

# 348 HAYES STREET

FOR LEASE OR SALE | RETAIL STOREFRONT IN A PRIME LOCATION

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



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

**TERRY EVERLEY** [teverley@tcpre.com](mailto:teverley@tcpre.com)  
D 415.539.1108 | C 415.359.7665



# 348 HAYES STREET

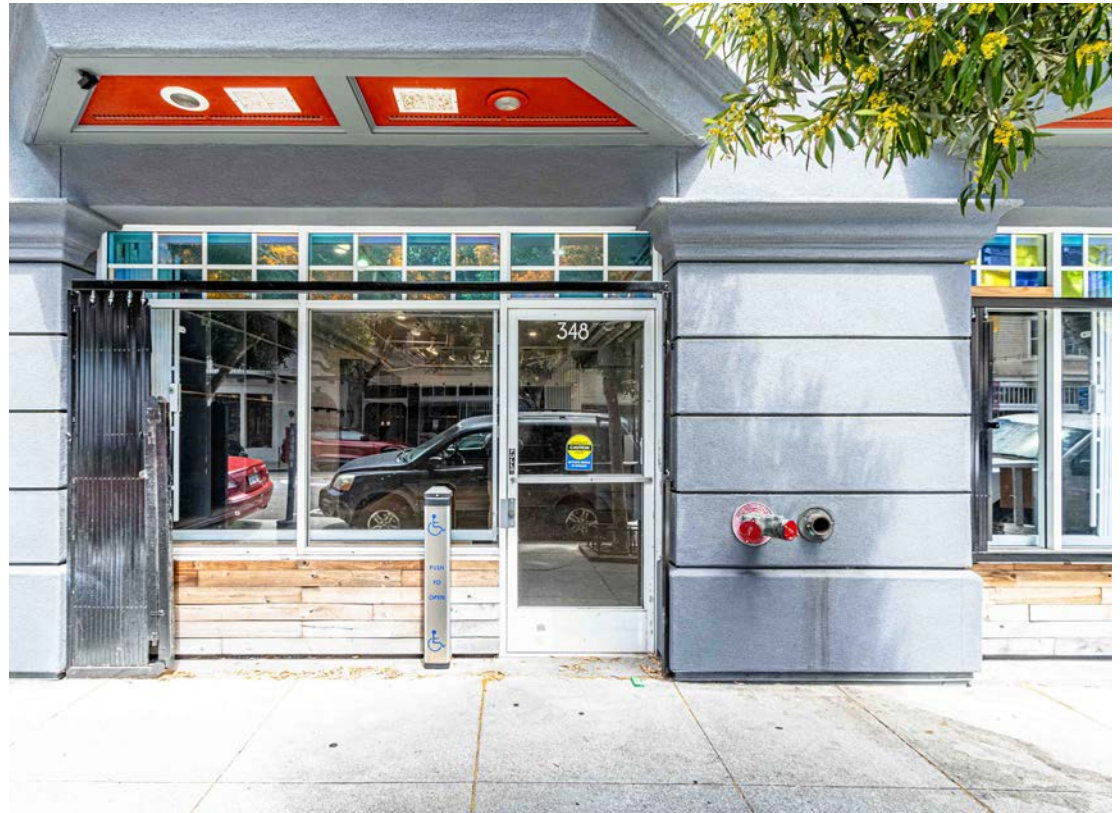
## EXECUTIVE SUMMARY

Touchstone Commercial Partners, Inc. is pleased to offer tenants, owner/users, and investors the unique opportunity to lease or purchase one (1) ground floor commercial condominium unit at 348 Hayes Street, San Francisco, CA.

Located in the heart of the vibrant Hayes Valley neighborhood, this unit is located on highly coveted Hayes Street, teeming with upscale boutiques, low-key cafes, hip bars, and trail-blazing restaurants. Its proximity to the arts and cultural center of the city presents commercial owners and investors with a high exposure opportunity in a premium San Francisco location. This is the perfect opportunity for tenants and buyers to establish a presence in a premium retail location.

