



OFFERING MEMORANDUM

CREATIVE FLEX BUILDING IN
SOUTH OF MARKET



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EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer owner/users and investors an opportunity to purchase the fee simple interest in **290 Division Street, San Francisco, California 94103**.

The approximately 36,920-square-foot, four-story building, renovated in 2019 is situated at the intersection of three iconic San Francisco neighborhoods SoMa, Showplace Square / Design District and The Mission District. The immediate location is San Francisco's most established design and creative districts.

The property is currently 75% leased, with three floors generating in-place income and the fourth floor available for occupancy, providing flexibility for a future owner to establish a presence in the building while benefiting from the existing tenant base or for an investor to take advantage of the current high leasing demand.

PROPERTY SUMMARY

ADDRESS	290 Division Street, San Francisco, CA 94103
APN	3526-016
BUILDING SIZE	+/- 36,920 Square Feet
PARCEL SIZE	+/- 9,674 Square Feet
ZONING	PDR-1-G: Production, Distribution, & Repair
HEIGHT LIMIT	40-X



FOURTH FLOOR



THIRD FLOOR



BUILDING / LOCATION HIGHLIGHTS



OWNER/USER OPPORTUNITY

Opportunity To Acquire A Four-Story Creative Office Building With A Vacant Top Floor Available For Immediate Occupancy



IN-PLACE INCOME

Approximately 75% Occupied With Established Tenants Across The Ground, Second and Third Floor



FULL-FLOOR CREATIVE OFFICE

Vacant Fourth Floor Features Open Space, Meeting Rooms, Kitchenette, Abundant Natural Light & Expansive Views



PRIME SAN FRANCISCO LOCATION

Situated at the Intersection of Three Iconic San Francisco Neighborhoods SoMa, Showplace Square / Design District and The Mission District



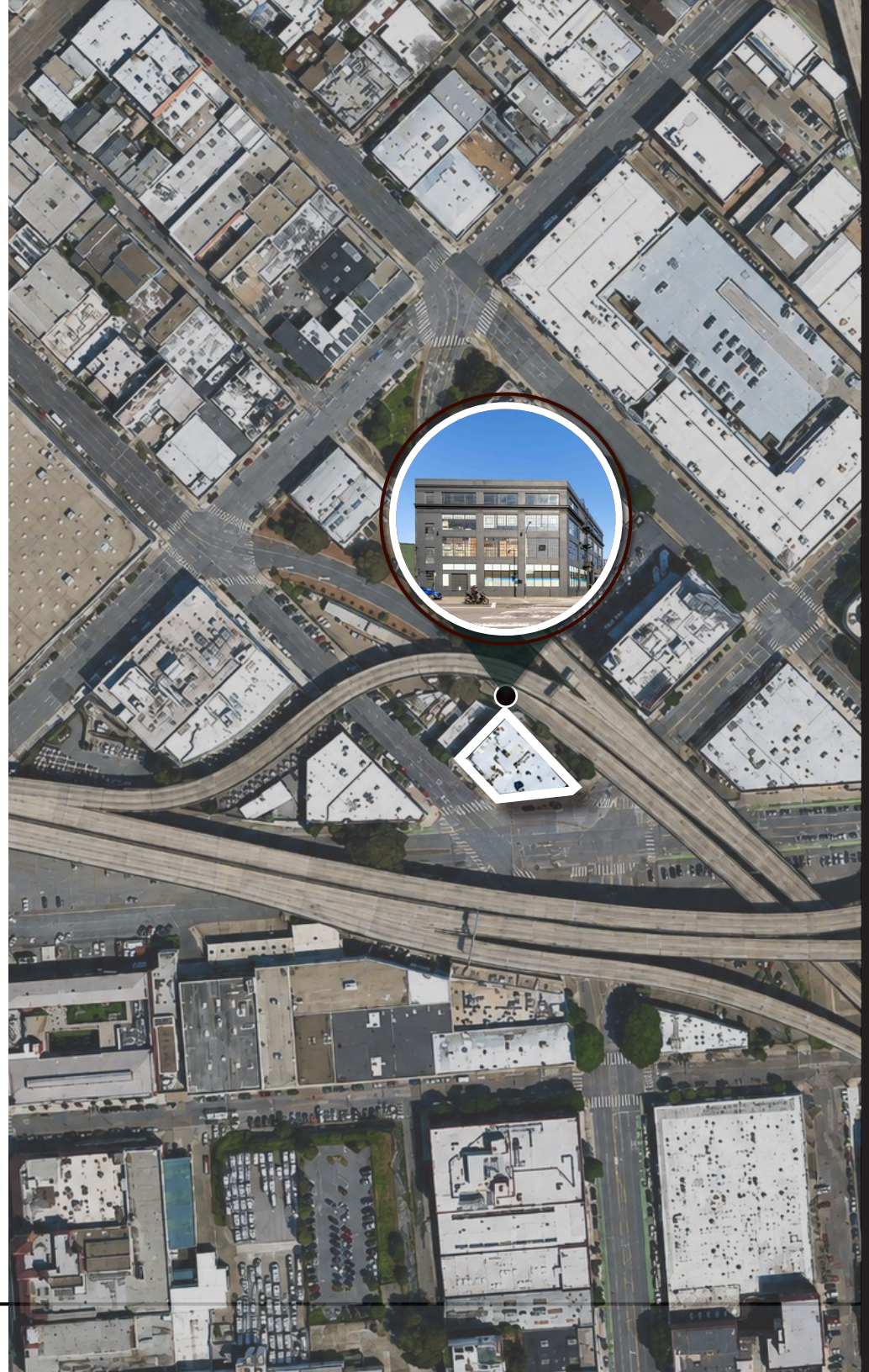
EXCELLENT ACCESSIBILITY

Immediate Access To Highway 101 and I-80, With Convenient Connections To I-280, SOMA and Downtown San Francisco



TRANSIT ACCESSIBLE LOCATION

Conveniently Located Near MUNI, BART and Caltrain With Numerous Nearby Dining, Retail and Neighborhood Amenities





