

770 POST



THE OFFERING



FOR SALE

770 POST

FOR INFORMATION, PLEASE CONTACT
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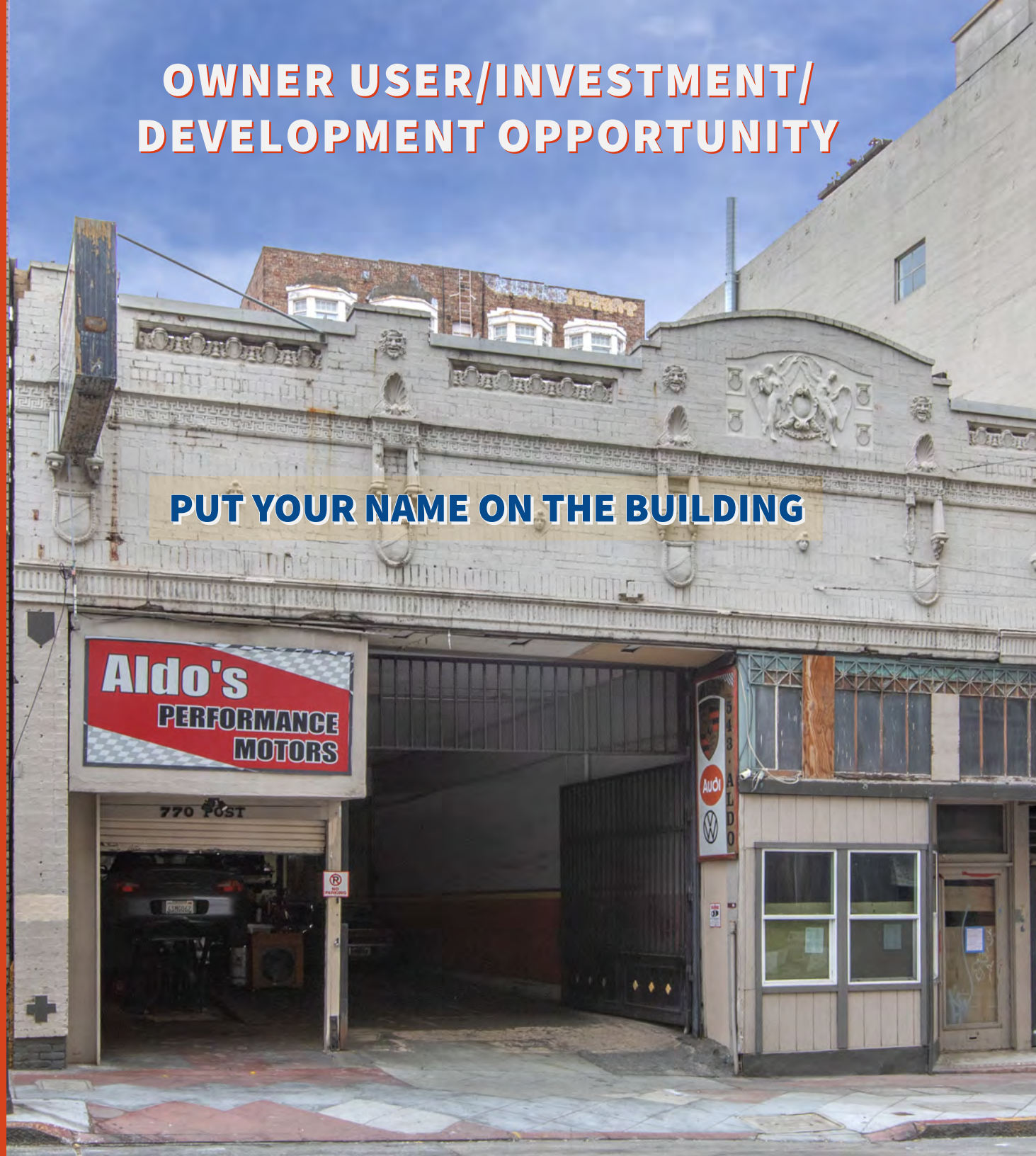
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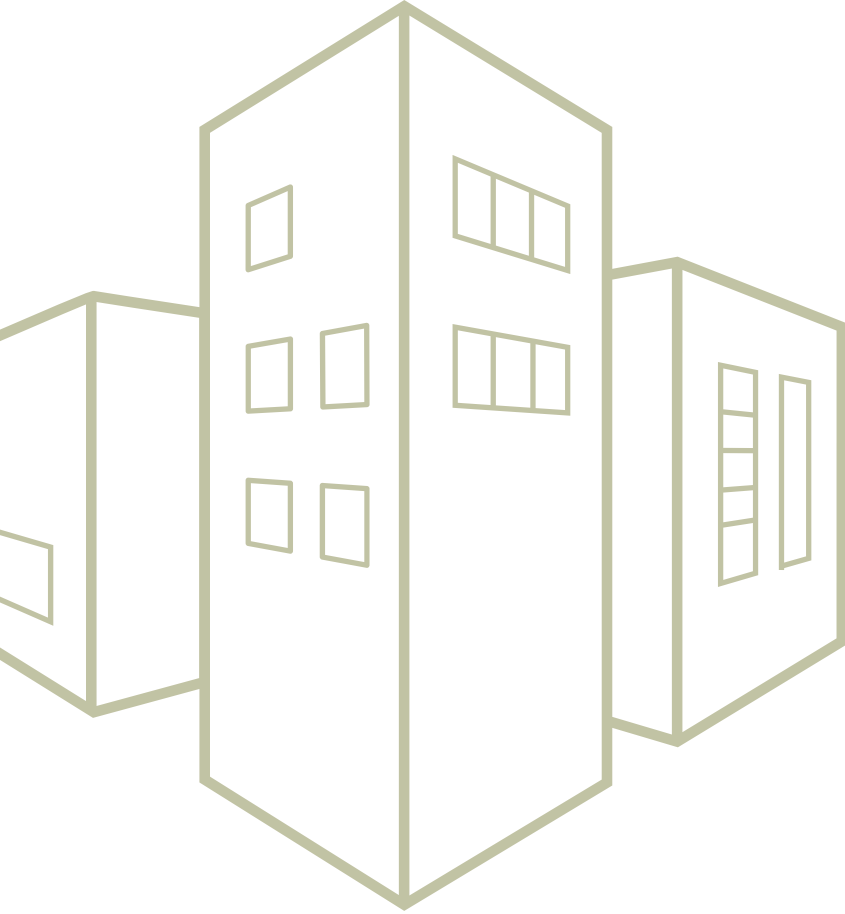
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OWNER USER/INVESTMENT/ DEVELOPMENT OPPORTUNITY

