase the fee simple interest in 1023 Mission Street, San Francisco, CA 94103.

The approximately 41,159 square foot building accessible by drive-in loading access is split between two fully renovated floors. Located South of Market, this is a unique and rare opportunity to lease and/or purchase a building with heavy power in one of San Francisco's most desirable neighborhoods.

The property can be delivered immediately to a tenant and/or buyer and will be delivered vacant at the close of escrow, making this a perfect opportunity for a tenant and/or user investor to purchase this one-of-a-kind move-in ready property.

## PROPERTY SUMMARY

|               |  |
|---------------|--|
| ADDRESS       | 1023 Mission Street, San Francisco, CA 94103 |
| APN           | 3726-110                                     |
| BUILDING SIZE | +/- 41,259 Square Feet                       |
| ZONING        | MUG - Mixed Use-General                      |
| HEIGHT LIMIT  | 45-X / 85-X                                  |





# 1023 MISSION STREET

## INVESTMENT HIGHLIGHTS



### RARE OPPORTUNITY

*To Purchase Move-In Ready, Renovated Flex, Retail, Warehouse Building In Heart of San Francisco*



### FUTURE RESIDENTIAL DEVELOPMENT POTENTIAL

*A Potential Residential Development Can Yield Approximately 200 - 210 Units Encompassing Approximately 208k Square Feet of Gross Residential Area*



### INDUSTRIAL FEATURES

*Three (3) Drive-In Roll Up Doors For Loading and Parking Access*



### PARKING

*Concrete Ramp To Lower Level For Parking and/or Advanced Manufacturing. Access To Ramps On Both Levels and Entry From Both Mission And Minna Street*



### HEAVY BUILDING UPGRADES

*Every Aspect of the Building Has Been Upgraded*



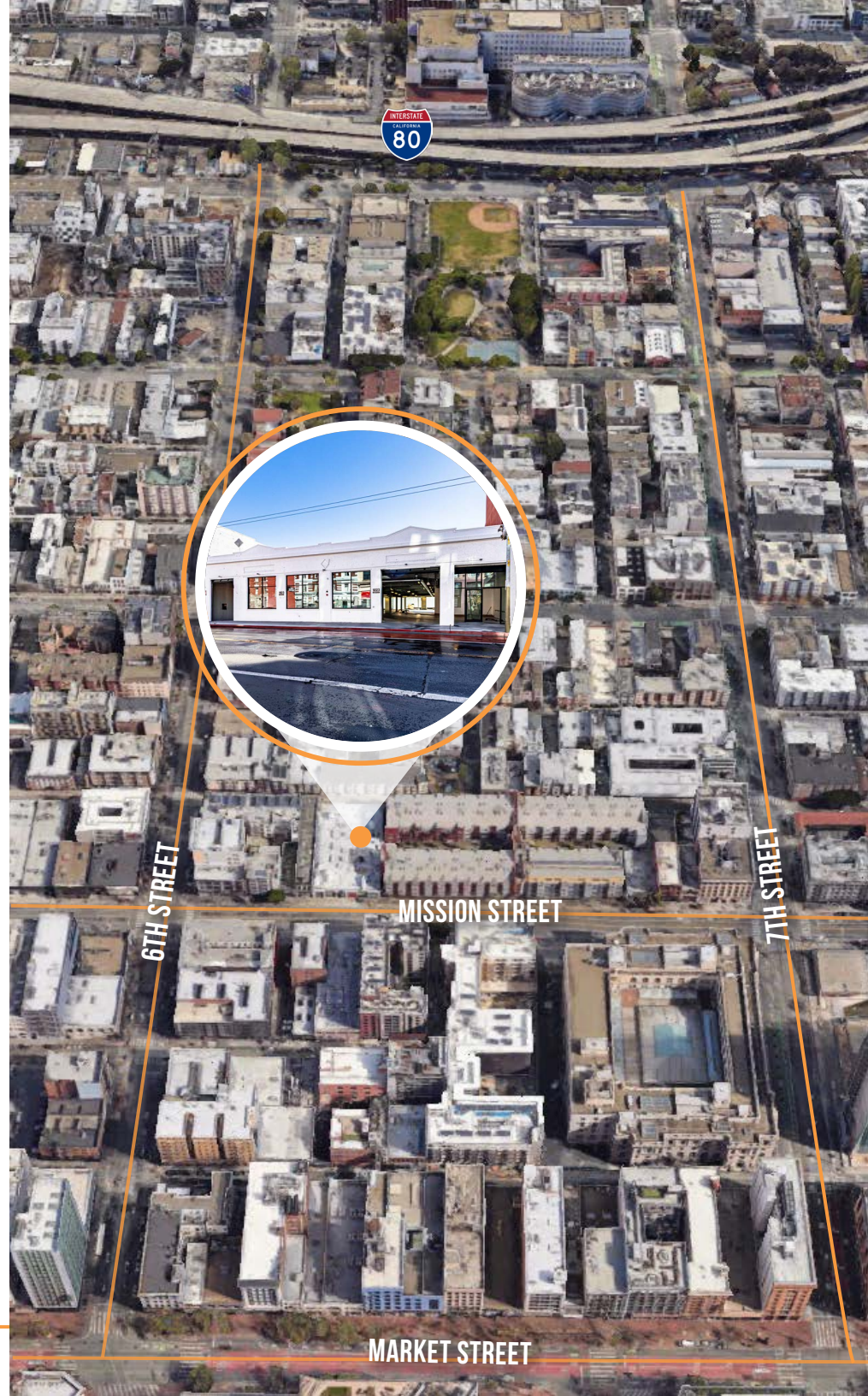
### OWNER/USER OPPORTUNITY

*Building Can Be Delivered Vacant Immediately*



### LOCATION

*Ideal South of Market Location, Walking Distance to Powell Street and Civic Center BART Stations*