BUILDING DESCRIPTION

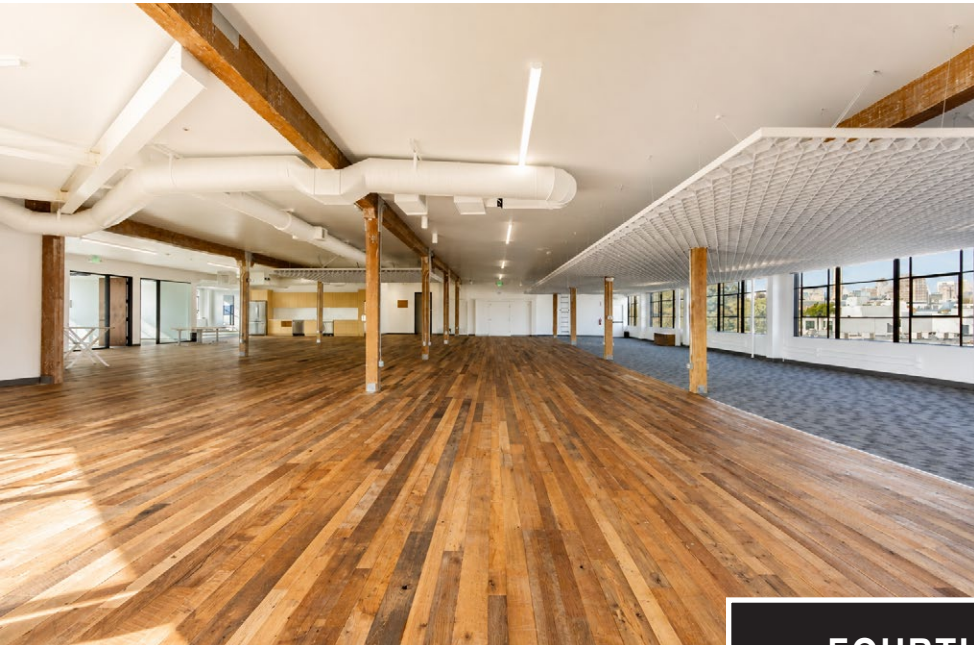
YEAR BUILT / RENOVATED	1924 / 2019
HISTORIC RESOURCE CLASS	Class A
CONSTRUCTION TYPE	Poured In Place Concrete
HVAC	Full Heating Ventilation & Air Conditioning Throughout Building
VERTICAL TRANSPORTATION	Passenger Elevator Access to All Floors Freight Elevator Access to All Floors
ELECTRICAL SERVICE	Three Phase, 1600 Amps, 208/240 Volts
LOADING ACCESS	Exclusive Rear Loading Dock to Freight Elevator
BUILDING CODE	ADA Compliant Lift At Main Entry



