

512 BRANNAN STREET

FOR SALE | WAREHOUSE IN PRIME SOMA LOCATION

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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512 BRANNAN STREET

EXECUTIVE SUMMARY

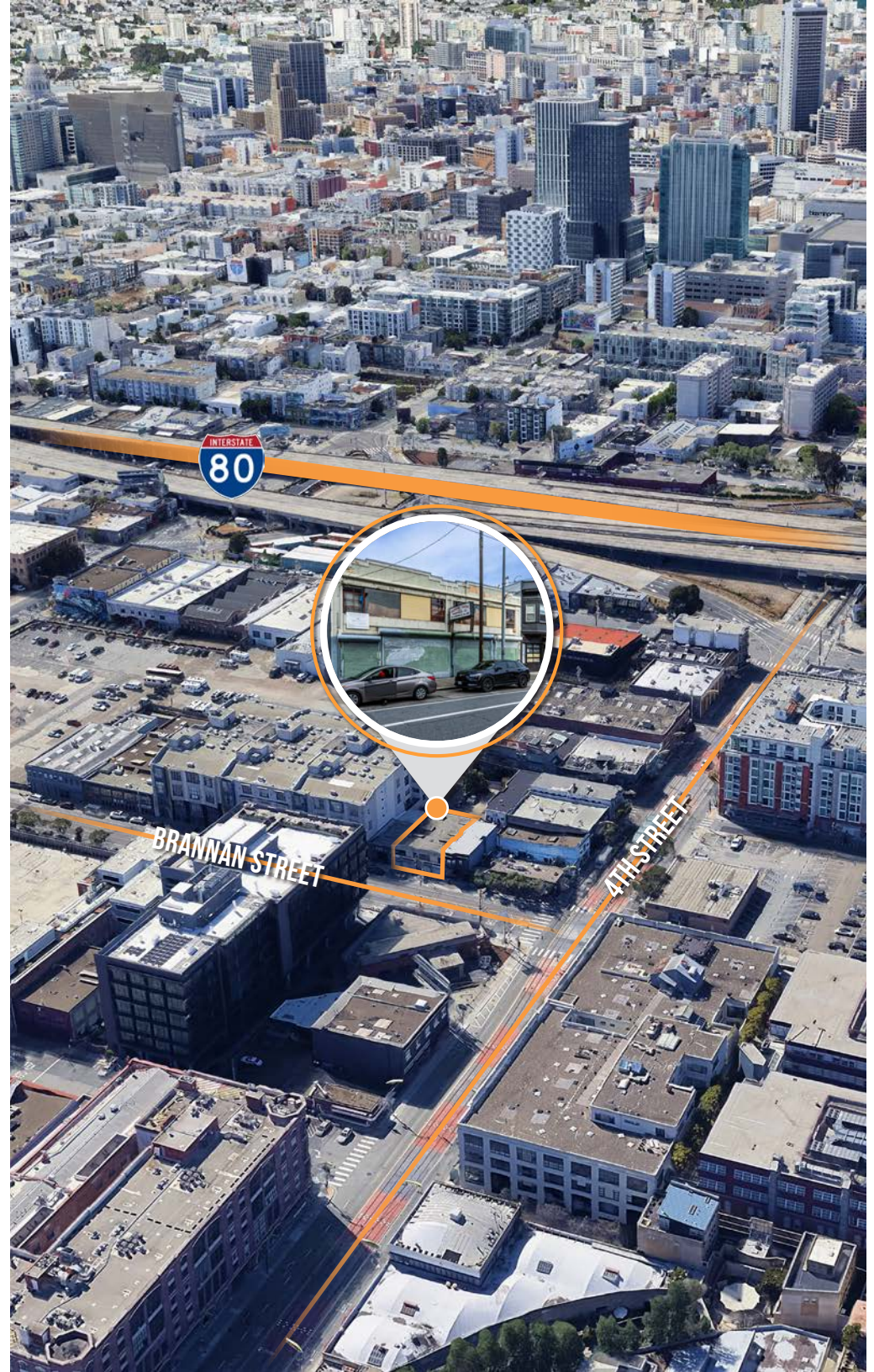
Touchstone Commercial Partners is pleased to offer an opportunity to purchase the fee simple interest in 512 Brannan Street, San Francisco, CA 94107.

