

# 3450 3RD STREET, UNIT 5F

FOR SALE | INDUSTRIAL COMMERCIAL CONDOMINIUM

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



[WWW.TCPRE.COM](http://WWW.TCPRE.COM)

**ZACH HAUPERT** zhaupert@tcpre.com  
D 415.539.1121 | C 415.812.1219

**MICHAEL SANBERG** msanberg@tcpre.com  
D 415.539.1103 | C 415.697.6088

**TREVOR GUDIM** trevor@tcpre.com  
D 415.539.1122 | C 858.922.2632

# 3450 3RD STREET

## EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer owner/users and investors an opportunity to purchase the fee simple interest in 3450 3rd Street, Unit 5F, San Francisco, CA 94124.

The approximately 4,230 square foot, two floor commercial condominium, located at the mouth of India Basin, is a unique and rare opportunity to purchase property in one of San Francisco's most desirable, industrial neighborhoods.

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

## PROPERTY SUMMARY

ADDRESS	3450 3rd Street, San Francisco, CA 94124
APN	5211/029
BUILDING SIZE	Second Floor +/- 1,620 Square Feet Ground Floor +/- 2,610 Square Feet TOTAL +/- 4,230 Square Feet
ZONING	PDR-2 (Production, Distribution, And Repair)
YEAR BUILT	1987