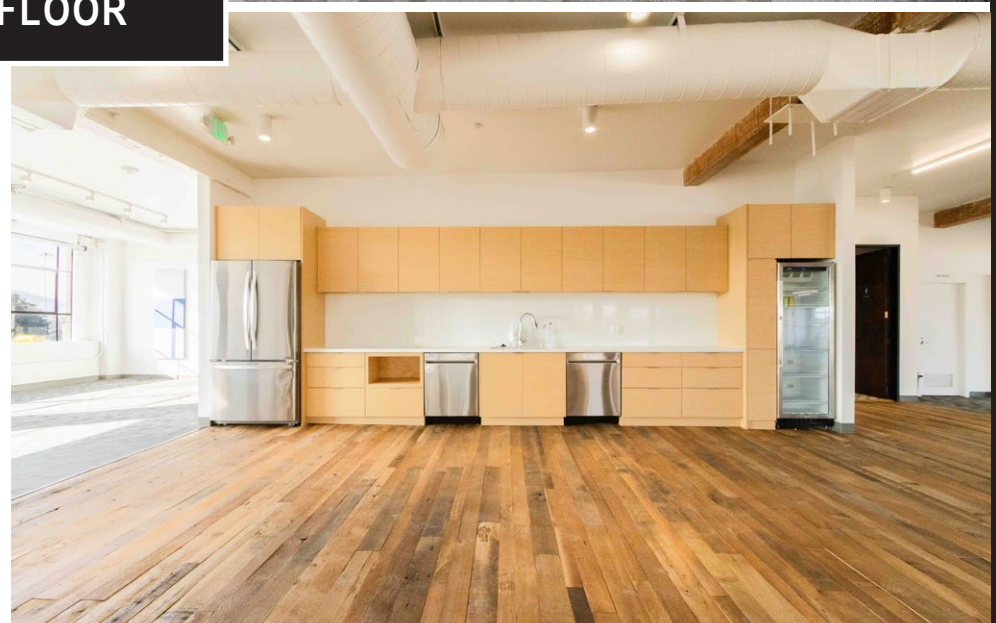
GROUND FLOOR

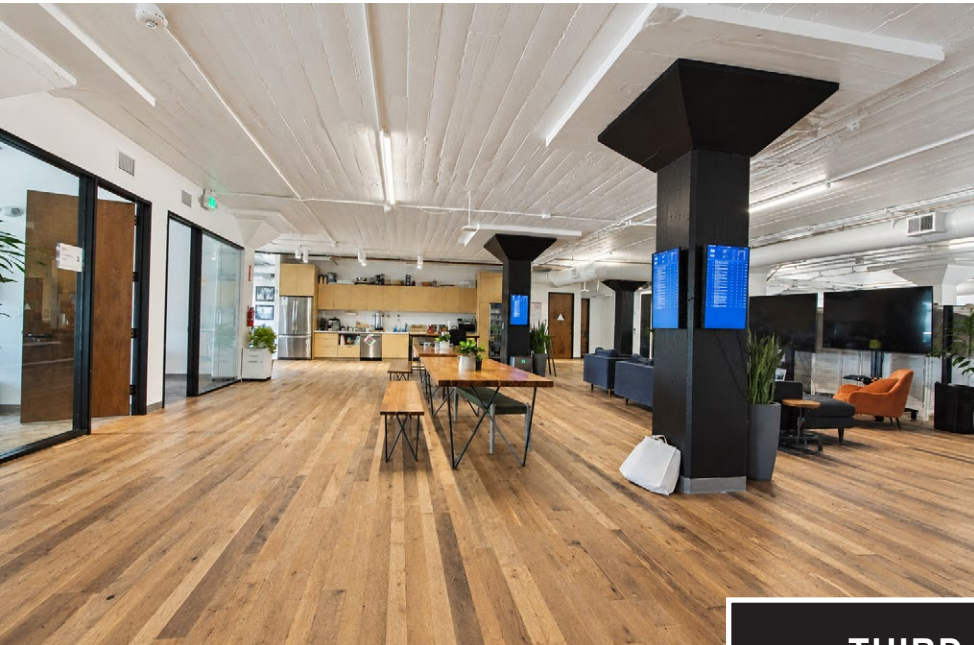
BUILDING DESCRIPTION

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