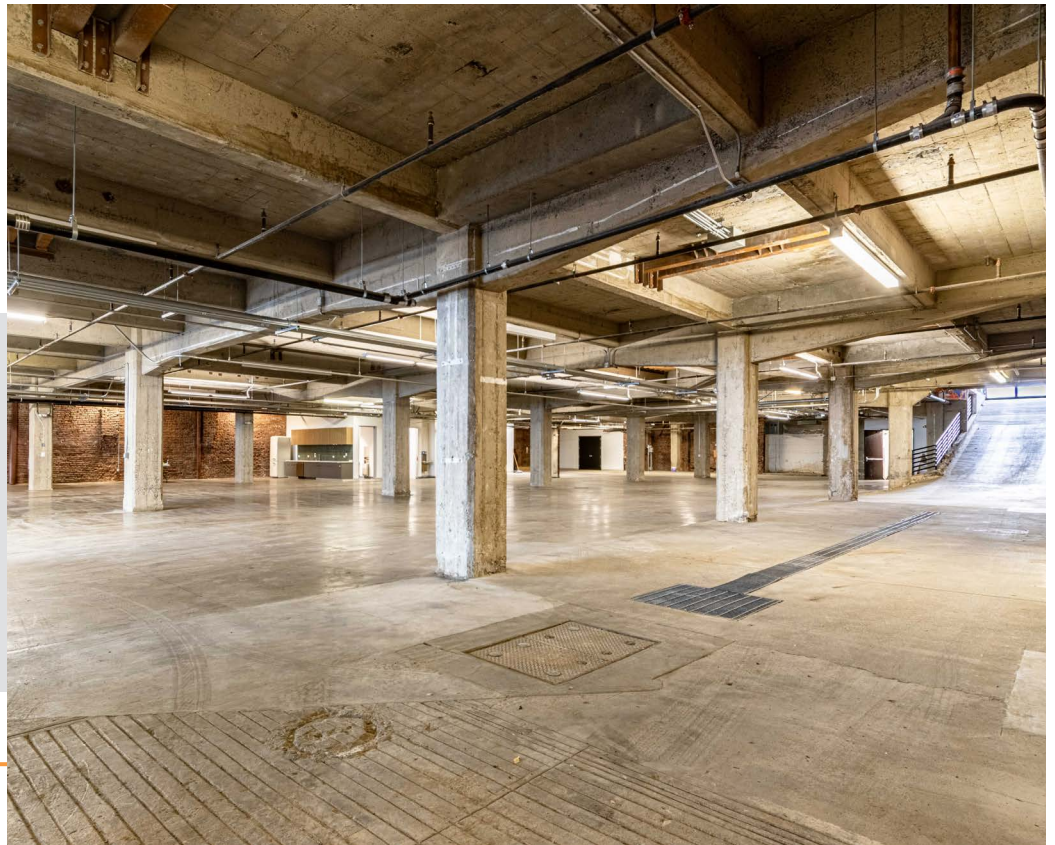
# 1023 MISSION STREET

## BUILDING DESCRIPTION

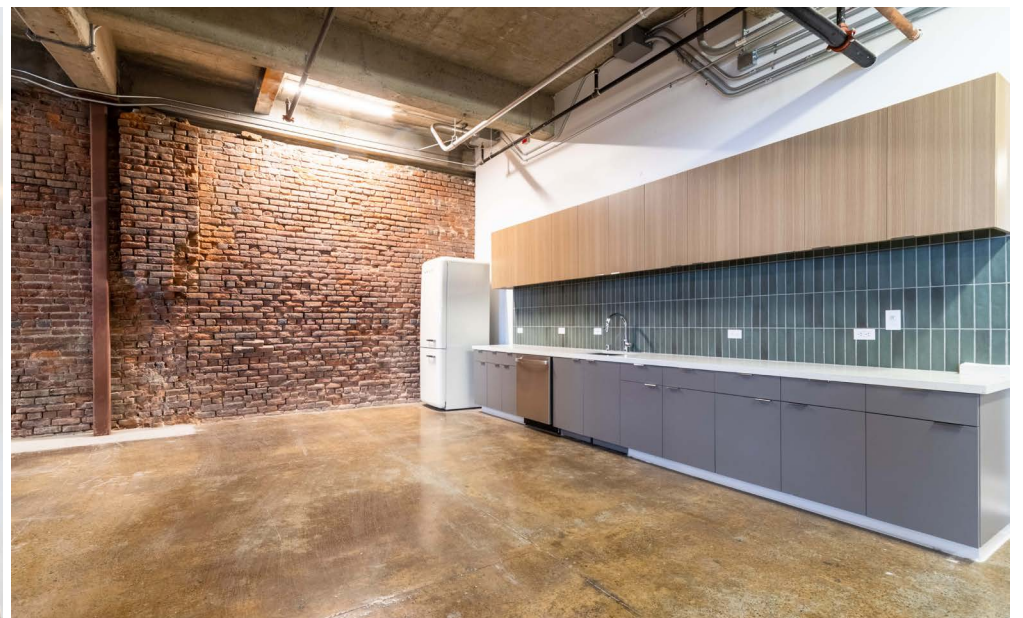
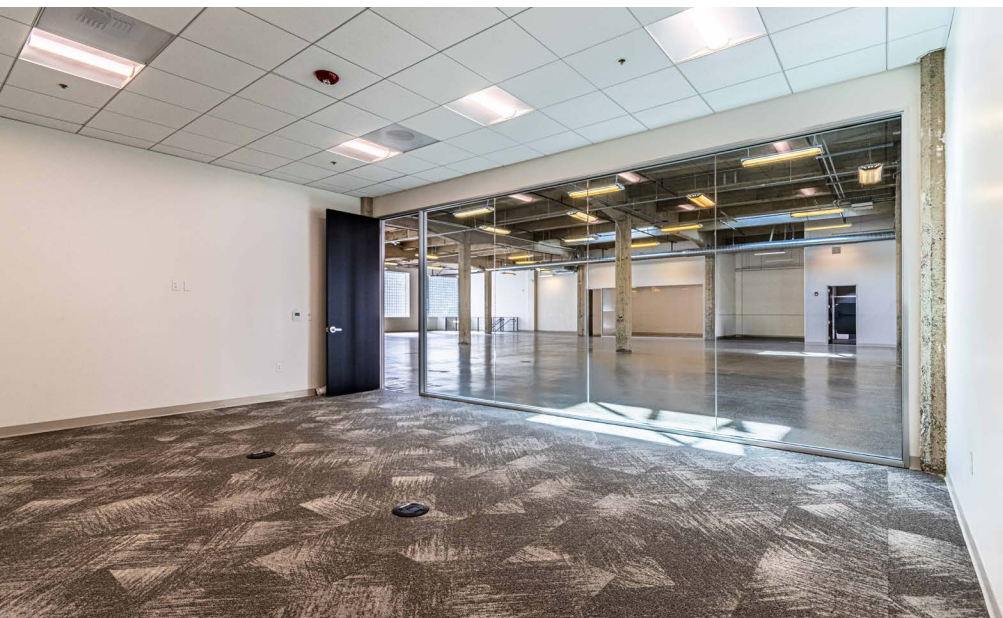
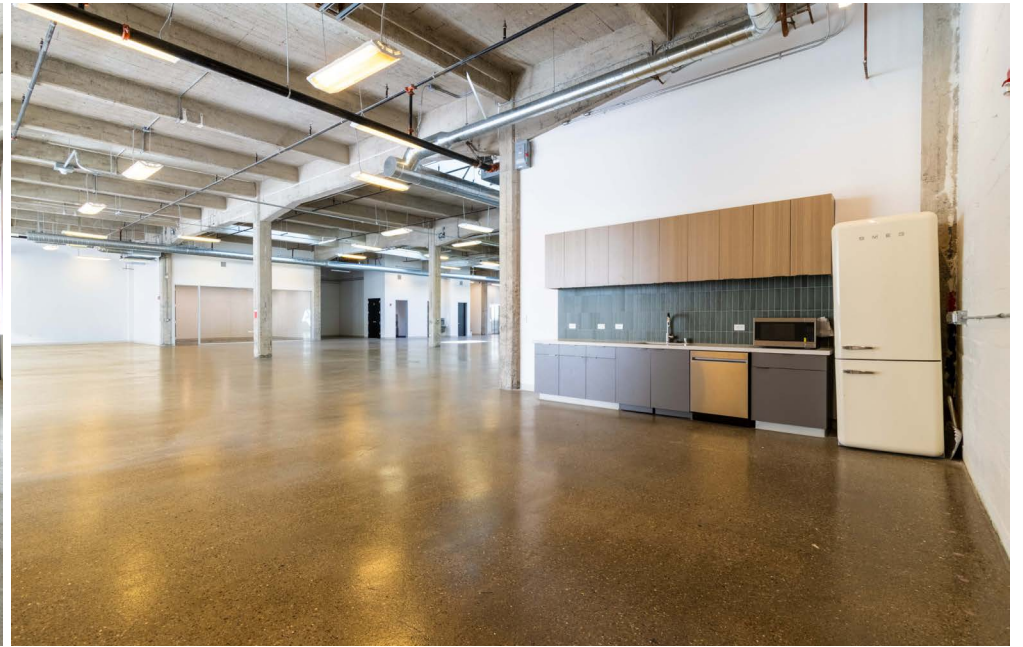
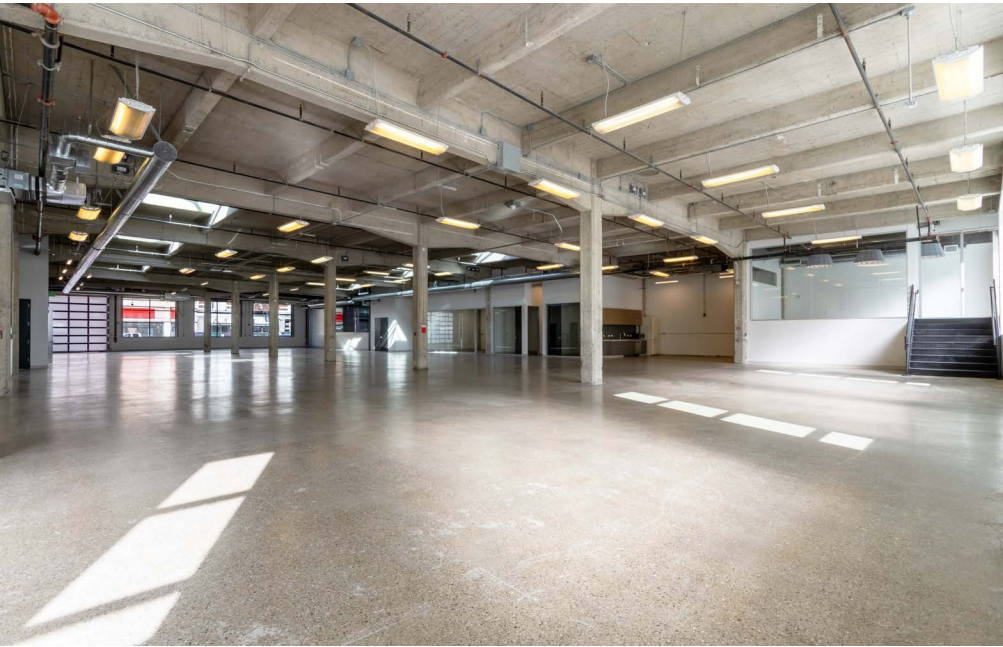
|                    |   |
|--------------------|---|
| YEAR BUILT         | 1919  |
| RENOVATION DATE    | 2024  |
| CONSTRUCTION TYPE  | Reinforced Concrete, Fire-Resistant           |
| ELECTRICAL SERVICE | 480 Volts, 3 Phase, 1200 Amps                 |
| BUILDING ACCESS    | Three (3) Roll-Up Drive-In Doors              |
| FIRE SUPPRESSION   | Fully Sprinklered                             |
| BUILDING CODE      | Title 24 & ADA Compliant                      |
| HVAC               | Full Heating Ventilation & Air Conditioning   |
| STRUCTURAL         | Fully Upgraded During 2024 Renovation         |
| MULTI-TENTANT      | Entryway / Corridor For Multi-Tenant Scenario |