The approximately 6,000 square foot, single-story structure with partial mezzanine sits on approximately 4,000 square feet of land. Located in the heart of South of Market, this is a rare opportunity to purchase a building in one of San Francisco's most desirable neighborhoods.

The property will be delivered vacant at the close of escrow, making this a perfect opportunity for an owner-user, investor or developer.

PROPERTY SUMMARY

ADDRESS	512 Brannan Street, San Francisco, CA 94107
APN	3777/036
BUILDING SIZE	Mezzanine: +/- 2,000 Square Feet Ground Floor: +/- 4,000 Square Feet
PARCEL SIZE	+/- 4,000 Square Feet
ZONING	MUG - Mixed-Use General
HEIGHT LIMIT	65-X



512 BRANNAN STREET

OFFERING SUMMARY

SALE PRICE	\$2,200,000
PRICE PER FOOT	\$366

INVESTMENT HIGHLIGHTS



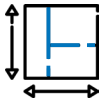
LOCATION

Prime SOMA District Location with Proximity to Major Tech Companies, Transit Options, and Retail Amenities



DEVELOPMENT POTENTIAL

Flexible Use Potential and Big Floor Area Ratio



CLEARSPAN SPACE

With Removal of Mezzanine



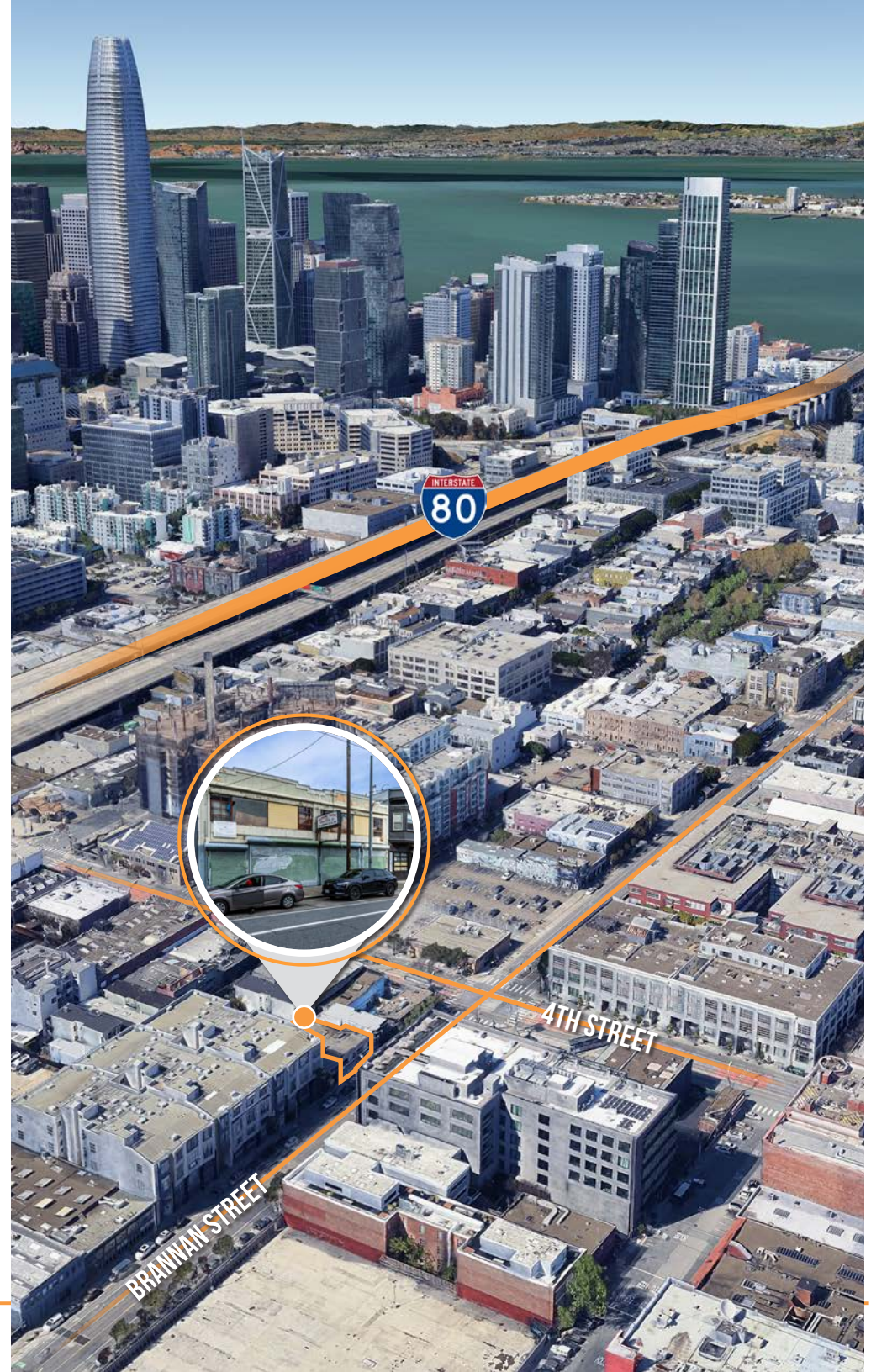
STRATEGICALLY LOCATED

1 Block to Caltrain Station and Oracle Park



ROLLUP DOOR

Allows For Vehicle Access



512 BRANNAN STREET

LOCATION OVERVIEW

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



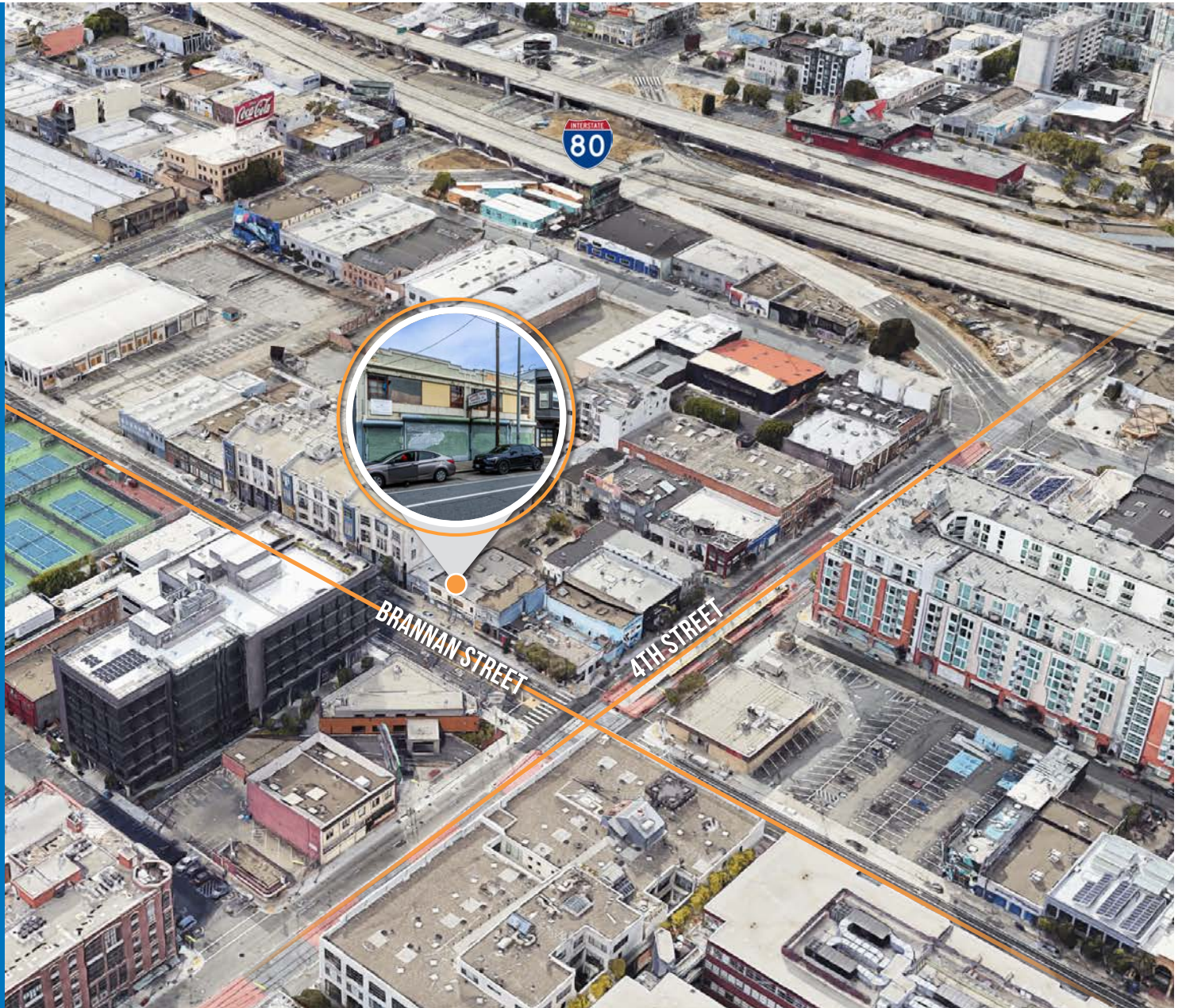
05 MIN to CalTrain
13 MIN to 2nd & King Muni
22 MIN to Powell St Bart