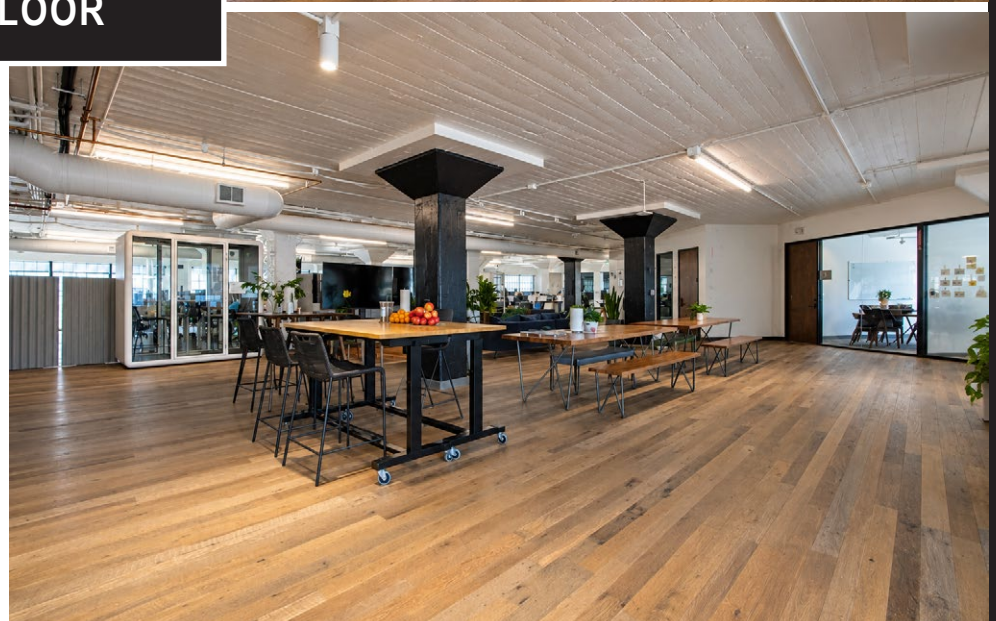


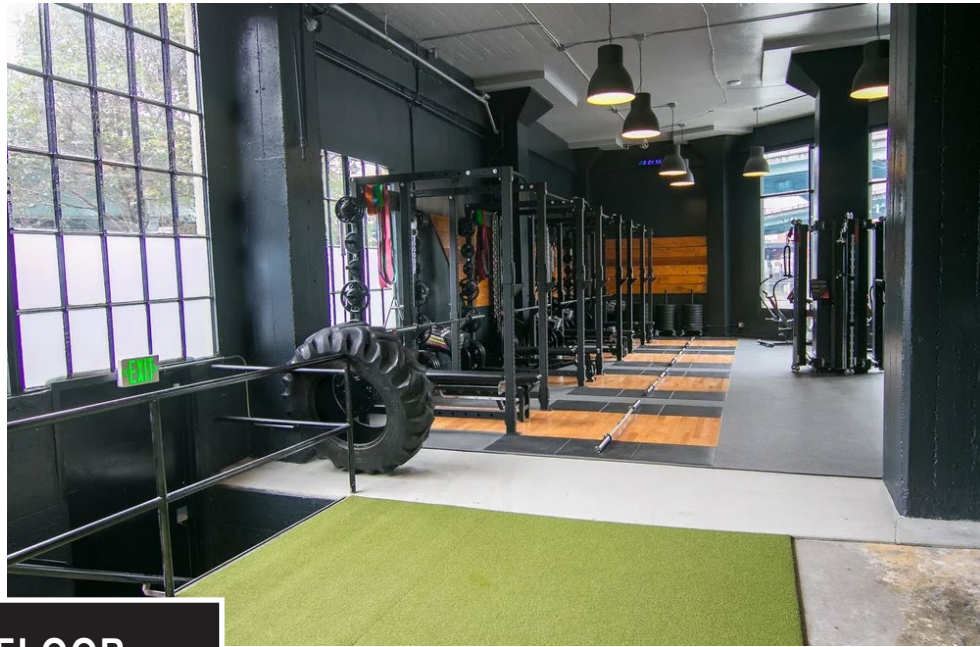
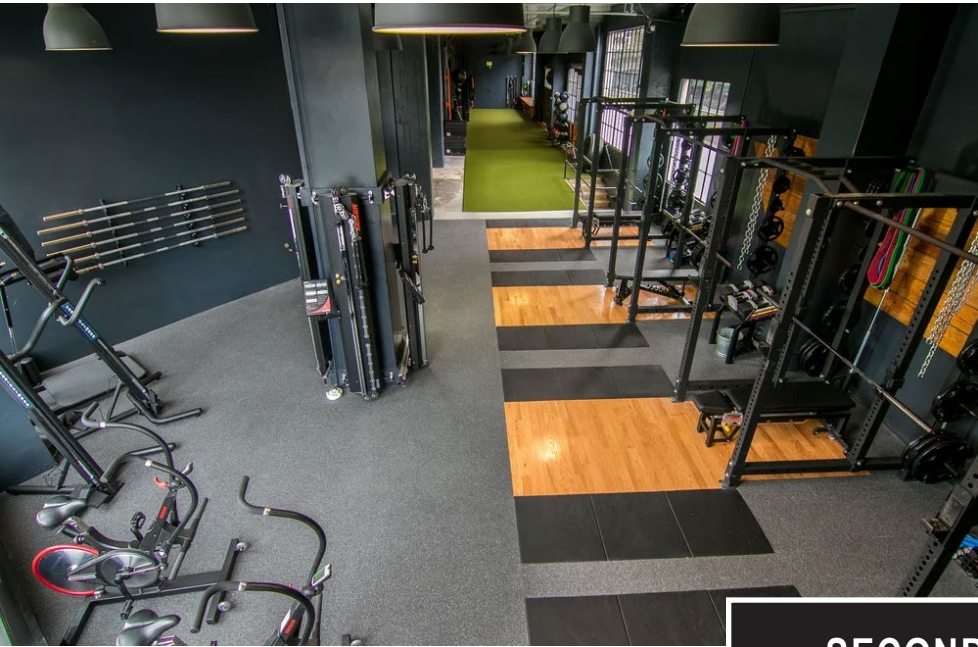
FOURTH FLOOR



