

461 BRYANT STREET

FOR SALE | CLASSIC BRICK & TIMBER BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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461 BRYANT STREET

EXECUTIVE SUMMARY

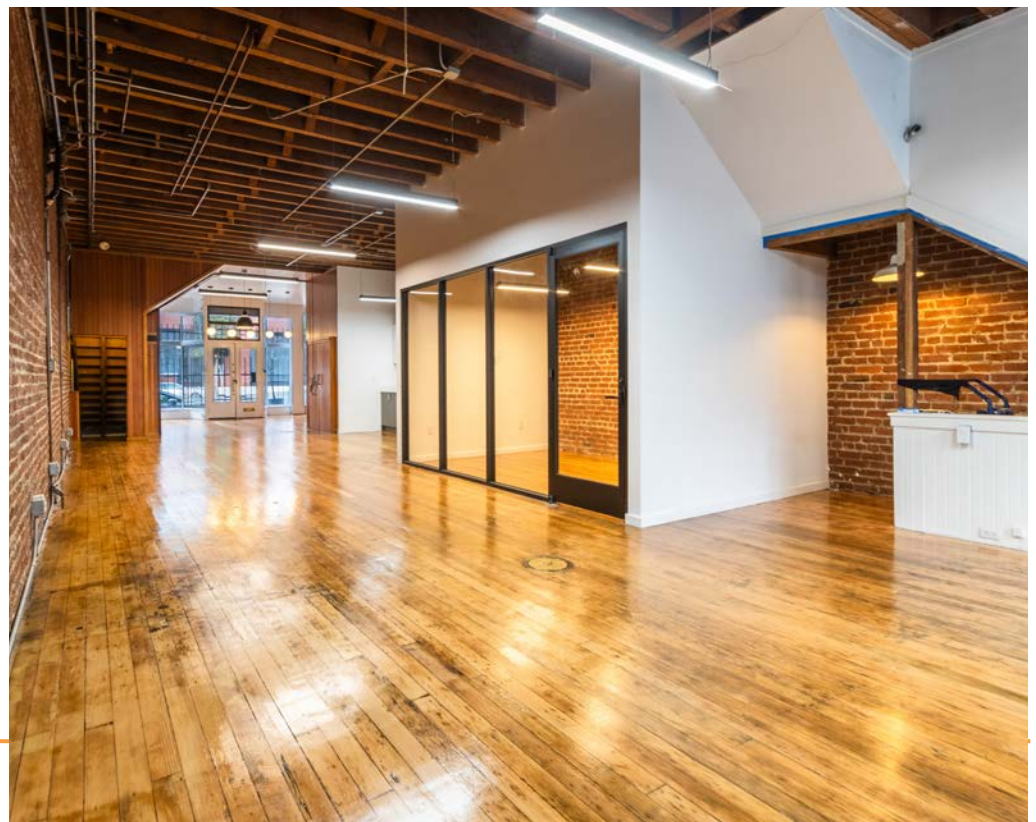
Touchstone Commercial Partners is pleased to offer buyers the opportunity to purchase the fee simple interest 461 Bryant Street, San Francisco, CA 94107.

The approximately 6,000 square feet, two story building with lower level sits on approximately 2,000 square feet of land. Located at the mouth of South Park, this is a unique and rare opportunity to purchase a building in one of San Francisco's most desirable and stable neighborhoods.

The property is partially vacant, making this a perfect opportunity for an owner/user or investor to purchase this exceptionally rare property.

PROPERTY SUMMARY

ADDRESS	461 Bryant Street, San Francisco, CA 94107
APN	3775-084
BUILDING SIZE	+/- 6,000 Square Feet
PARCEL SIZE	+/- 2,000 Square Feet
ZONING	CMUO (Central Soma-Mixed Use Office)
SALE PRICE / \$PSF	\$4,250,000



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INVESTMENT HIGHLIGHTS

+ RARE OPPORTUNITY

To Purchase Stand Alone South Park Building

+ OWNER/USER OPPORTUNITY

Perfect for a Business Looking to Own a Building

+ LOCATION

South Park Remains One of the City's Most Desirable Neighborhoods

+ OFFICE AND INDUSTRIAL FEATURES

Open Space, Conference Rooms, Freight Elevator, Roll Up Door, 15' Ceilings

+ DEMISABLE BUILDING

Can Easily be Occupied by Two Tenants

+ AMAZING ROOF DECK W/ CITY VIEWS

Rare Full Roof Coverage.



