

2761 16TH STREET

FOR SALE OR LEASE | OWNER / USER OR INVESTMENT COMMERCIAL CONDOMINIUM

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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2761 16TH STREET

EXECUTIVE SUMMARY

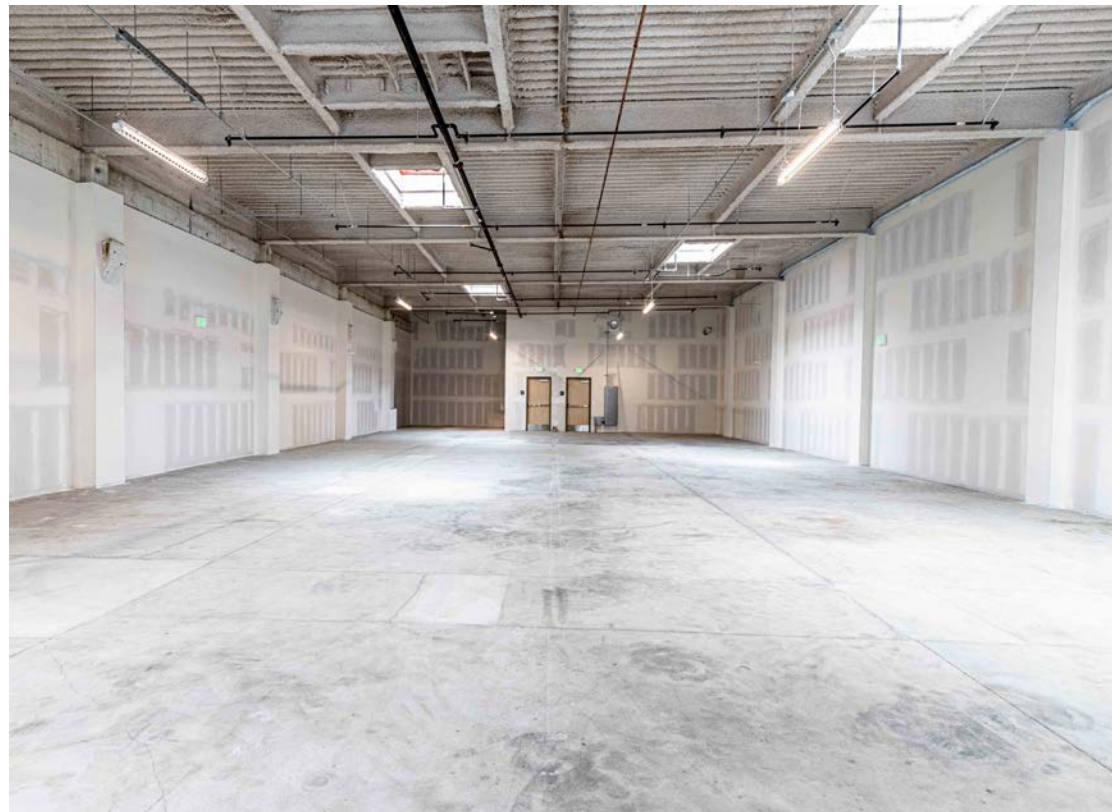
Touchstone Commercial Partners, Inc. is pleased to offer owner-users and investors the opportunity to purchase 2765 16th Street, San Francisco, California, 94103.

The approximately 5,124 square foot commercial condominium sits in the heart of the Mission District with frontage on 16th Street and rear access through Enterprise Street. Renovated in 2022, the shell is in excellent condition and ready for an operator who can benefit from the flexible zoning and clear span nature of the unit.

This unit is also available for lease.

