

FOR SALE OR LEASE

1075 MARKET STREET

GROUND FLOOR COMMERCIAL CONDOMINIUMS



Corp. Lic. 01112906
www.tcpre.com

TCP
TOUCHSTONE
Commercial Partners

EXECUTIVE SUMMARY

Touchstone Commercial Partners, Inc. is pleased to offer investors the opportunity to purchase two (2) ground floor commercial condominium units at 1075 Market Street, San Francisco, CA 94103. These units are also available for lease.

Located in the heart of the up and coming Mid-Market neighborhood, these brand new commercial units are below 90 high end residential condos. With a strong pipeline of development projects in the immediate area, this neighborhood will experience significant, short term upside. The subject commercial condominium units offer an ideal opportunity for retailers, restaurateurs, professional services, or investors seeking high exposure on Market Street.

Both units will be delivered fully vacant, ideal for owner/users and investors alike.

PROPERTY SUMMARY

ADDRESS	1075 Market Street, Retail 1 & Retail 2 San Francisco, CA 94103
RETAIL 1	+/- 7,163 Square Feet
PRICING	SALE PRICE: \$5,449,000 // \$761 Per Square Foot LEASING PRICE: \$42 Per Square Foot, Per Year, NNN
RETAIL 2	+/- 1,376 Square Feet
PRICING	SALE PRICE: \$1,049,000 // \$762 Per Square Foot LEASING PRICE: \$45 Per Square Foot, Per Year, NNN
ZONING	C-3-G - DOWNTOWN- GENERAL