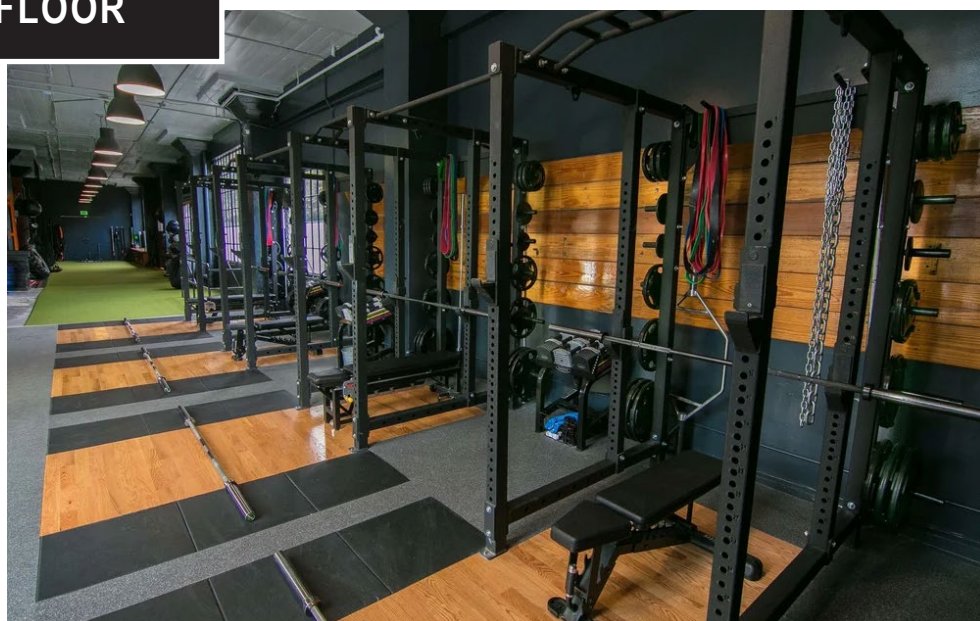


THIRD FLOOR



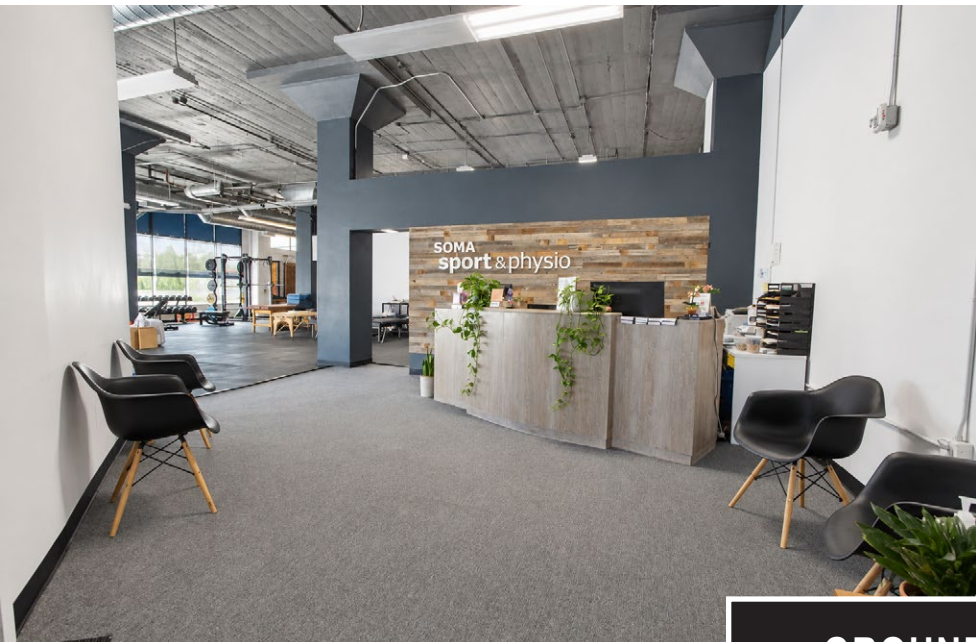


SECOND FLOOR

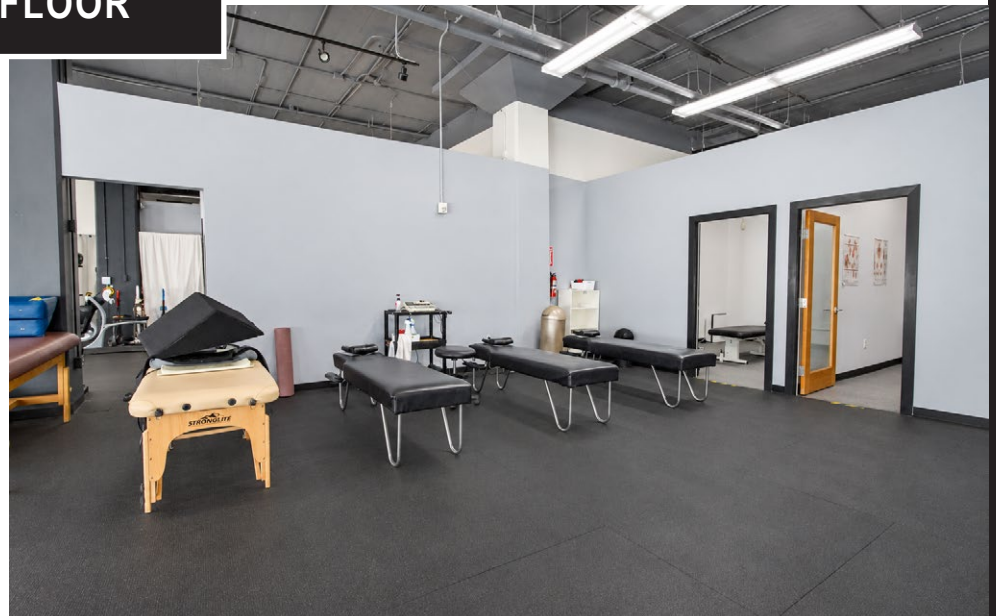


PROPERTY PHOTOS

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GROUND FLOOR

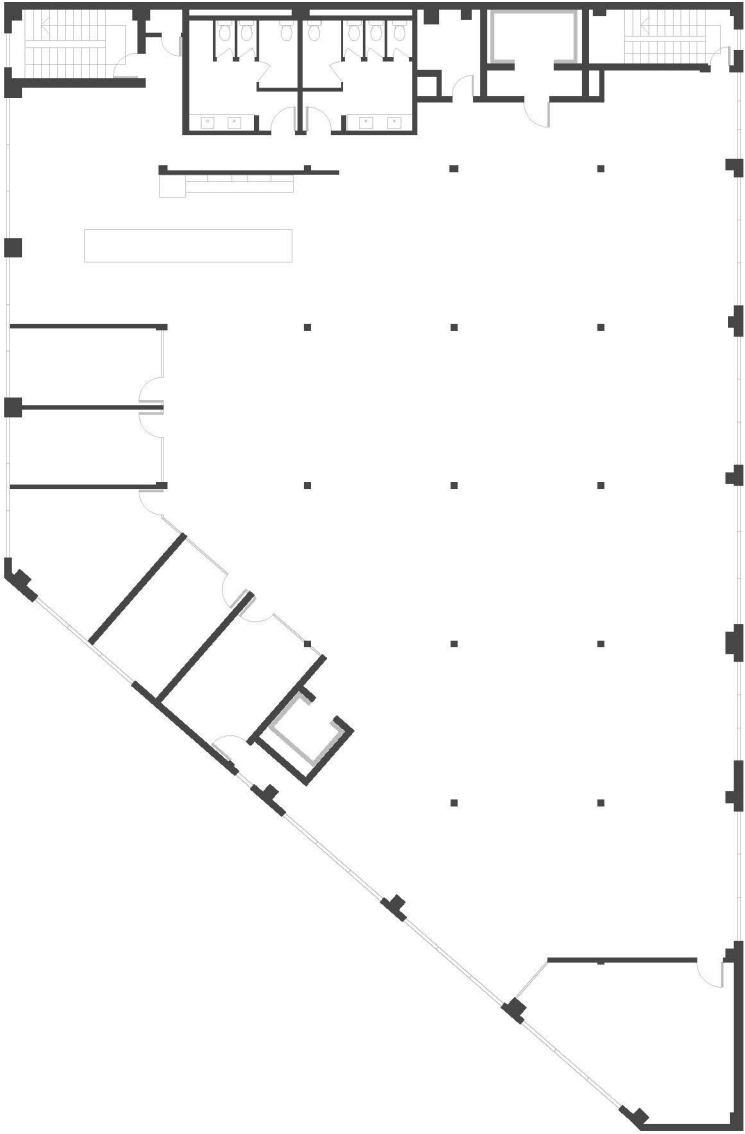




FLOOR PLANS

Fourth Floor

+/- 9,255 Square Feet

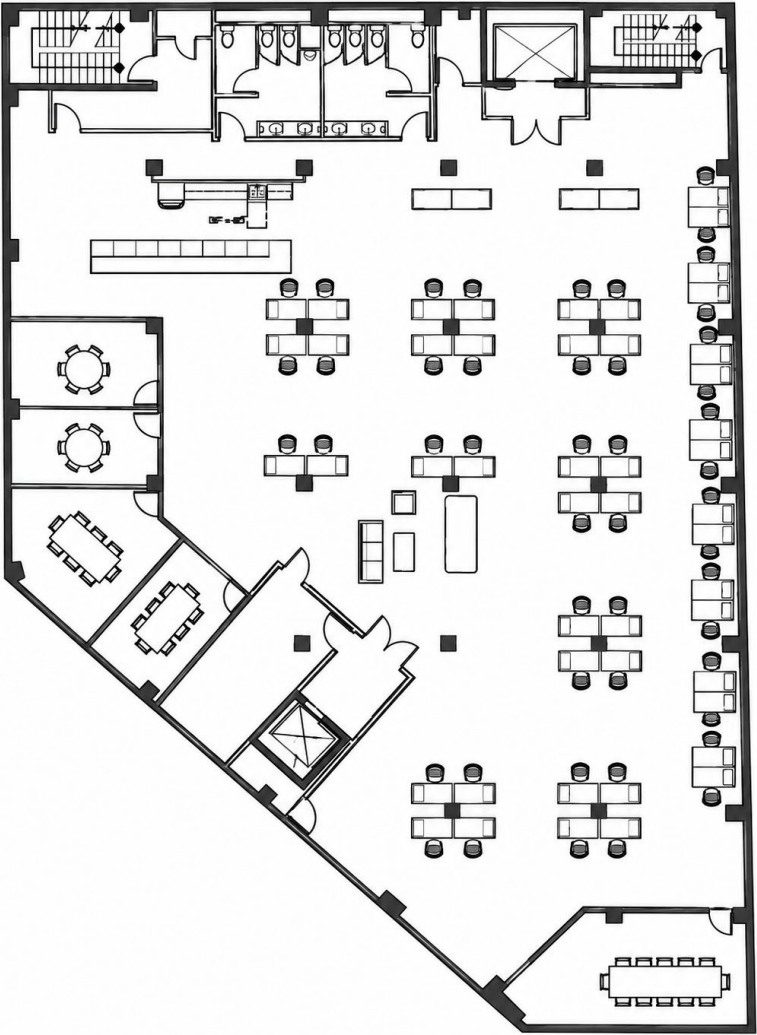




FLOOR PLANS

Third Floor

+/- 9,294 Square Feet

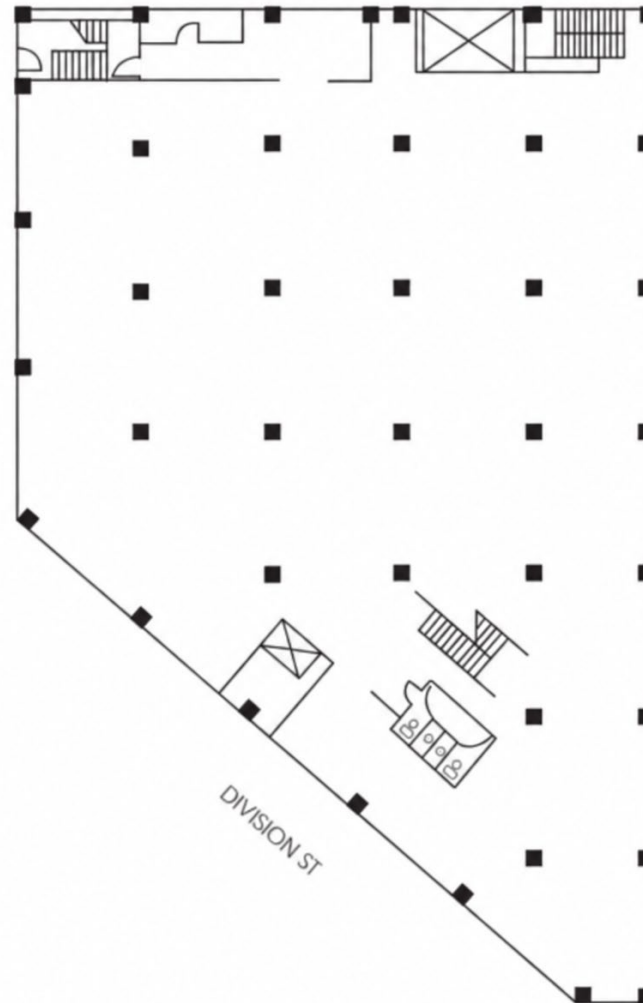




FLOOR PLANS

Second Floor

+/- 9,338 Square Feet





FLOOR PLANS

Ground Floor

Unit A: +/- 4,851 Square Feet

Unit B: +/- 4,182 Square Feet



ADDRESS	TENANT	LEASE EXP.	SQ. FT.	ANNUAL INCOME	\$/PSF/YEAR
290 Division St, 4th Floor	Pro Forma	N/A	9,255	\$444,240	\$48.00
290 Division St, 3rd Floor	SF Standard	12/31/2026	9,294	\$420,116	\$45.20
290 Division St, 2nd Floor	Diakadi	03/31/2029	9,338	\$504,491	\$54.03
290 Division St, Ground Floor	Diakadi	03/31/2029	4,851	\$143,400	\$29.56
