

2543-2545 24TH STREET

FOR SALE | MIXED USE BUILDING WITH TYPE 48 LIQUOR LICENSE

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



 **Eliopoulos**Group

JARON ELIOPOULOS
415.608.6336 | jaron@tcpre.com

CAMERON TU
510.919.8193 | cameron@tcpre.com

[VISIT ELIOPOULOSGROUP.COM](https://www.eliopoulosgroup.com)

2543-2545 24TH STREET

EXECUTIVE SUMMARY

Touchstone Commercial Partners, Inc. is pleased to offer owner-users and investors the opportunity to purchase the fee simple interest in 2543-2545 24th Street, San Francisco, CA 94110.

The subject property offers a full floor residential flat, which is currently leased. The ground floor commercial space is a fully operational cocktail bar with an ABC Type 48 liquor license which will be delivered vacant at closing. The bar has a full basement built out for back of house operations and storage. Additionally, there are two garage parking spaces. One space is leased to the residential tenant and one is vacant.

The building has gone through a seismic retrofit and major renovations making this property a turnkey operation.

*The residential lease term is 3/22/24 - 3/21/25 at \$5,300 per month.

**The Garage lease is month to month at \$175 per month.

***Please note that the ABC liquor license will be sold in a separate escrow transaction as part of the total sale price.

PROPERTY SUMMARY

ADDRESS	2543 - 2545 24th St, San Francisco, CA 94110
APN	4263-018
BUILDING SIZE	Residential Flat: +/- 1,875 Square Feet Commercial Unit: +/- 1,875 Square Feet Basement: +/- 1,500 Square Feet Total: +/- 5,250 Square Feet
PARCEL SIZE	+/- 2,495 Square Feet
ZONING	NCT - Neighborhood Commercial Transit
SALE PRICE	\$1,995,000 / \$380 PSF



2543-2545 24TH STREET

BUILDING ATTRIBUTES

- + Hard Corner Location
- + Full Floor Residential Flat
- + 2 Car Garage
- + Washer / Dryer In Residential Unit
- + Large Signage
- + ADA Compliant Entrance
- + ADA Compliant Restroom
- + Walk In Refrigerator
- + Full Basement For Bar Back Of House
- + Employee Restroom (Basement)

INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

To Purchase a Turnkey Bar Property



CAPITAL IMPROVEMENTS

Major Renovations Throughout Property



TURNKEY OPERATION

Fully Operational Bar With High End Finishes



LIQUOR LICENSE

ABC Type 48 Liquor License



STRUCTURAL IMPROVEMENTS

Seismic Retrofit Completed In 2017



RESIDENTIAL FLAT KITCHEN



GROUND FLOOR BAR

2543-2545 24TH STREET



COMMERCIAL UNIT



2543-2545 24TH STREET



RESIDENTIAL UNIT

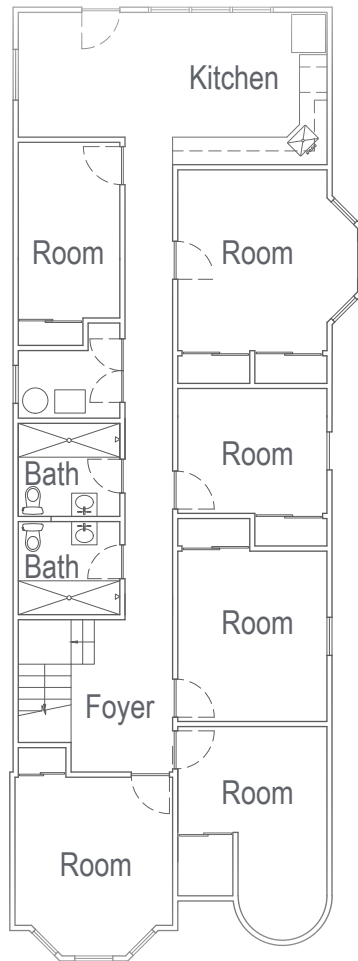


2543-2545 24TH STREET

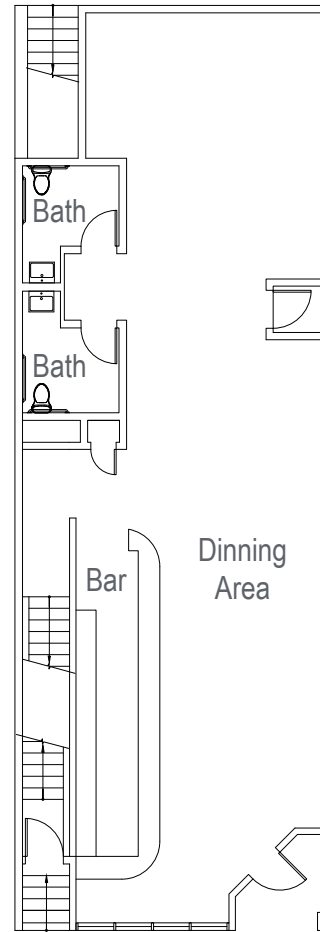
FLOOR PLAN

Residential Flat: +/- 1,875 Square Feet
Commercial Unit: +/- 1,875 Square Feet
Basement: +/- 1,500 Square Feet
Total: +/- 5,250 Square Feet

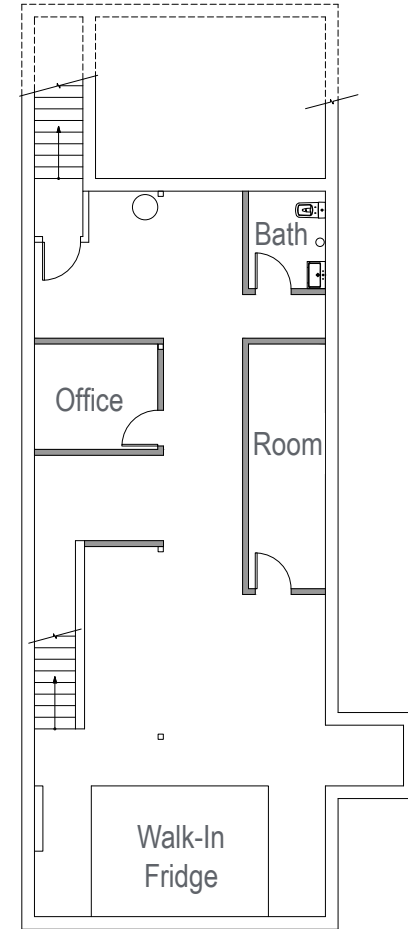
RESIDENTIAL UNIT



COMMERCIAL UNIT



BASEMENT



24th Street

2543-2545 24TH STREET

LOCATION OVERVIEW

Located in Potrero Hill of San Francisco, the subject property is situated in a well established neighborhood.