PROPERTY SUMMARY

ADDRESS	2761 16th St, San Francisco, CA 94103
BUILDING SIZE	+/- 5,124 Square Feet
YEAR BUILT	1929 - Renovated 2022
ZONING	PDR-1G Base Zone (Health Services CUP Available)
SALE PRICE	\$1,750,000 / \$342 PSF
RENTAL RATE	Call Agent For Pricing



2761 16TH STREET

BUILDING ATTRIBUTES

- + Newly Renovated Property
- + Two (2) ADA Compliant Restrooms
- + ADA Compliant Entrance
- + Two Street Facing Entries
- + Can Be Demised To Two (2) Spaces
- + ~16 Foot Ceilings
- + Sprinklered
- + Multiple Skylights Providing Natural Light
- + Nearby Many Restaurants And Services

INVESTMENT HIGHLIGHTS



SELLER FINANCING AVAILABLE

Short Term Interest Only Loan Negotiable



BUILD TO SUIT

Seller Willing To Negotiate Delivery Conditions



CLEAR SPAN BUILDING

Column Free Space Providing Significant Flexibility



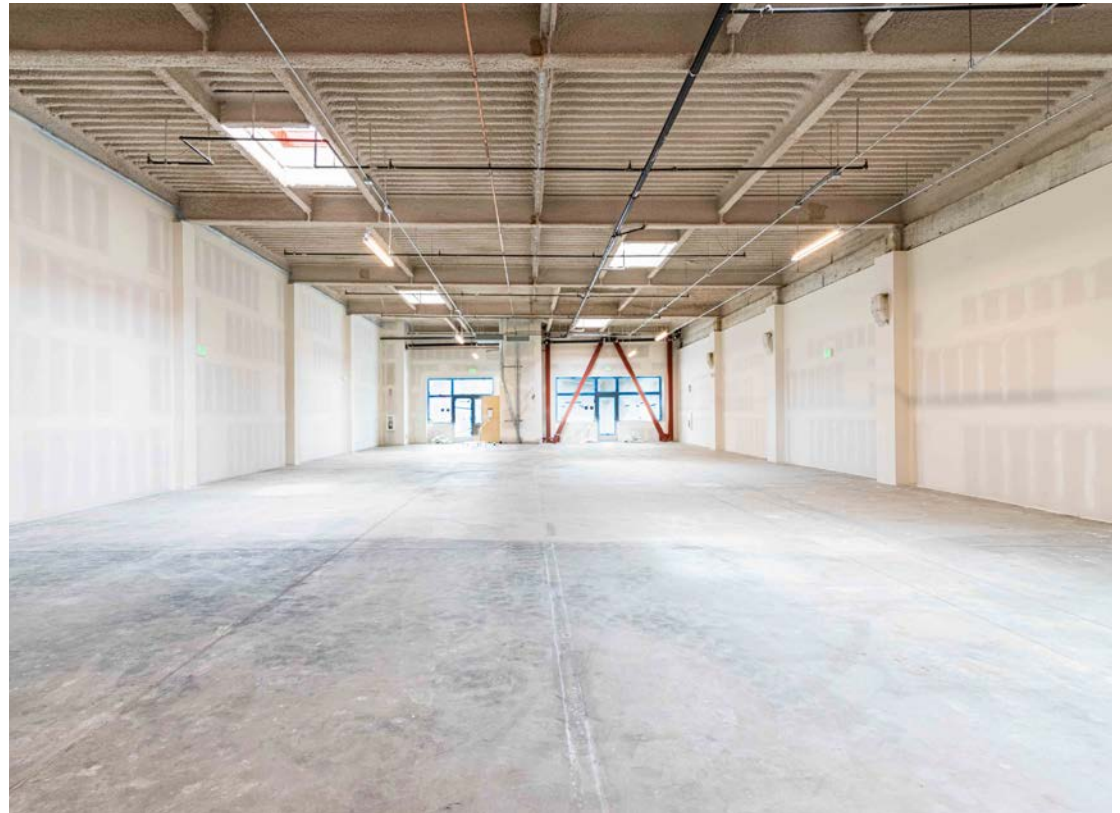
FLEXIBLE ZONING

Many Uses Permitted

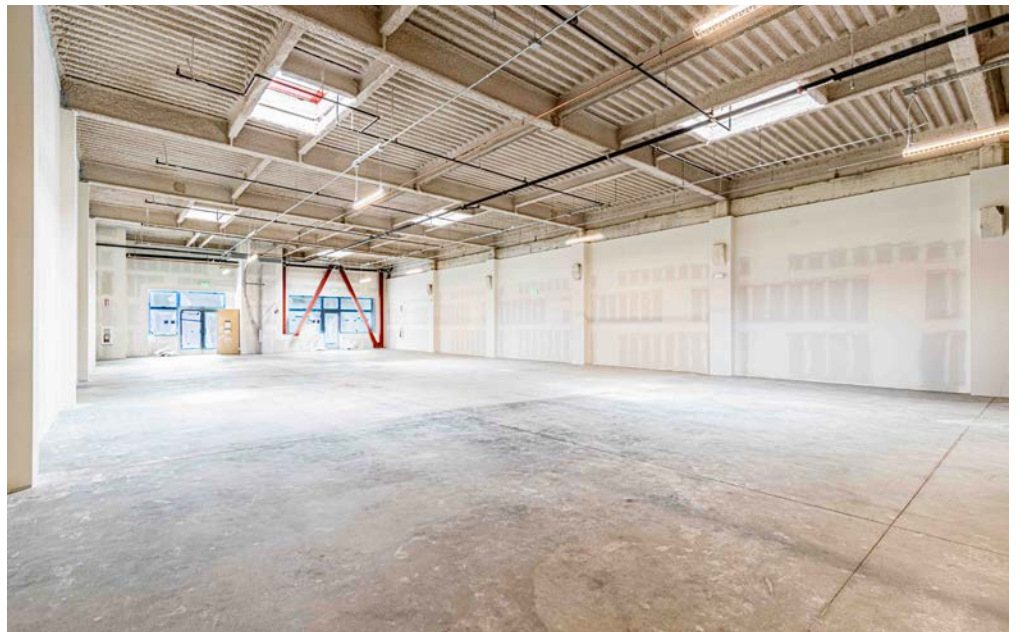
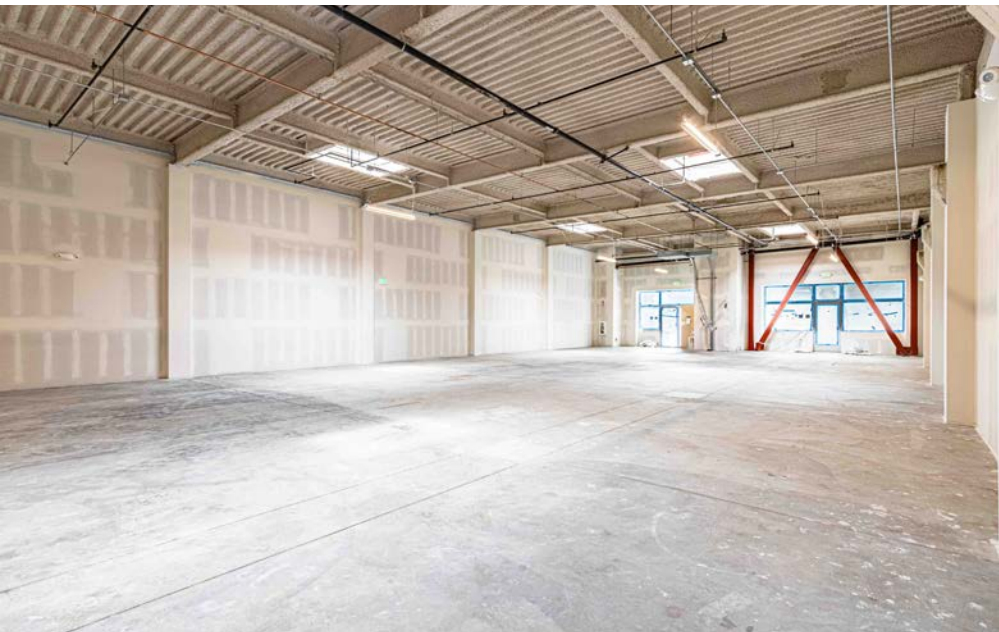
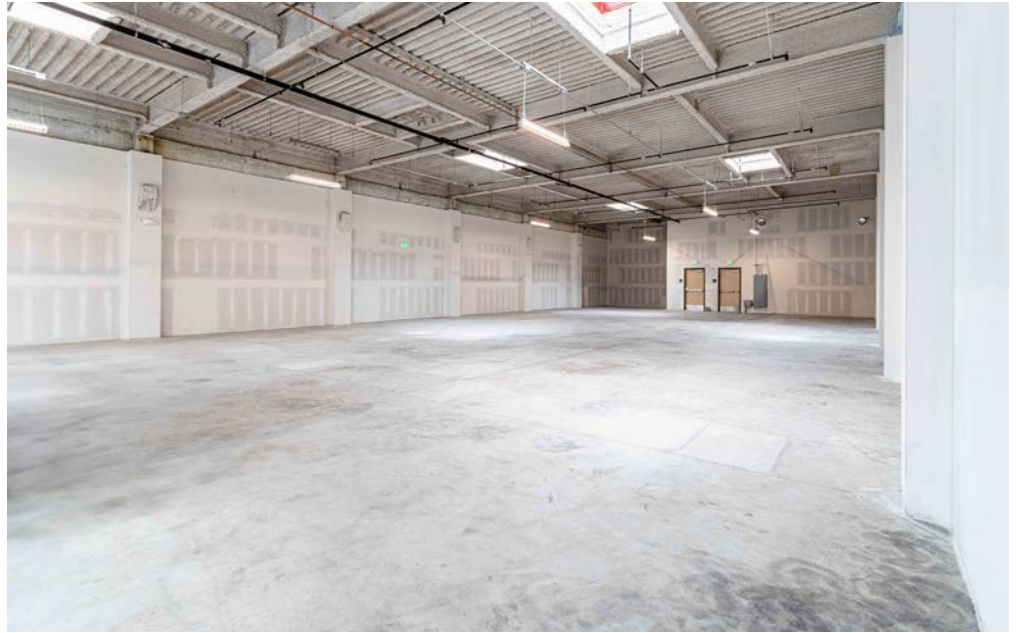