1075 MARKET STREET

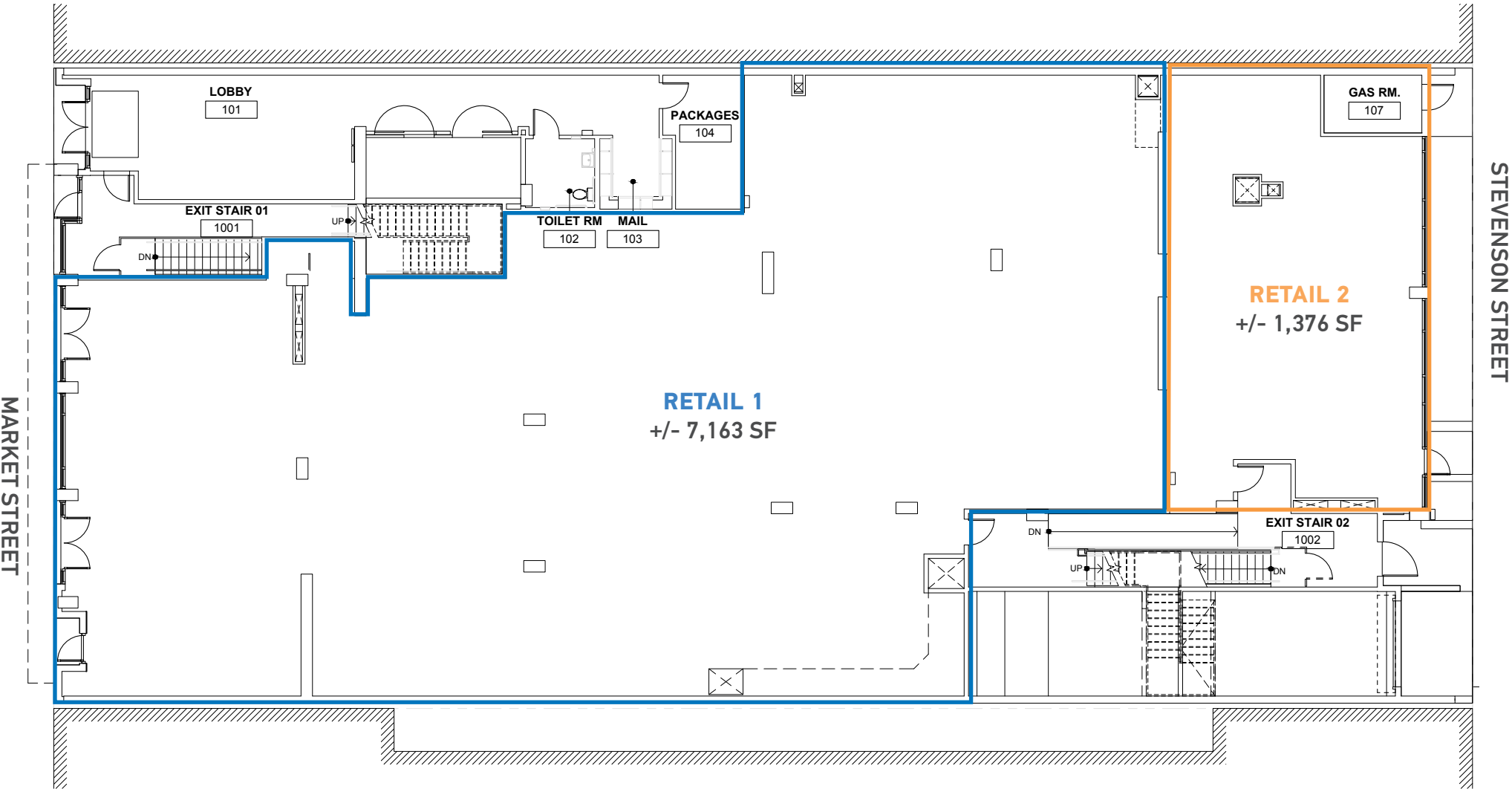
INVESTMENT HIGHLIGHTS

- + Location. Ground floor commercial condominium units on Market Street between 6th Street and 7th Street.
- + Limited supply of retail / commercial condo product in the neighborhood.
- + Many major developments in the immediate pipeline.

The attributes of the units:

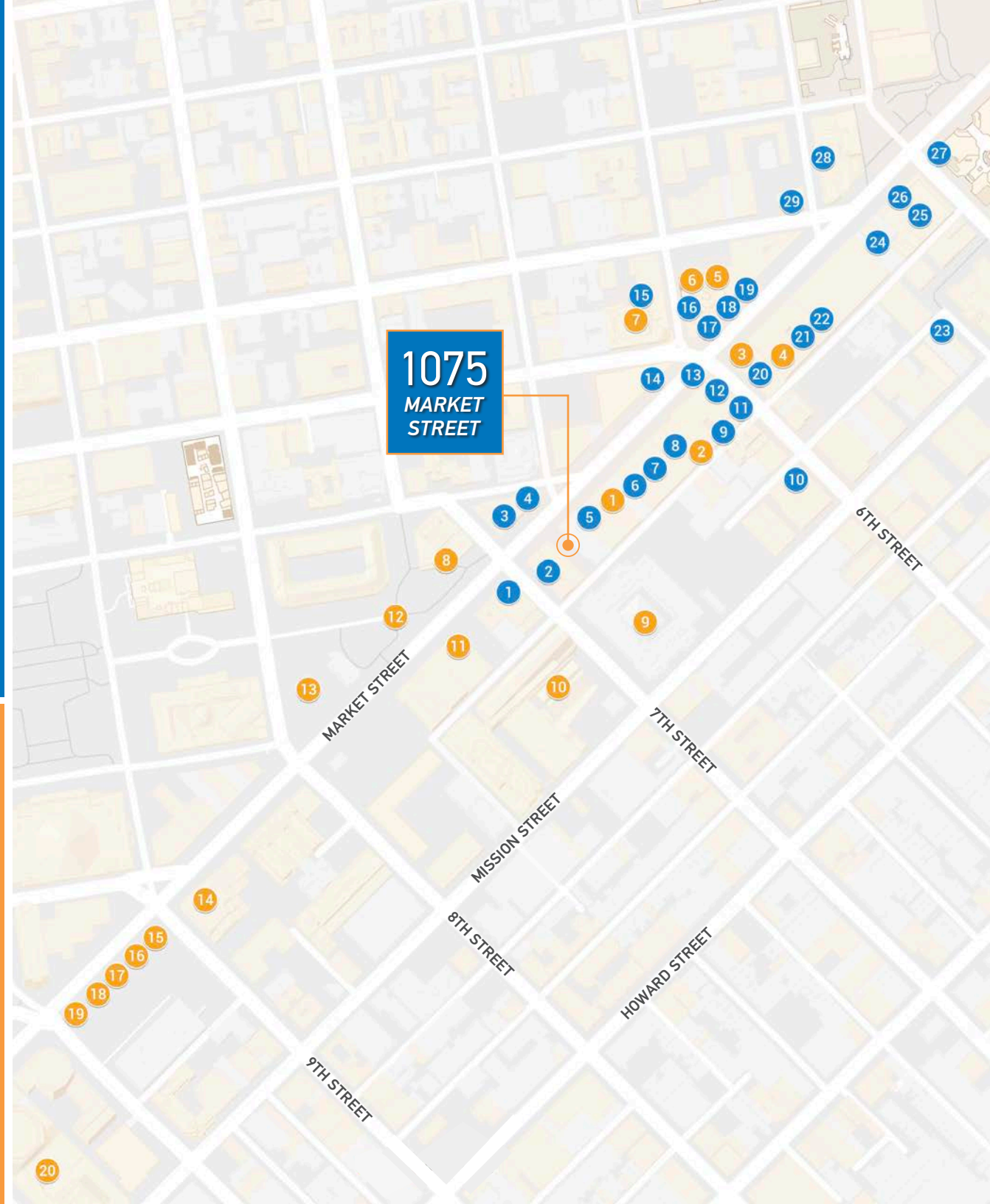
- + Floor To Ceiling Glass Facade
- + 15'-16' Ceiling Heights
- + 90 High-End Residential Units On Site
- + Exhaust Shaft For Restaurant Venting
- + Separate Electric / Gas Meters
- + High Visibility
- + Signage Opportunities