# 3450 3RD STREET

## INVESTMENT HIGHLIGHTS



### RARE OPPORTUNITY

*To Purchase A Commercial Condominium Within India Basin*



### INDUSTRIAL FEATURES

*Clear Span Warehouse With Front and Rear Drive-In Loading Access*



### PARKING

*On-Site Parking Available*



### VALUE-ADD POTENTIAL

*Ability To Renovate and Lease At Above Market Return*



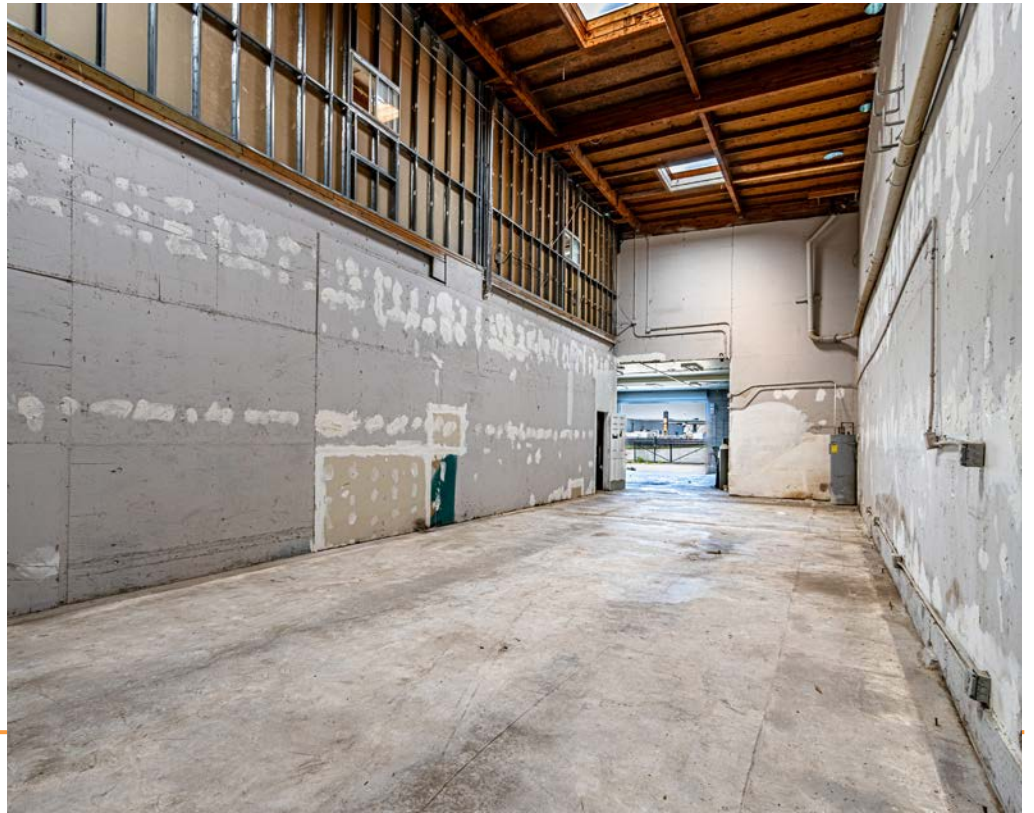
### OWNER/USER OPPORTUNITY

*Property Can Be Delivered Vacant at Close of Escrow*



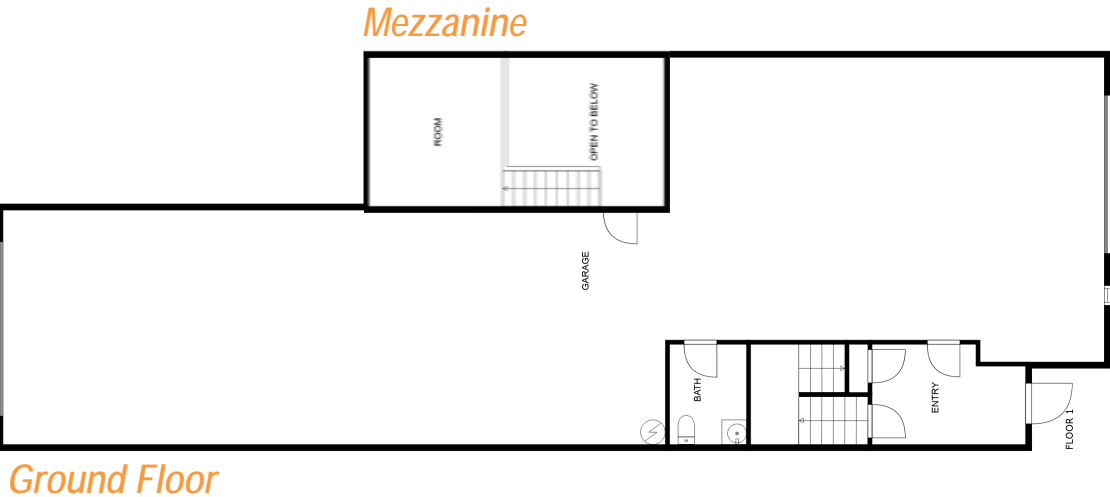
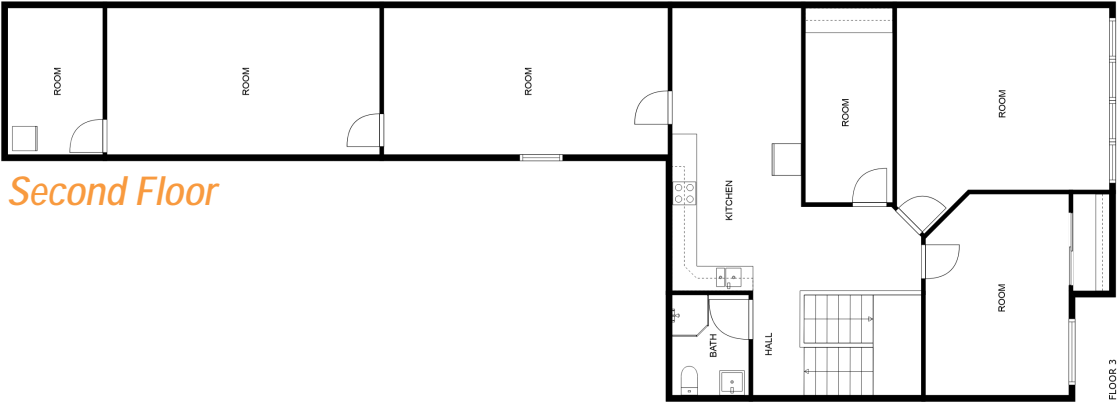
### LOCATION

*Infill Commercial Location in San Francisco's India Basin Neighborhood*



# 3450 3RD STREET





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## LOCATION OVERVIEW

Desirable India Basin location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