## PROPERTY SUMMARY

ADDRESS	348 Hayes St, San Francisco, CA 94102
APN	0809/029
BUILDING SIZE	+/- 714 Square Feet
ZONING	NCT - Hayes
RENTAL RATE	Call Broker For Pricing
SALE PRICE	Call Broker For Pricing





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## INVESTMENT HIGHLIGHTS



### BRIGHT AND OPEN SPACE

*Natural Light With Large Front Windows*



### RECENTLY REMODELED

*Unit Remodeled in 2017 and Refreshed in 2021*



### FLEXIBLE LEASE TERM

*Adaptable Ownership*



### AVAILABILITY

*Immediately Accessible*



### FANTASTIC HAYES VALLEY LOCATION

*Offering Significant Daily Foot Traffic*



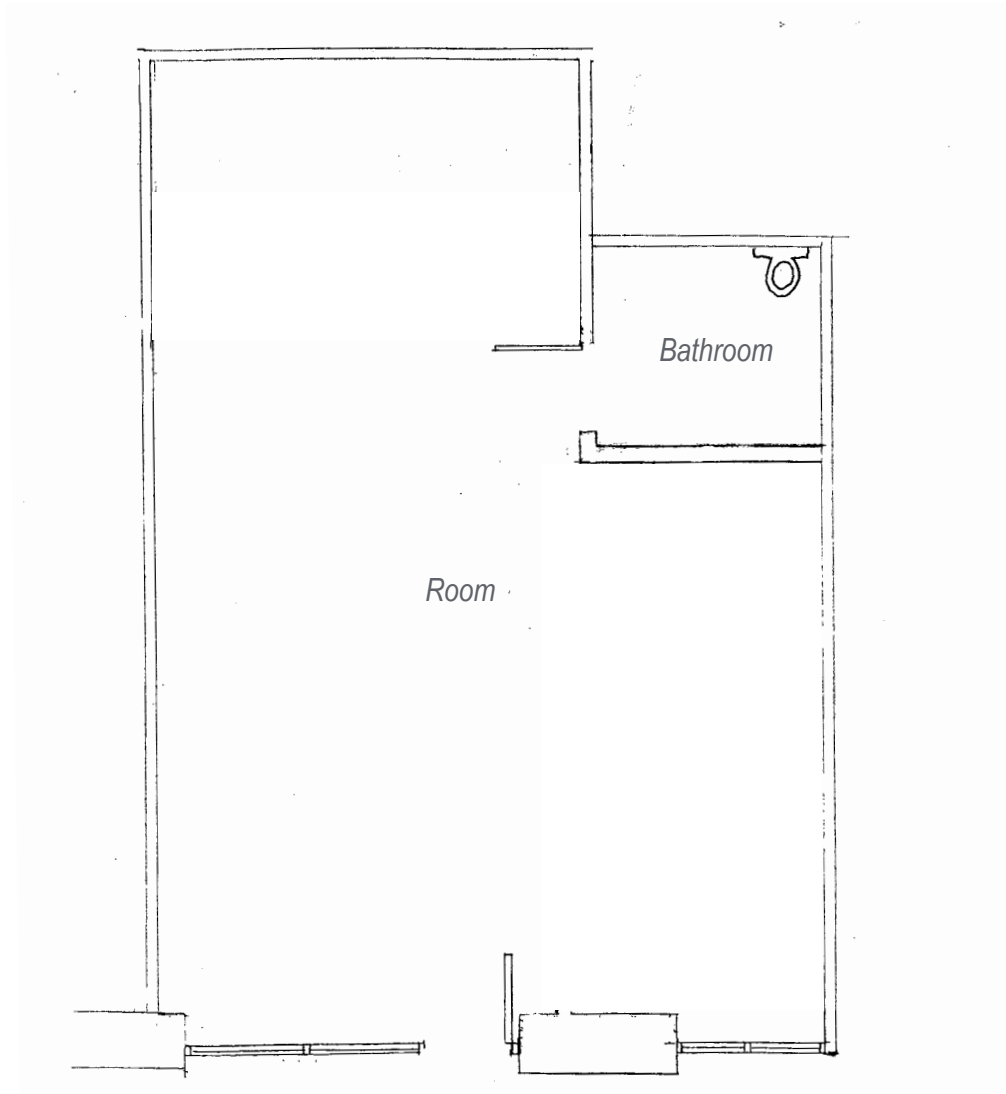
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## FLOOR PLAN

Commercial Unit +/- 714 Square Feet



HAYES STREET



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## LOCATION OVERVIEW

Desirable Hayes Valley location, walkable to nearby amenities and to surrounding neighborhoods. The subject property is well located in a rapidly changing neighborhood.