LOCATION

Central Location close to the 16th Street BART and HWY 101 & HWY 80



2761 16TH STREET



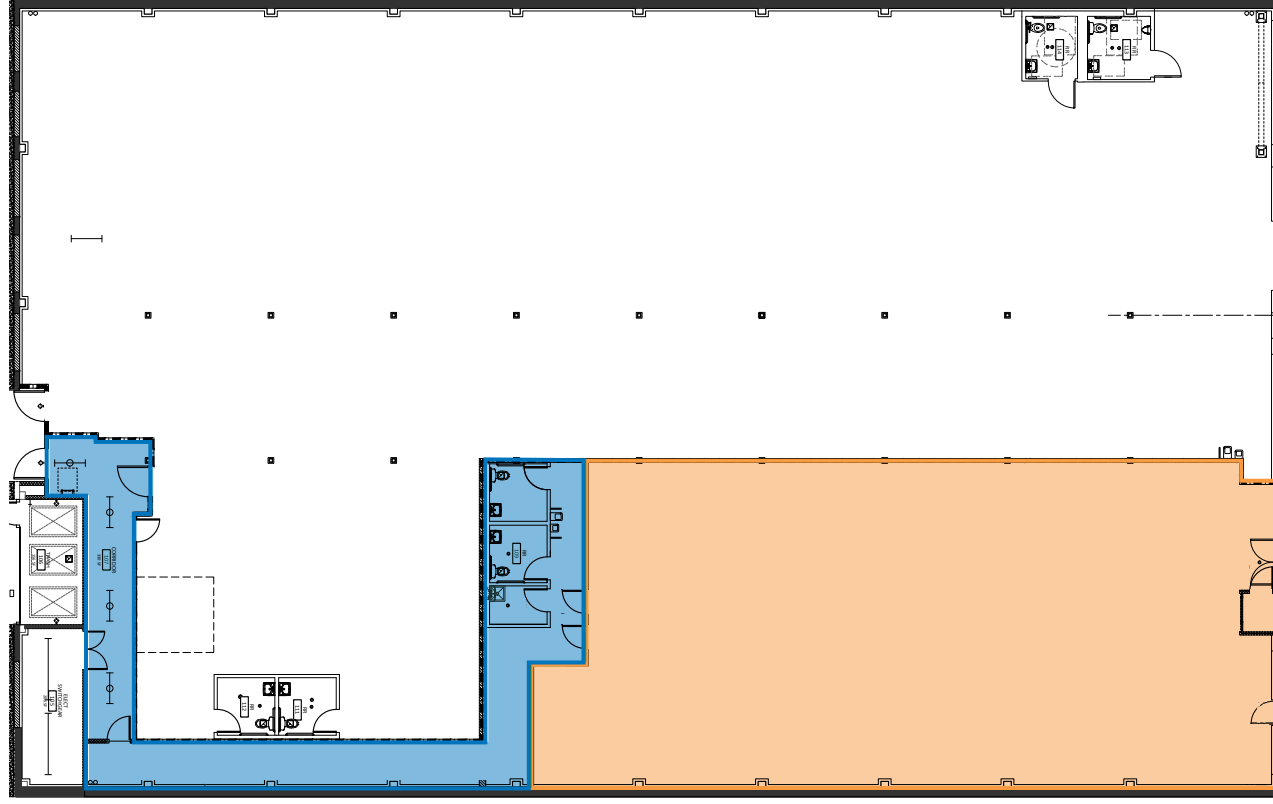
2761 16TH STREET

FLOOR PLAN

+/- 5,124 Square Feet

- Exclusive Space
- Common Area

Enterprise Street



16th Street

2761 16TH STREET

LOCATION OVERVIEW

Desirable Mission District location, walkable to Mission amenities and to surrounding neighborhoods. The subject property is well located in a rapidly changing neighborhood.