**05 MIN** to 3rd St Muni  
**25 MIN** to Caltrain Station



**06 MIN** to Dogpatch  
**08 MIN** to Potrero Hill



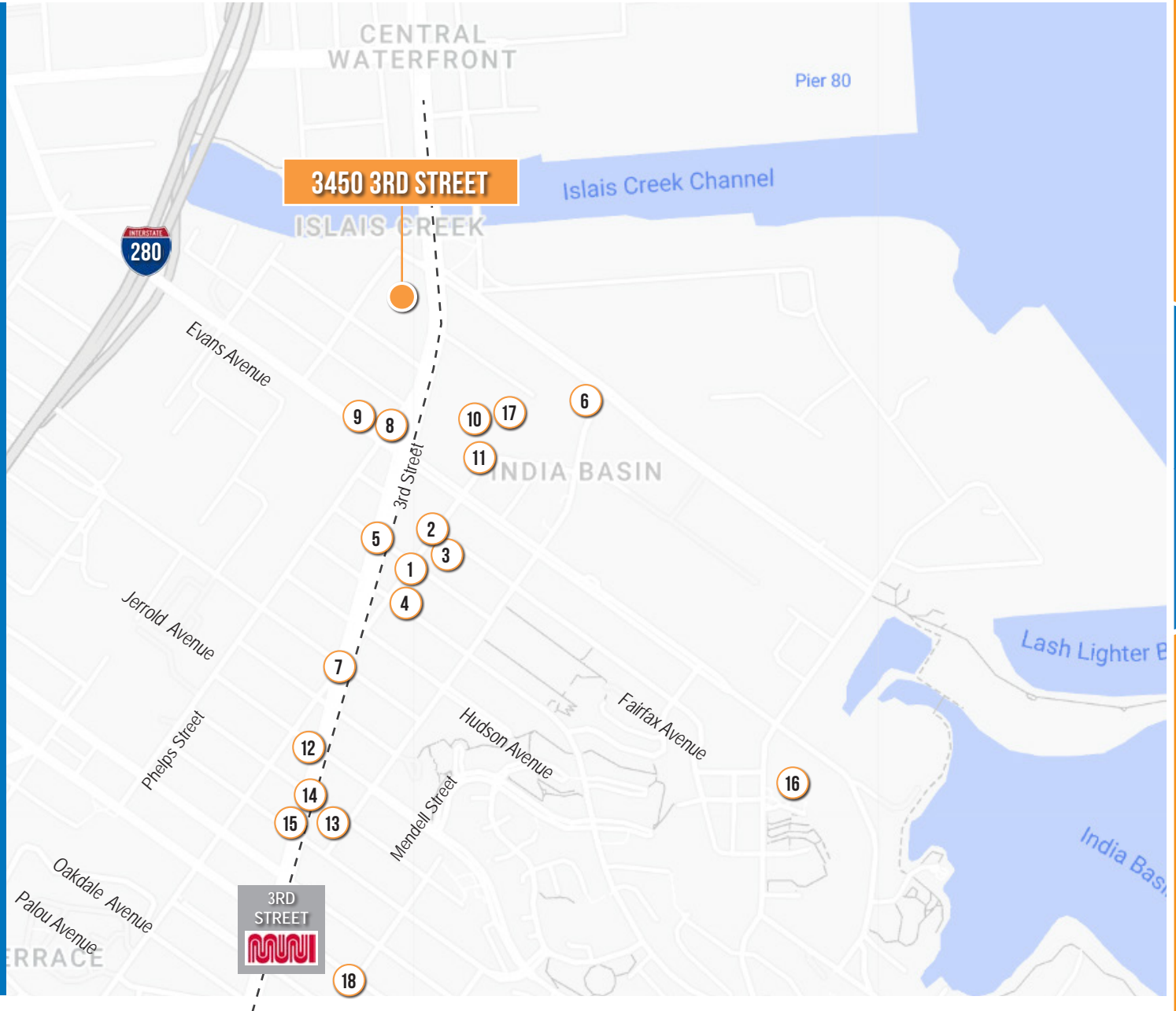
**05 MIN** to 280 On-Ramp  
**06 MIN** to 101 On-Ramp



# 3450 3RD STREET

## NEARBY AMENITIES

- 1..... Starbucks
- 2..... Subway Restaurants
- 3..... Goodwill
- 4..... Wells Fargo Bank
- 5..... La Laguna
- 6..... Vasquez Coffee Company
- 7..... Constanso's
- 8... San Francisco Seafood Express
- 9..... NAPA Auto Parts
- 10..... Hungry Cafe
- 11..... Soo Fong
- 12..... All Good Pizza
- 13..... Golden Eagle
- 14..... Star Market
- 15..... Pizza Zone N Grill
- 16..... Speakeasy Ales & Lagers
- 17..... The Wine Club
- 18..... Old Skool Cafe



# 3450 3RD STREET



HUNGRY CAFE



SPEAKEASY ALES & LAGERS



LA LAGUNA



VASQUEZ COFFEE COMPANY



ALL GOOD PIZZA



**3450** 3RD  
STREET



## OFFERING TERMS

3450 3rd Street is being offered for sale with an asking price of \$1,500,000 / \$354 PSF. 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.



### ZACH HAUPERT

D 415.539.1121 C 415.812.1219  
zhaupert@tcpcre.com DRE # 01822907

### MICHAEL SANBERG

D 415.539.1103 C 415.697.6088  
msanberg@tcpcre.com DRE # 01930041

### TREVOR GUDIM

D 415.539.1122 C 858.922.2632  
trevor@tcpcre.com DRE # 01979980

## 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 3450 3rd Street, San Francisco, CA 94124 (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 Haupert at (415) 539-1121 or Michael Sanberg (415) 539-1103.