05 MIN to Chase Center
07 MIN to Union Square
10 MIN to Financial District



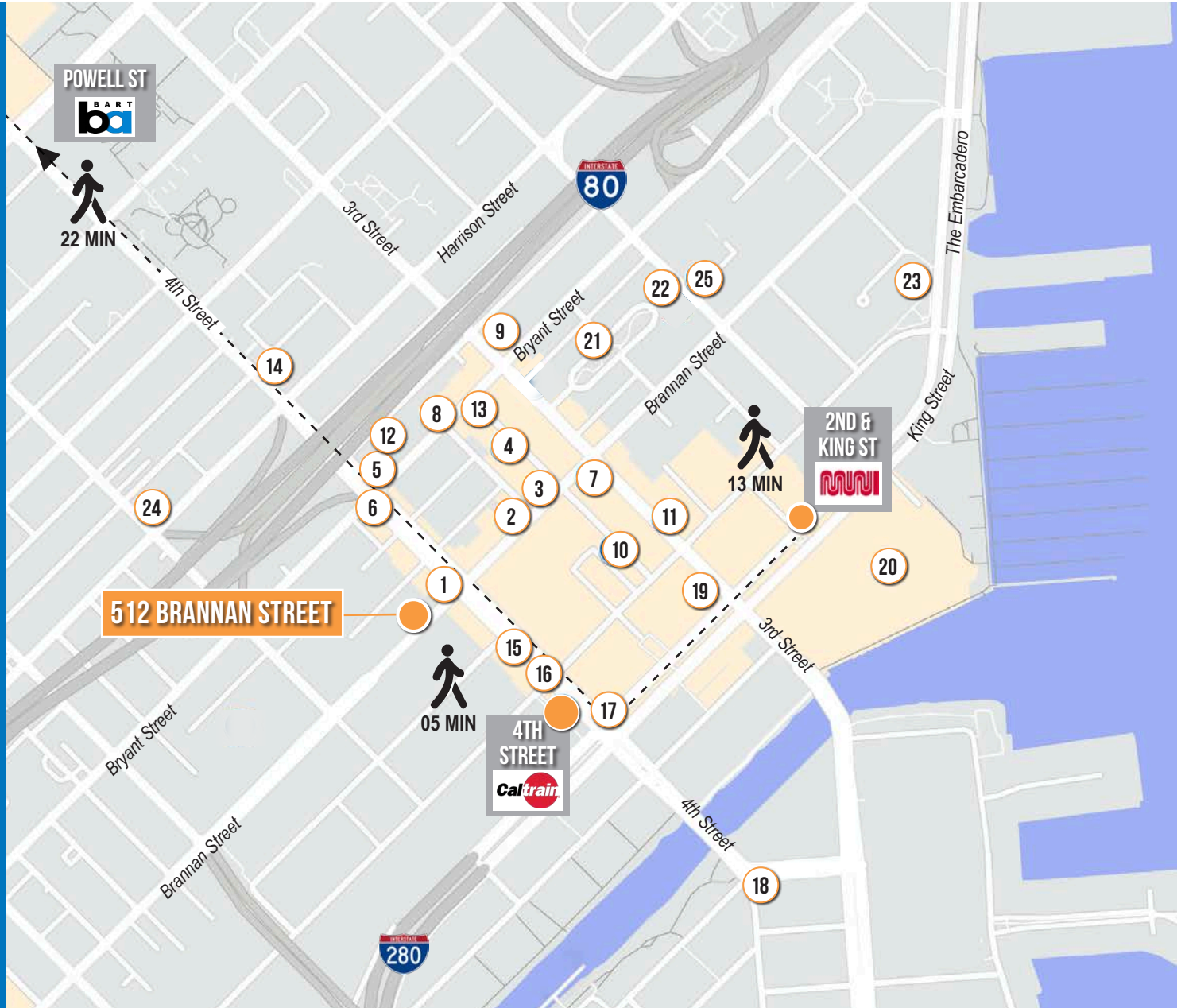
02 MIN to 80 On-Ramp
02 MIN to 280 On-Ramp