03 MIN to Potrero Ave Muni
04 MIN to Zuckerberg SF Hospital
17 MIN to 24th St Bart



07 MIN to Mission District
15 MIN to South of Market
18 MIN to Union Square



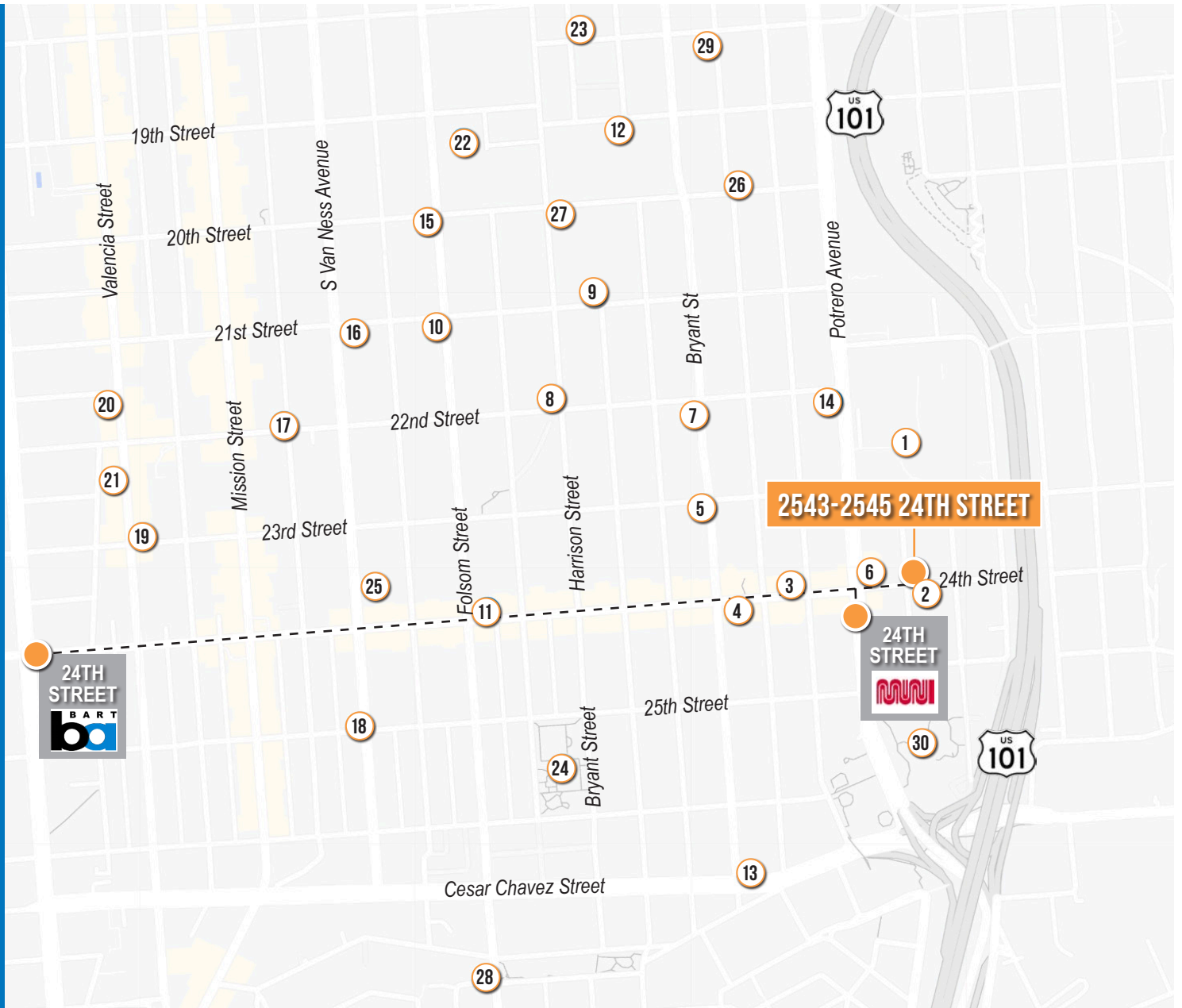
02 MIN to 101 On-Ramp
05 MIN to 280 On-Ramp
11 MIN to 80 On-Ramp



2543-2545 24TH STREET

NEARBY AMENITIES

- 1... Zuckerberg SF General Hospital
- 2..... J & E
- 3..... Dynamo Donut & Coffee
- 4..... La Torta Gorda
- 5..... The Spice Jar
- 6..... Walgreens
- 7..... El Metate
- 8..... Sushi Hon
- 9..... Bon, Nene
- 10..... Heirloom Café
- 11..... Haus Coffee
12. Farmhouse Kitchen Thai Cuisine
- 13..... Hop Oast Pub & Brewery
- 14..... Newkirk's
- 15..... Base Camp
- 16..... Limón
- 17..... La Copa Loca Gelato
- 18..... Phone Booth
- 19..... Beretta Valencia
- 20..... Alnico
- 21..... Bottega
- 22..... Southern Pacific Brewing
- 23..... Tartine Manafactory
- 24..... Garfield Square
- 25..... Grocery Outlet
- 26..... Lost Resort
- 27..... Flour + Water
- 28..... Los Yaquis
- 29..... Bobo's Bistro
- 30..... Potrero del Sol



2543-2545 24TH STREET



ZUCKERBERG SF GENERAL HOSPITAL



SUSHI HON



LA COPA LOCA GELATO



TARTINE MANUFACTORY



DYNAMO DONUT & COFFEE

2543-2545 24TH STREET



OFFERING TERMS

2543-2545 24th Street, San Francisco, CA 94110 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.



JARON ELIOPOULOS
415.608.6336 | jaron@tcpre.com

CAMERON TU
510.919.8193 | cameron@tcpre.com

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 2543-2545 24th Street, San Francisco, CA 94110 (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 Cameron Tu (510) 919-8193.