## BUILDING ATTRIBUTES

- Four (4) Conference Rooms
- Four (4) Meeting Rooms
- Two (2) Renovated Kitchenettes
- Two (2) Private & Two (2) Multi-Stall Restrooms on Both Levels
- Skylights Throughout
- Great Natural Light
- Polished Concrete Floors
- Passenger Elevator
- Original Brick on Lower Level





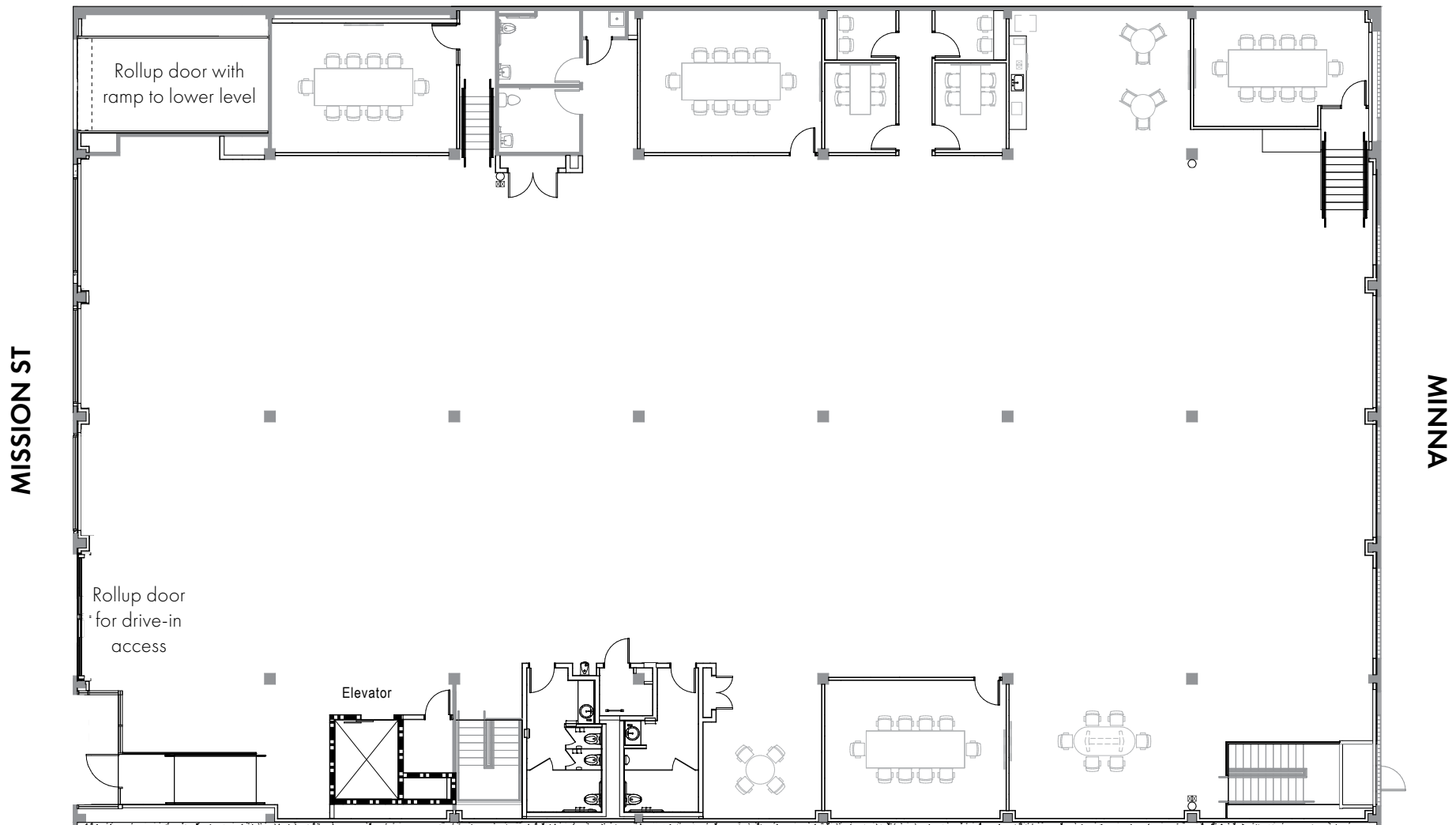


# 1023 MISSION STREET

## Floor Plans

Ground Floor