1075 MARKET STREET



- RETAIL TENANTS**
- 1 CVS
 - 2 Alta Cafe
 - 3 Villion Restaurant & Lounge
 - 4 Charmaine's
 - 5 Huckelberry Bicycles
 - 6 The Flying Falafel
 - 7 California Academy of Bartending and Mixology
 - 8 David Roi Chai Bar
 - 9 Dottie's True Blue Cafe
 - 10 Pentacle Coffee and Art Gallery
 - 11 Monesacro Pineseria
 - 12 Taqueria Can Cun
 - 13 Homeskillet
 - 14 Dosa Allee
 - 15 Dispensa Italian Restaurant
 - 16 The Warfield
 - 17 Popson's Burgers
 - 18 Waystone Wine Bar
 - 19 Equator Coffees and Teas
 - 20 CVS
 - 21 Blick Art Materials
 - 22 Fellow Barber
 - 23 Blue Bottle Coffee
 - 24 Shiekh Shoes
 - 25 Saks OFF 5th
 - 26 Nordstrom Rack
 - 27 Westfield Mall
 - 28 Mikkeller Bar
 - 29 Farmerbrown Restaurant

- OFFICE TENANTS**
- 1 CheckMate
 - 2 ZenDesk
 - 3 WeWork Mid-Market
 - 4 Zoosk
 - 5 Spotify
 - 6 Benchmark Capital
 - 7 WeWork Golden Gate
 - 8 The Art Institute of California
 - 9 US Court of Appeals 9th Circuit
 - 10 San Francisco Federal Building
 - 11 The Strand Theater
 - 12 United Nations Plaza
 - 13 SHN Orpheum Theatre
 - 14 Dolby
 - 15 Microsoft
 - 16 Thumbtack
 - 17 Twitter
 - 18 NerdWallet
 - 19 Nextdoor HQ
 - 20 Uber