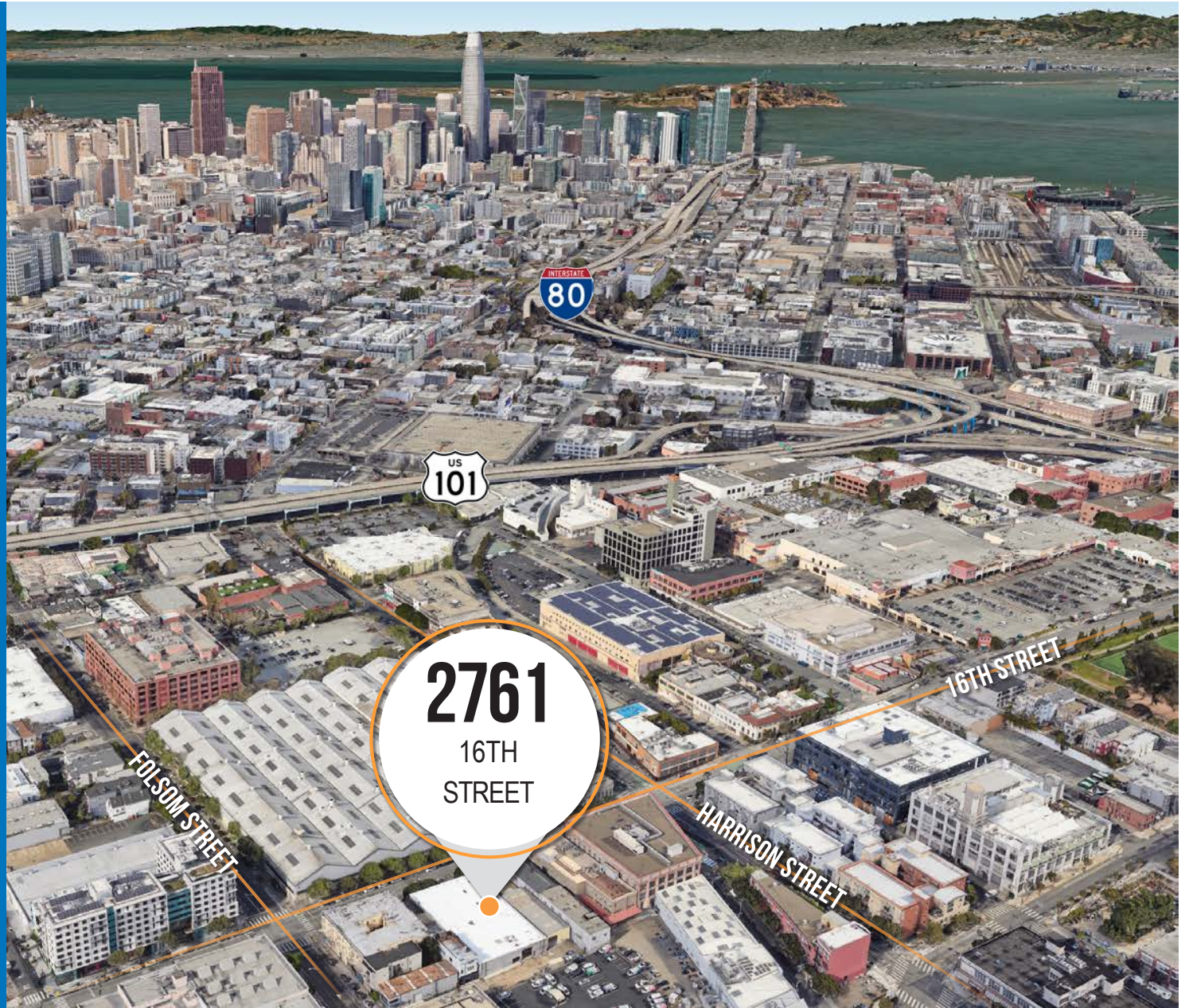
01 MIN to Folsom St Muni
05 MIN to 16th St Bart
05 MIN to Franklin Square