290 Division St, Ground Floor	SOMA Physical Therapy	12/31/2027	4,182	\$135,478	\$32.40
TOTAL GROSS INCOME			36,920	\$1,647,725	\$44.63
OPERATING EXPENSES					
Management			4.00%	\$78,930	\$2.14
Taxes			1.180%	\$182,900	\$4.95
Gross Receipts Tax			3.800%	\$62,614	\$1.70
Utilities, Maintenance, & Repairs				\$50,000	\$1.35
Insurance				\$30,000	\$0.81
TOTAL OPERATING EXPENSES				\$404,443	\$10.95
NET OPERATING INCOME				\$1,243,282	\$33.68
PURCHASE PRICE				\$15,500,000	\$419.83
DEVELOPMENT COSTS - SOFT COSTS					
A&E (9.0%)				\$25,000	\$0.68
LEGAL (0.1%)				\$15,000	\$0.41
GOVERNMENTAL PERMITS/FEEES (9.0%)				\$25,000	\$0.68
3RD & 4TH FLOOR T.I.'s - HARD COSTS				\$278,235	\$15.00
LEASING COMMISSIONS					
\$3/SF/YEAR				\$278,235	\$7.54
\$1.50/SF/YEAR				\$139,118	\$3.77
TOTAL DEVELOPMENT COST				\$760,588	\$20.60
TOTAL PROJECT COST				\$16,260,588	\$440.43
CAP RATE				7.65%	



LOCATION OVERVIEW

Desirable Showplace Square location, walkable to nearby amenities and to surrounding neighborhoods.