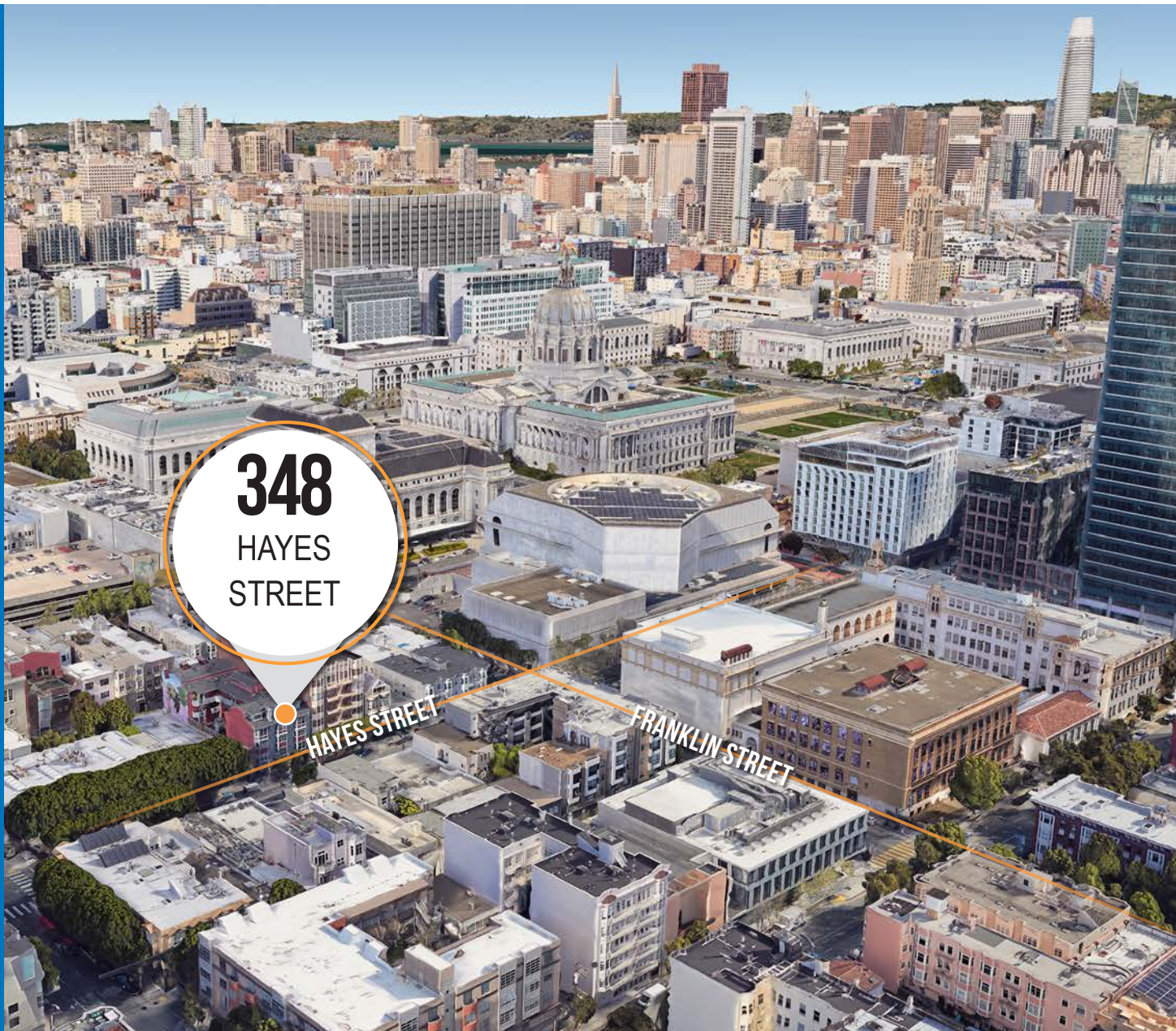
**08 MIN** to Van Ness Outbound  
**11 MIN** to Civic Center Bart  
**15 MIN** to Alamo Square