461 BRYANT STREET

BUILDING DESCRIPTION

RENOVATION DATE	1912
CONSTRUCTION TYPE	Mix of Concrete, Masonry and Timber
STORIES	Two (2) w/ Lower Level
ELEVATOR	One (1) Freight Elevator
HEIGHT LIMIT	45-X

BUILDING ATTRIBUTES

- + Classic Brick and Timber Building in South Park
- + Mix of Open Plan and Break Out Spaces
- + Two (2) Full Kitchens
- + 15' Ceilings
- + Hardwood Floors Throughout
- + Amazing Roof Deck w/ City Views
- + Walkable to South Park Amenities, Caltrain, and BART



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LOCATION OVERVIEW

Desirable South Park location, walkable to nearby amenities, public transportation, to surrounding neighborhoods, close proximity to Oracle Field.



05 MIN to 2nd & King Muni
10 MIN to Caltrain
12 MIN to Oracle Park



06 MIN to Union Square
06 MIN to Chase Center
08 MIN to Financial District



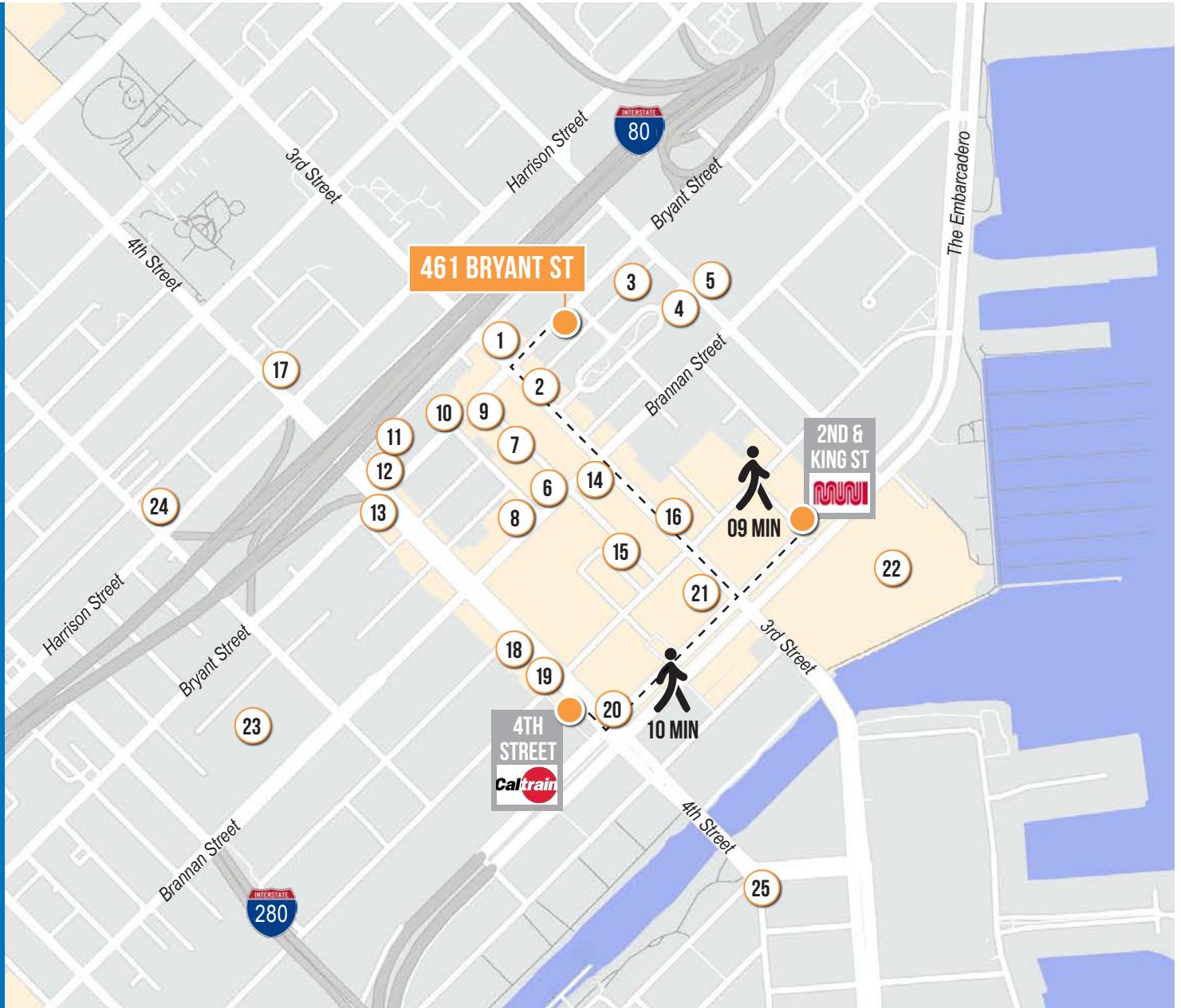
01 MIN to 80 On-Ramp
05 MIN to 280 On-Ramp