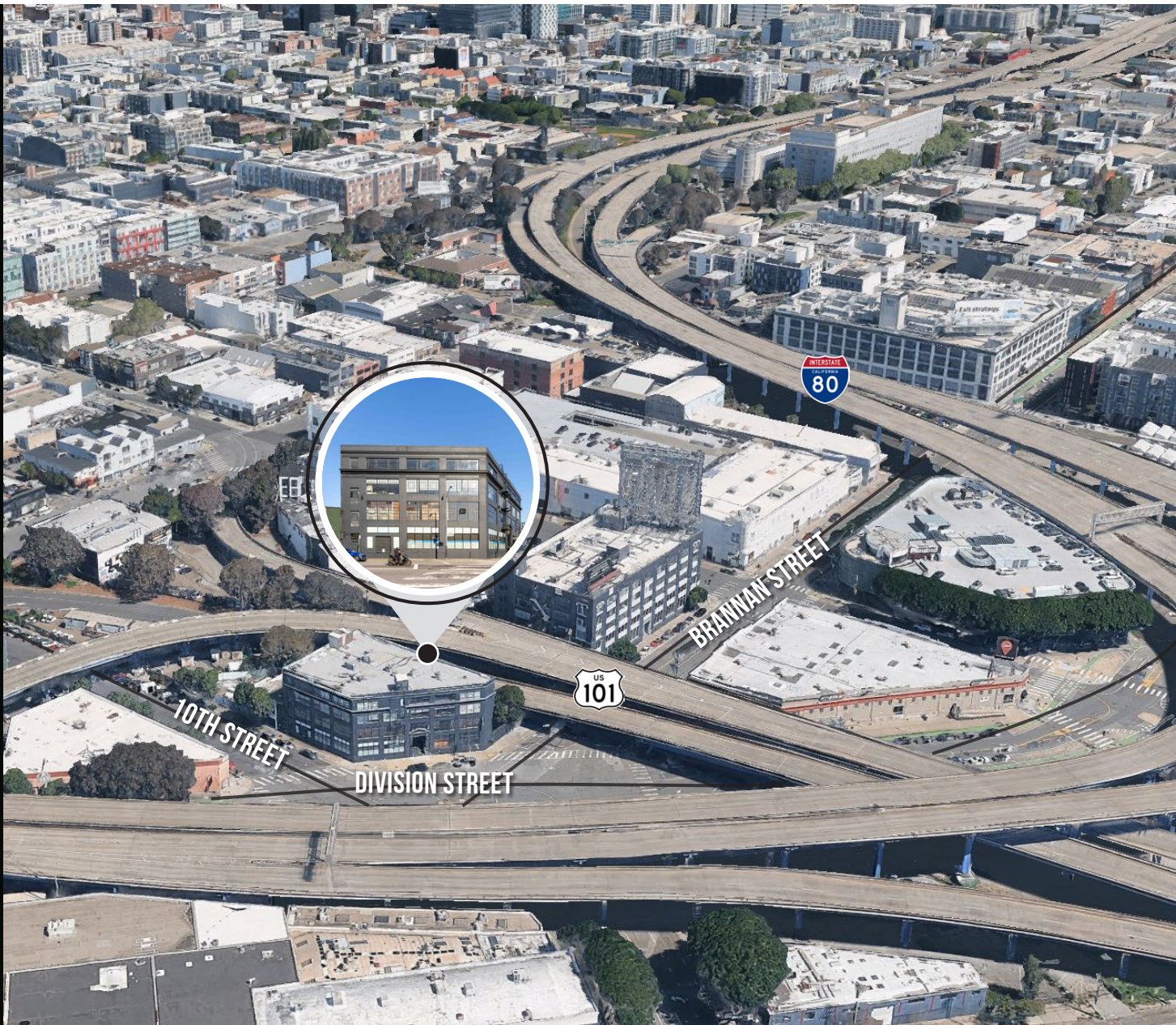
02 MIN to Potrero Ave Muni
21 MIN to 4th St Caltrain
22 MIN to Civic Center BART



05 MIN to SOMA
12 MIN to Union Square
13 MIN to Financial District



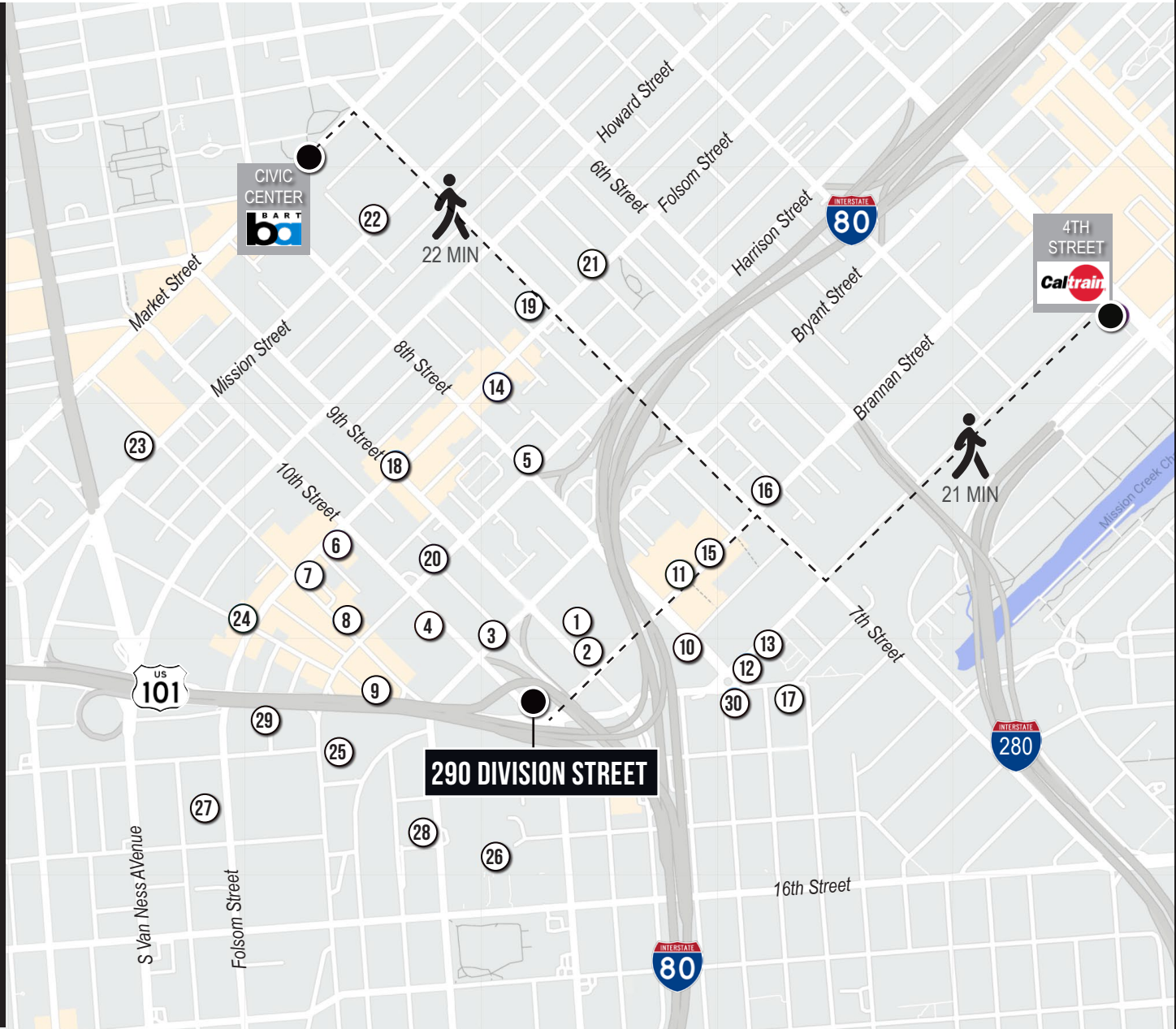
02 MIN to 101 On-Ramp
04 MIN to 80 On-Ramp
06 MIN to 280 On-Ramp