**07 MIN** to SOMA  
**09 MIN** to Mission District  
**12 MIN** to Chinatown



**04 MIN** to 101 On-Ramp  
**08 MIN** to 80 On-Ramp  
**10 MIN** to 280 On-Ramp



**348**  
HAYES  
STREET

HAYES STREET

FRANKLIN STREET



# 348 HAYES STREET

## NEARBY AMENITIES

- 1..... Nojo Ramen Tavern
- 2..... Doppio Zero San Francisco
- 3..... Absinthe Brasserie & Bar
- 4..... ANINA
- 5..... Na Ya Dessert Cafe
- 6..... All Star Cafe
- 7..... Civic Center Plaza
- 8..... San Francisco City Hall
- 9..... Smuggler's Cove
- 10..... Souvla
- 11..... Salt & Straw
- 12..... Suppenküche
- 13..... Ritual Coffee Roasters
- 14..... Starbucks
- 15..... RT Rotisserie
- 16..... Traders Joe
- 17..... Urban Ritual Cafe
- 18..... Dumpling Home
- 19..... Rich Table
- 20..... Mercury Cafe
- 21..... Espetus Churrascaria
- 22..... Boba Guys
- 23..... Martuni's
- 24..... A Mano
- 25..... Herbst Theatre
- 26..... Biergarten
- 27..... Mercury Cafe
- 28..... SFJAZZ
- 29..... San Francisco Symphony
- 30..... DragonEats





# 348 HAYES STREET



SAN FRANCISCO CITY HALL



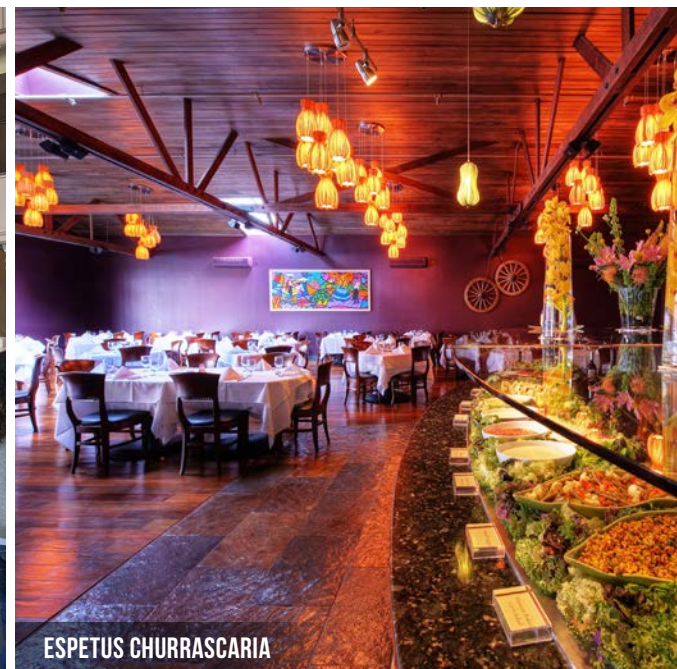
DUMPLING HOME



SALT & STRAW



NA YA DESSERT CAFE



ESPETUS CHURRASCARIA



# 348 HAYES STREET



## OFFERING TERMS

348 Hayes St, San Francisco, CA 94102 is being offered for lease and sale. 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 tenants and buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective tenants and buyers are encouraged to make an offer at any time. All offers are to be delivered to Touchstone Commercial Partners, Inc.

### RENTAL RATE

Contact Broker for Pricing

### SALE PRICE

Contact Broker for Pricing



**TERRY EVERLEY**

D 415.539.1108 C 415.359.7665

teverley@tcpre.com DRE # 01864017

## 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 348 Hayes St, San Francisco, CA 94102 (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 Terry Everley at (415) 539-1108.