07 MIN to Dogpatch
16 MIN to Union Square
19 MIN to Financial District



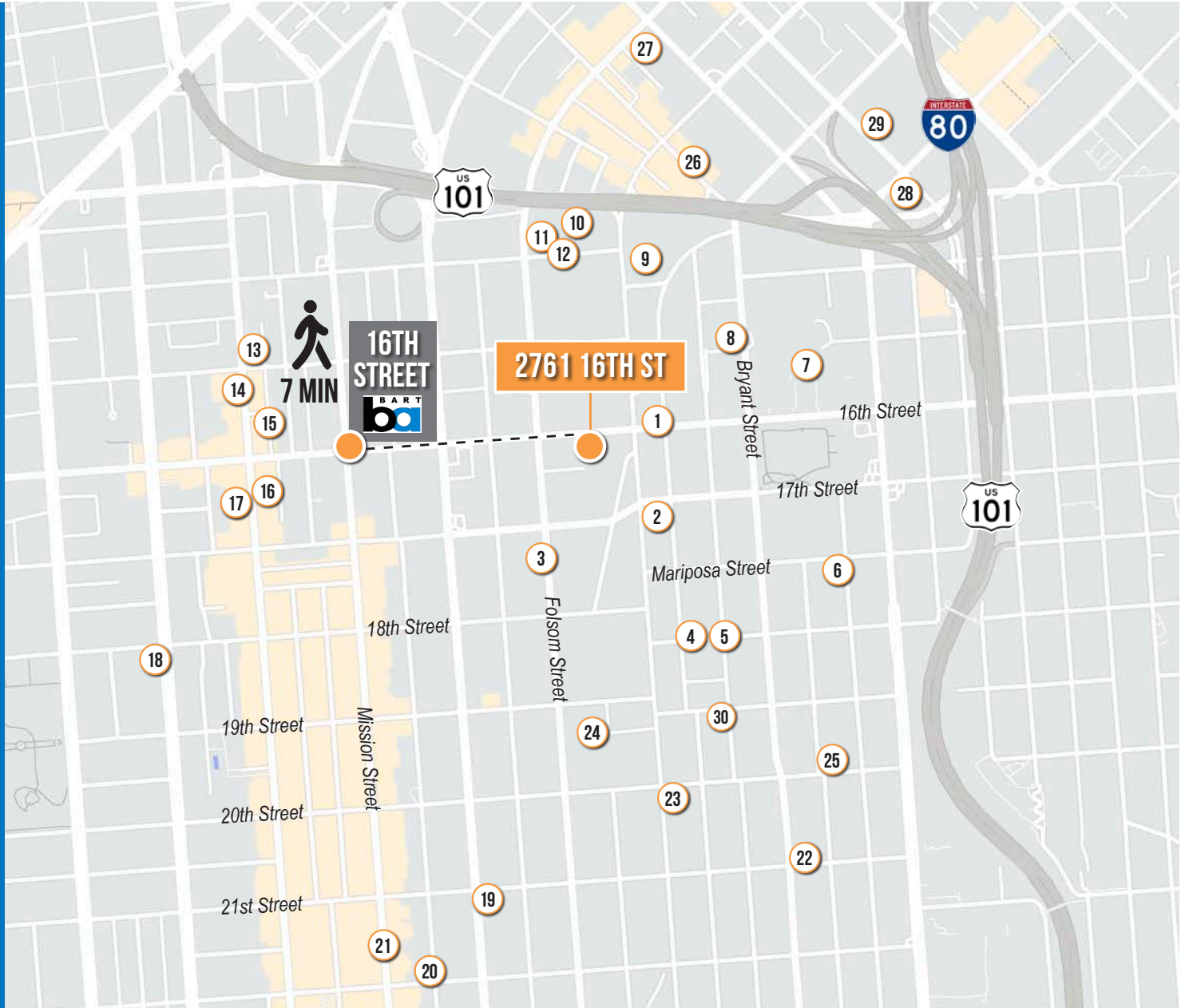
03 MIN to 101 On-Ramp
07 MIN to 280 On-Ramp
10 MIN to 80 On-Ramp



2761 16TH STREET

NEARBY AMENITIES

- 1.....Dandelion Chocolate Factory
- 2.....Gus's Community Market
- 3.....Stable Cafe
- 4.....Tartine Manufactory
- 5.....Heath Ceramics
- 6.....The Morris
- 7.....Safeway
- 8.....Sport's Basement
- 9.....Best Buy
- 10.....Rainbow Grocery
- 11.....Rintaro
- 12.....Pink Onion
- 13.....Four Barrel Coffee
- 14.....Little Star Pizza
- 15.....Everlane
- 16.....RAW Sugar Factory
- 17.....Puerto Alegre
- 18.....Tartine Bakery
- 19.....Limon Rotisserie
- 20.....La Copa Loca Gelato
- 21.....Foreign Cinema
- 22.....Asiento
- 23.....Flour + Water
- 24.....Southern Pacific Brewing
- 25.....Lost Resort
- 26.....Costco Wholesale
- 27.....Sextant Coffee Roasters
- 28.....FITNESS SF - SoMa
- 29.....Trader Joe's
- 30.Farmhouse Kitchen Thai Cuisine



2761 16TH STREET



GUS'S COMMUNITY MARKET



DANDELION CHOCOLATE FACTORY



THE MORRIS



STABLE CAFE



TARTINE MANUFACTORY

2761 16TH STREET



OFFERING TERMS

2761 16th St, San Francisco, CA 94103 is being offered for sale or lease. 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 851 Van Ness Avenue, Unit C2, 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 Jaron Eliopoulos at (415) 608-6336 or Zach Hauptert at (415) 539-1121.