NEARBY AMENITIES

- 1..... Trader Joe's
- 2..... Peet's Coffee
- 3..... Vaultins Taproom Wine
- 4..... Costco Wholesale
- 5..... AK Subs
- 6..... Sextant Coffee Roasters
- 7..... Basil Canteen
- 8..... DNA Pizza
- 9..... Monarch Gardens
- 10..... Hardwood Bar & Smokery
- 11..... El Pipila
- 12..... Starbucks
- 13..... Okane
- 14..... Basil Thai
- 15..... REI
- 16..... Mars Bar & Restaurant
- 17..... Dumpling Time Design District
- 18..... Azúcar Lounge
- 19..... Sightglass Coffee
- 20..... Lone Star Saloon
- 21..... Deli Board
- 22..... Arsicault
- 23..... Bar Agricole
- 24..... The Willows
- 25..... Best Buy
- 26..... Safeway
- 27..... Foods Co.
- 28... Sports Basement Bryant Street
- 29..... Rainbow Grocery
- 30..... Niku Steakhouse

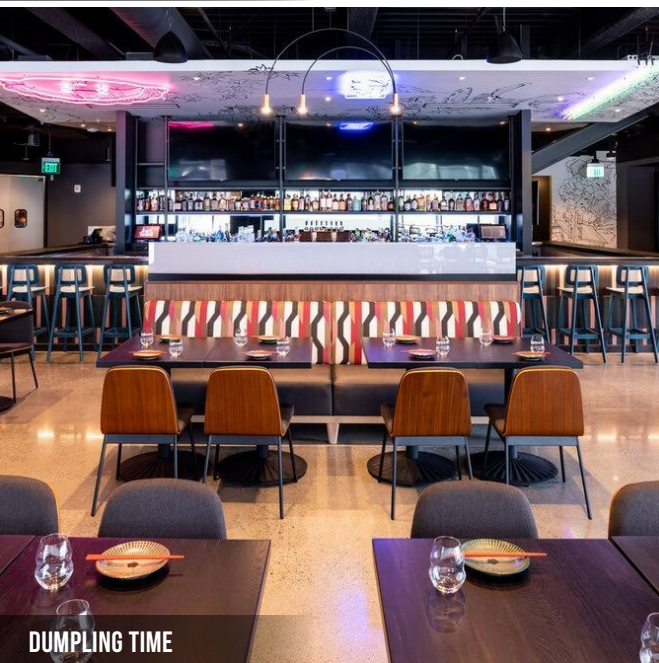




BASIL THAI



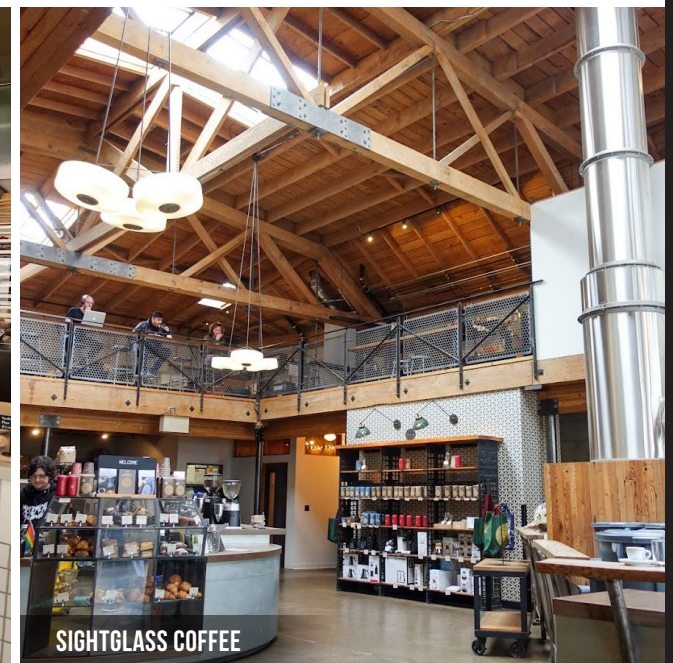
NIKU STEAKHOUSE



DUMPLING TIME



ARISCAULT



SIGHTGLASS COFFEE

NEARBY AMENITIES

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OFFERING SUMMARY // SALE

290 Division Street is being offered for sale for \$15,500,000 / \$420 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

\$15,500,000 / \$420 PSF

OFFERING SUMMARY // LEASE

The 4th Floor of 290 Division Street is being offered for lease with an asking rate as outlined below. 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

ASKING RATE

Fourth Floor: \$48 / Year, Industrial Gross



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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 290 Division Street, San Francisco, CA 94103 (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) 812-1219 or Michael Sanberg (415) 697-6088.