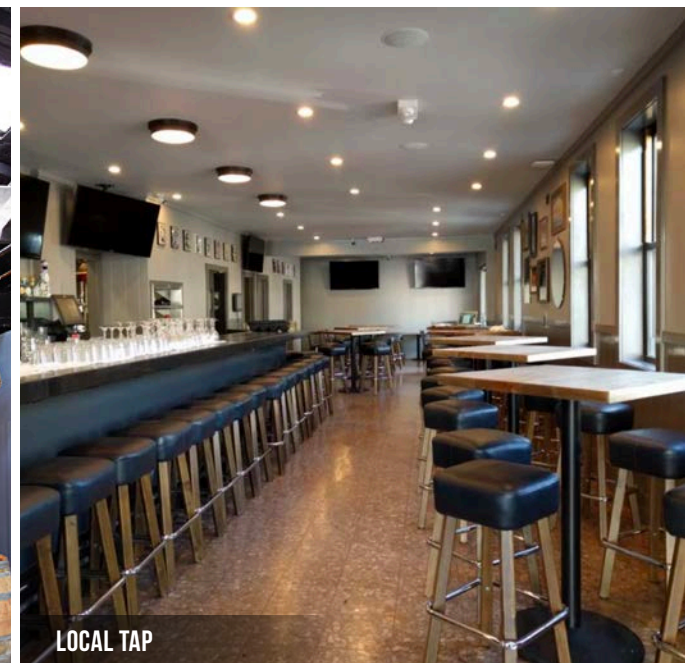
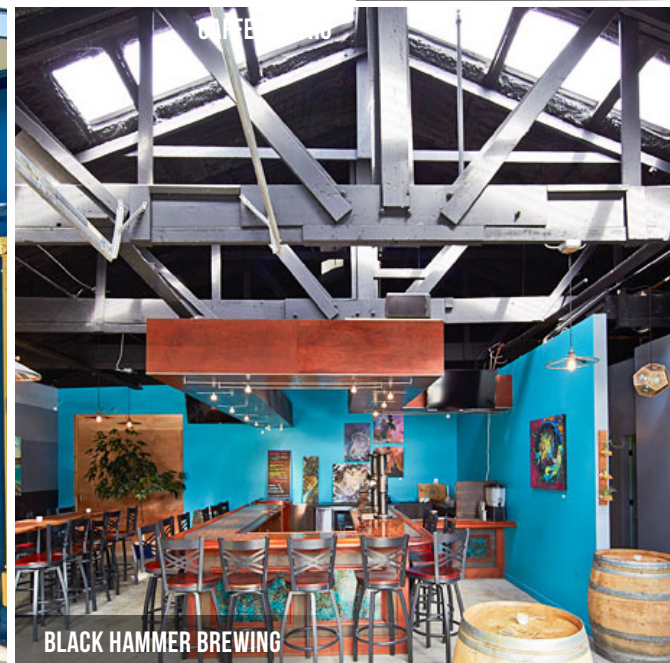
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NEARBY AMENITIES

- 1..... Flour & Branch
- 2..... HRD™
- 3..... Blue Bottle Coffee
- 4..... Grilled Cheese Kitchen
- 5..... 21st Amendment
- 6..... Brickhouse
- 7..... Steep
- 8..... Alexander's Steakhouse
- 9..... Lava Restaurant & Lounge
- 10..... Black Hammer Brewing
- 11..... Goat Hill Pizza
- 12..... Shell Gas Station
- 13..... The Hotel Utah Saloon
- 14..... Local Tap
- 15..... Little Skillet
- 16..... Alchemist Bar & Lounge
- 17..... Whole Foods Market
- 18..... The UPS Store
- 19..... Walgreens
- 20..... Safeway
- 21..... Lucky Strike San Francisco
- 22..... Oracle Park
- 23..... San Francisco Flower Mart
- 24..... All Star Donuts
- 25..... Gus's Community Market



461 BRYANT STREET



OFFERING SUMMARY // SALE

461 Bryant Street is being offered for sale for \$4,750,000 / \$792 PSF. 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

\$4,250,000

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 461 Bryant St, San Francisco, CA 94107 (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.