+/- 20,630 Square Feet

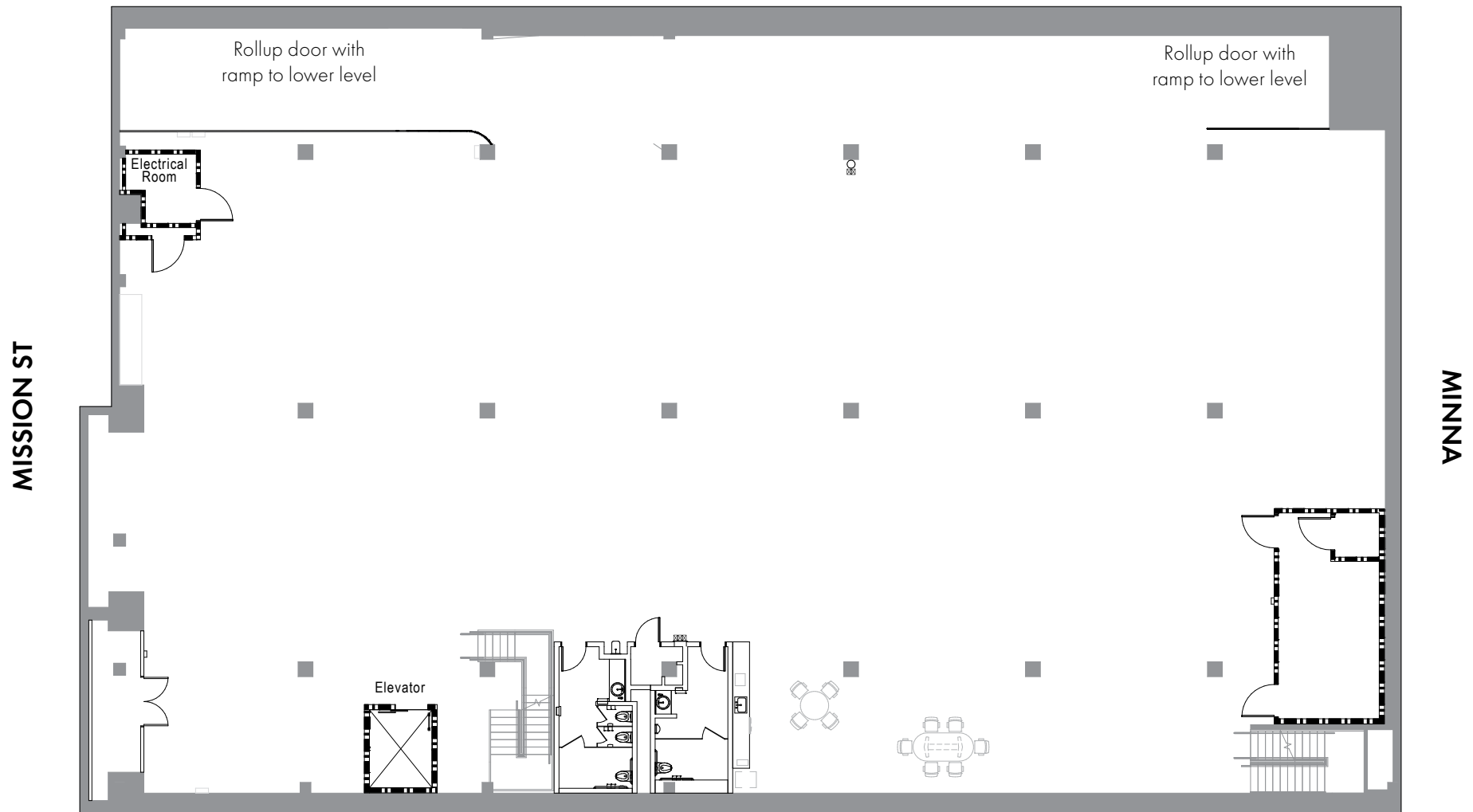


# 1023 MISSION STREET

## Floor Plans

Lower Level

+/- 20,629 Square Feet





# 1023 MISSION STREET

## LOCATION OVERVIEW

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



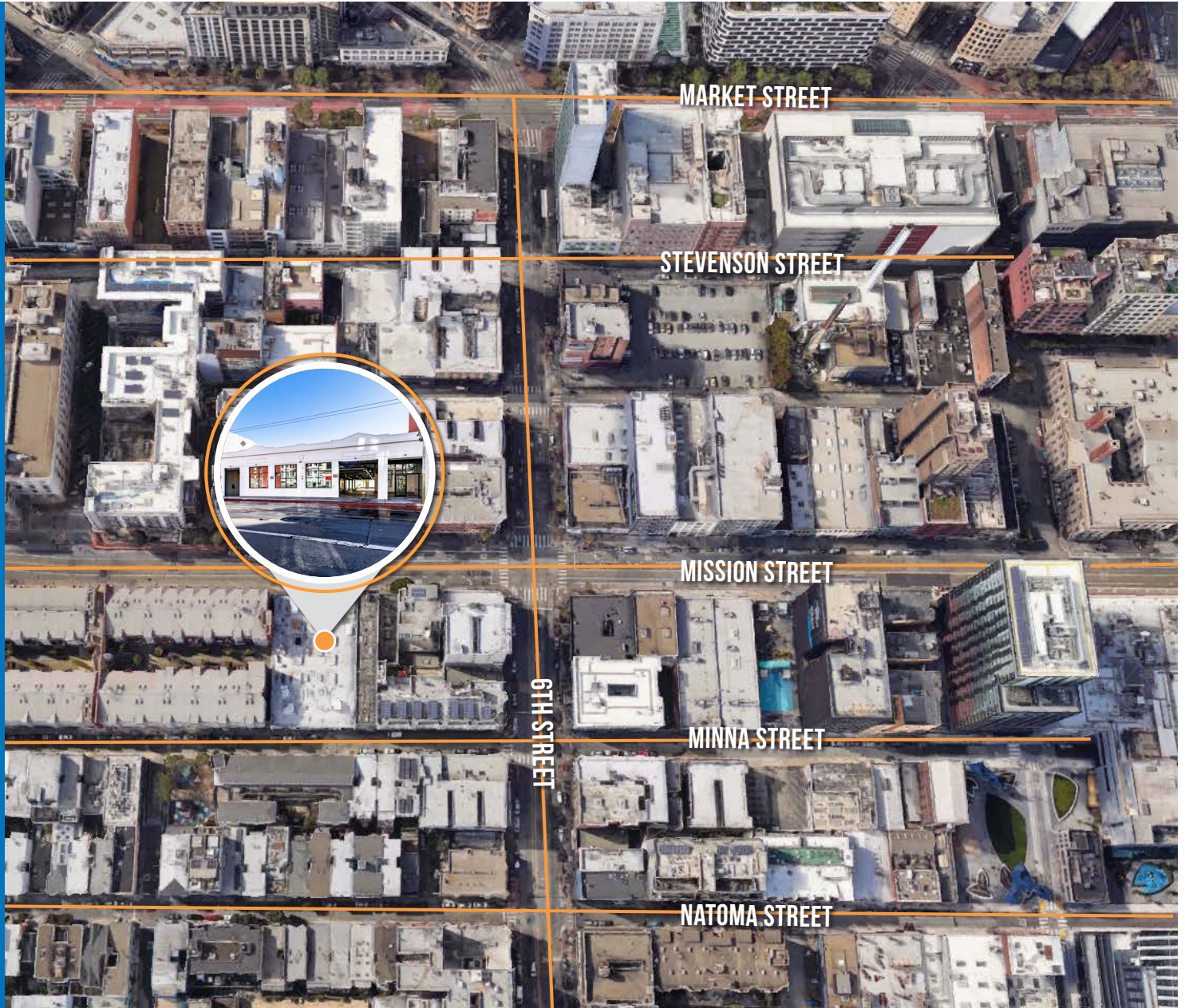
**02 MIN** to Mission St Muni  
**06 MIN** to Civic Center BART  
**08 MIN** to Powell St BART