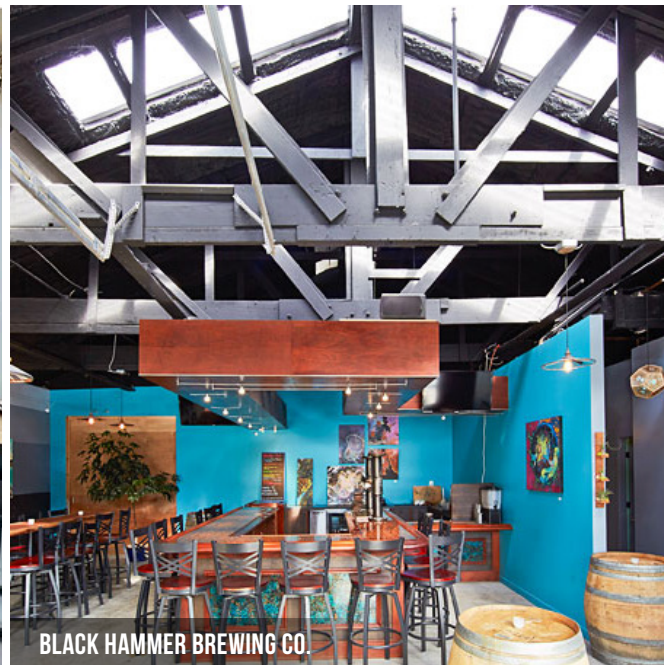


512 BRANNAN STREET

NEARBY AMENITIES

- 1..... Marlowe
- 2..... USPS
- 3..... Brickhouse
- 4..... Wabi Sabi
- 5..... Shell Gas Station
- 6..... The Hotel Utah Saloon
- 7..... Local Tap
- 8..... Black Hammer Brewing
- 9..... Garaje
- 10..... Little Skillet
- 11..... Alchemist Bar & Lounge
- 12..... The Sarap Shop
- 13..... Lava Restaurant & Lounge
- 14..... Whole Foods Market
- 15..... The UPS Store
- 16..... Walgreens
- 17..... Safeway
- 18..... Gus's Community Market
- 19..... Lucky Strike SF
- 20..... Oracle Park
- 21..... Caffè Centro
- 22..... Blue Bottle Coffee
- 23..... Town's End Branch
- 24..... All Star Donuts
- 25..... 21st Amendment Brewery





512 BRANNAN STREET



OFFERING TERMS

512 Brannan Street is being offered for sale with an asking price of \$2,200,000. 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 512 Brannan Street, 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 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 415-608-6336 or Cameron Tu at 510-919-8193.