VILLION RESTAURANT & LOUNGE



WAYSTONE



WESTFILED MALL



BLUE BOTTLE COFFEE



MONTESACRO PINSERIA



PENTACLE COFFEE



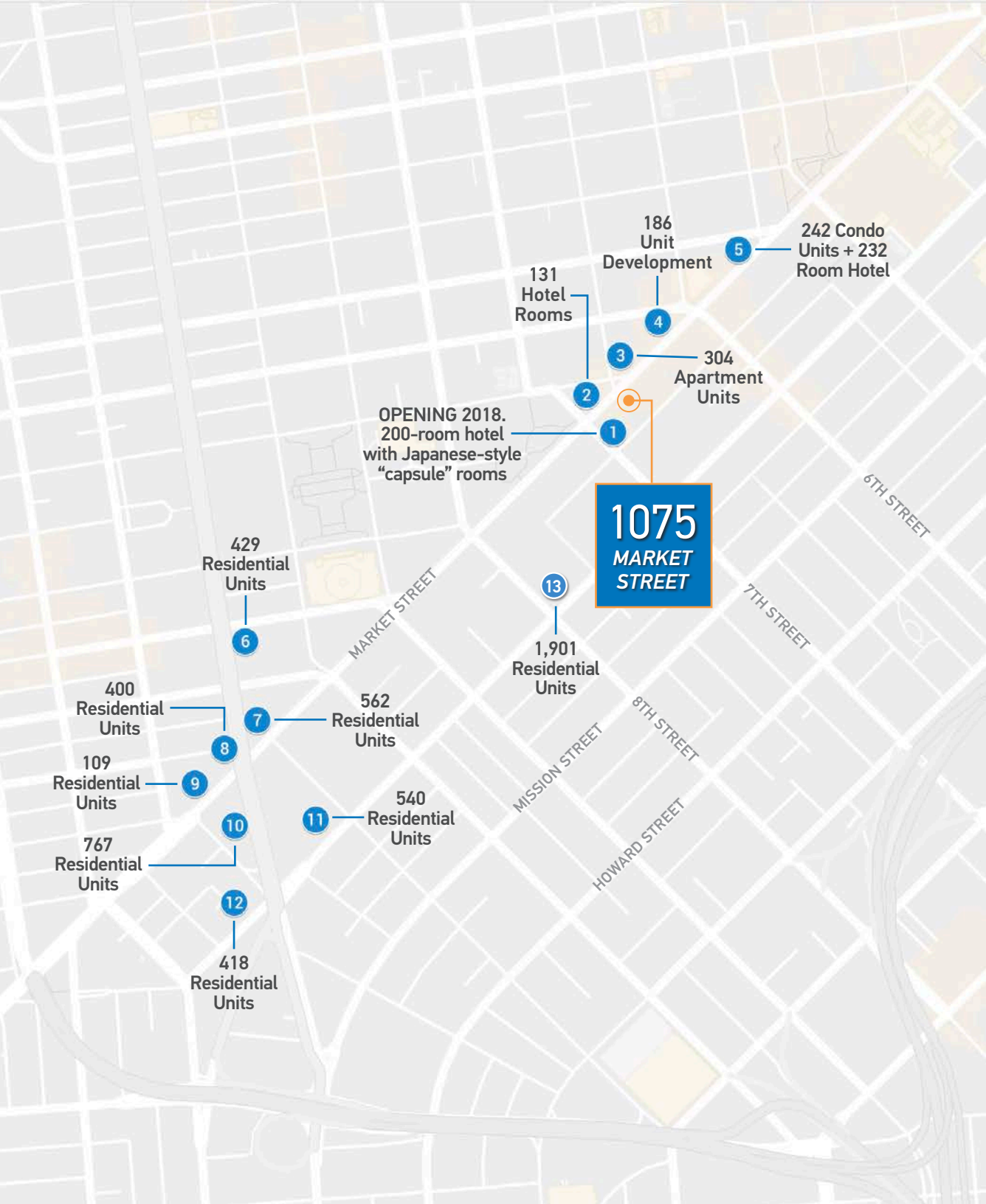
MIKKELLER BAR



EQUATOR COFFEE

NEARBY DEVELOPMENTS

- 1Yotel // 1095 Market Street
- 2Proper Hotel // 1100 Market Street
- 3 1066 Market Street
- 4 1028 Market Street
- 5 950 Market Street
- 6150 Van Ness Avenue
- 730 Van Ness Avenue
- 8 1 Oak Street
- 9 1554 Market Street
- 10 Honda Dealership
- 11 1500 Mission Street
- 12 30 Otis Street
- 13 Trinity Place // 1190 Mission Street



OFFERING TERMS

1075 Market Street is being offered with the following pricing:

RETAIL 1

SALE PRICE: \$5,449,000 // \$761 Per Square Foot

LEASING PRICE: \$42 Per Square Foot, Per Year, NNN

RETAIL 2

SALE PRICE: \$1,049,000 // \$762 Per Square Foot

LEASING PRICE: \$45 Per Square Foot, Per Year, NNN

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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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/Lessee must verify the information and bears all risk for any inaccuracies.

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 real property located at 1075 Market Street (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) 539-1102.