**05 MIN** to Union Square  
**07 MIN** to Mission District  
**08 MIN** to Financial District



**04 MIN** to 80 On-Ramp  
**05 MIN** to 280 On-Ramp  
**05 MIN** to 101 On-Ramp

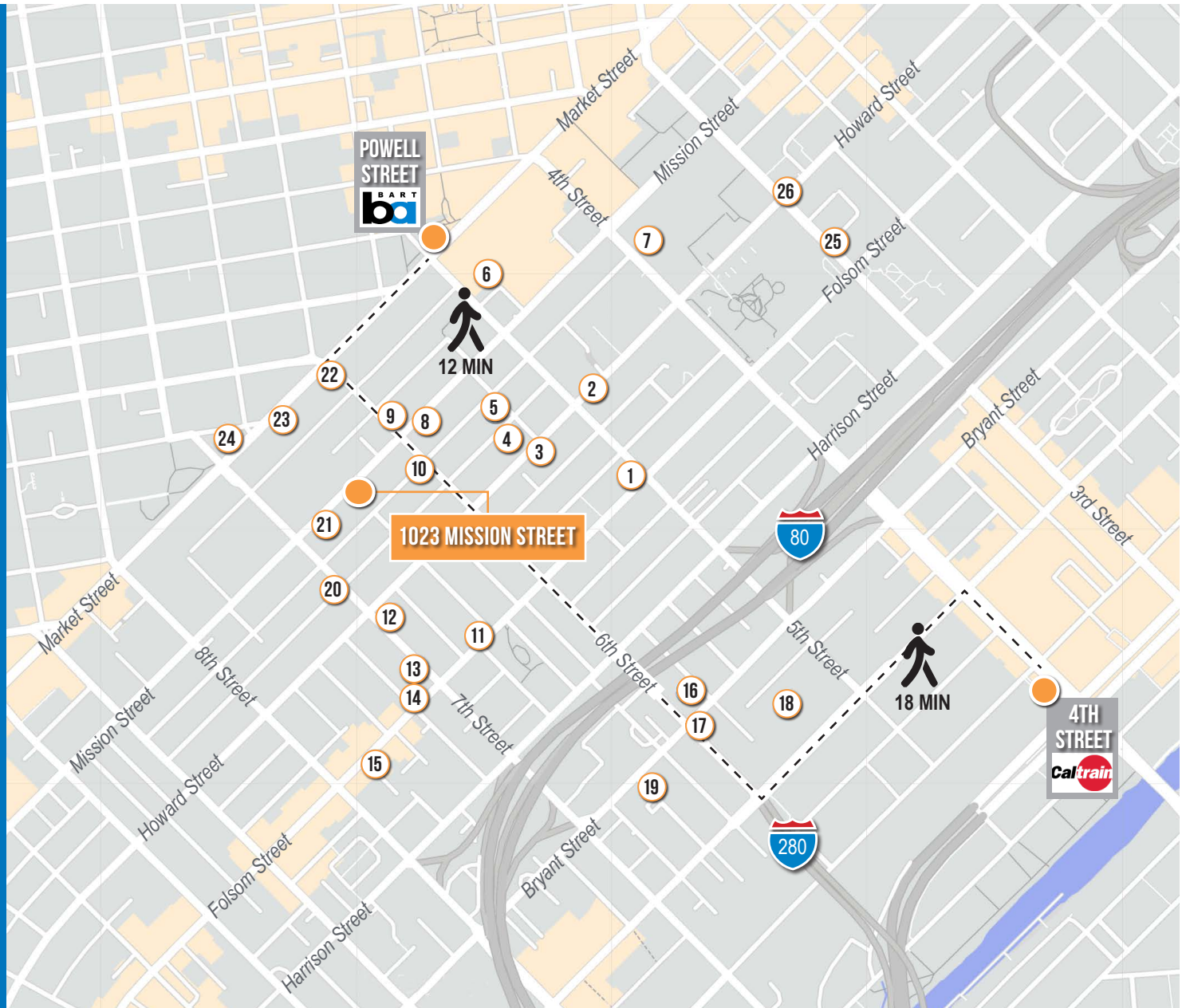




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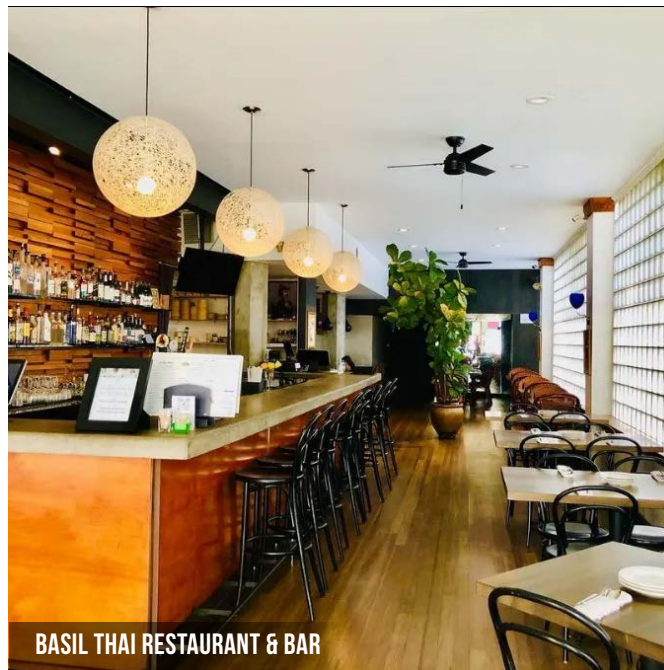
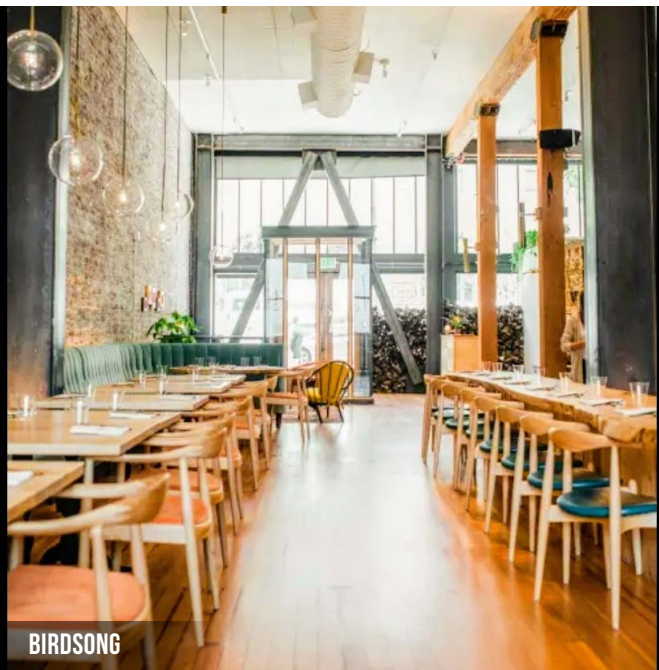
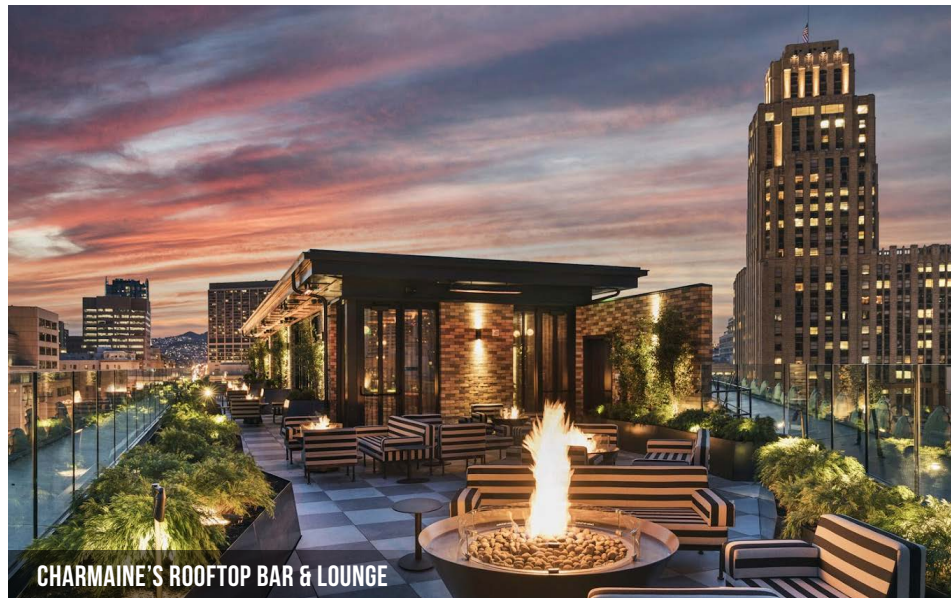
## NEARBY AMENITIES

- 1.....Mr.East Kitchen
- 2.....InterContinental, SF
- 3.....Tin
- 4.....Tempest Bar & Box Kitchen
- 5.....Off the Grid: 5th & Minna
- 6.....SF Centre
- 7.....Metreon
- 8.....The Pawn Shop
- 9.....Supremo Pizza
- 10.....Miss Saigon
- 11.....Deli Board
- 12.....SF Champagne Society
- 13.....Sightglass Coffee
- 14.....Rocco's Cafe
- 15.....Basil Thai Restaurant
- 16.....AyDea
- 17.....Papaya Island
- 18.....SF Flower Mart
- 19.....Kiss My Seoul
- 20.....Caffe Moda
- 21.....Birdsong
- 22.....Little Griddle @ Dough
- 23.....American Burger and BBQ
- 24.....Charmaine's Rooftop Lounge
- 25.....SPIN SF
- 26.....Fogo de Chao Steakhouse





# 1023 MISSION STREET





## OFFERING SUMMARY // SALE

1023 Mission Street is being offered for sale for without a price. Ownership is willing to review any and all offers. All prospective buyers should assume the subject property will be delivered on an “As-Is, Where-Is” basis at the Close of Escrow.

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

NEGOTIABLE

## OFFERING SUMMARY // LEASE

1023 Mission Street is being offered for lease without an asking rate. Ownership is willing to review any and all offers. 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

NEGOTIABLE

## 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 1023 Mission Street, San Francisco, CA 94103, San Francisco, CA 94109 (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 Haupt at (415) 539-1121 or Michael Sanberg (415) 539-1103.