PUT YOUR NAME ON THE BUILDING





INVESTMENT SUMMARY

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INVESTMENT SUMMARY + BUILDING HIGHLIGHTS

LOCATION OVERVIEW

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Colton Commercial & Partners, Inc., as exclusive agent, is pleased to present to qualified buyers the opportunity to acquire the 100% fee simple interest in 770 Post Street in San Francisco, California.

770 Post Street (the "Building") is an approximately 7,047 rentable square foot building. 770 Post Street was built in 1910 and is offered un-priced on "as-is, where-is" basis.

The subject property is located in the Van Ness/Union Square Corridor areas of San Francisco, 1.2 miles from the Powell Street BART and MUNI station and in close vicinity to the many parking garages and various bus and train lines.

The sale of 770 Post Street represents a strategic value-add investment, owner-user, or development opportunity.

INVESTMENT SUMMARY

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LOCATION:

770 Post Street is situated in the heart of San Francisco, blocks from Union Square, Financial District and Nob Hill. Currently a retail use property on Post Street in between Leavenworth and Jones. A fantastic opportunity for an owner/user, developer or investor currently offering prime San Francisco store frontage with high identity. Development potential for approximately thirty-five units with general plans available.

A San Francisco classic one-story brick and timber building. The building is divided into two retail spaces; one is a Porsche Specialist Repair Shop. The other space is a former dry cleaner, which is now vacant. The space is accentuated with high ceilings, brick & timber full height walls and offers excellent signage opportunity.



BUILDING HIGHLIGHTS:

Address:	770 Post Street, San Francisco, CA
Building Size:	Approximately 7,047 Rentable Square Feet
Zoning:	RC-4
Year Built:	1910
Construction type:	Brick and Timber
Parcel number:	0299/007
Close of Escrow:	Delivered Vacant



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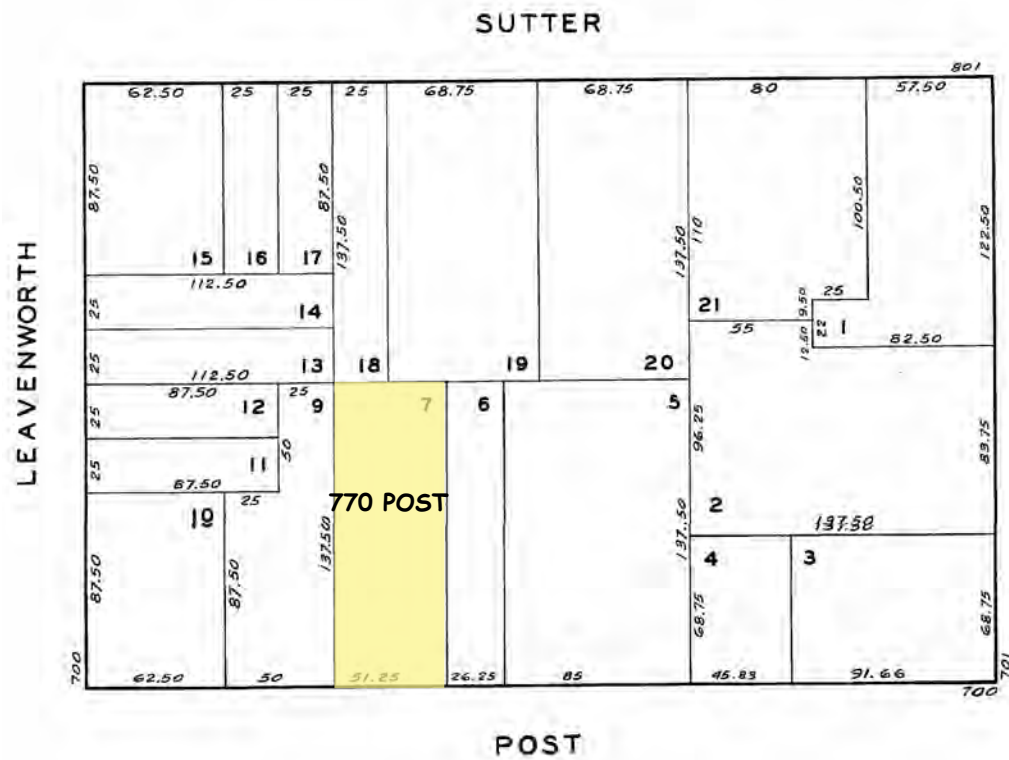
PLOT MAP, AERIAL MAP AND
FLOOR PLAN



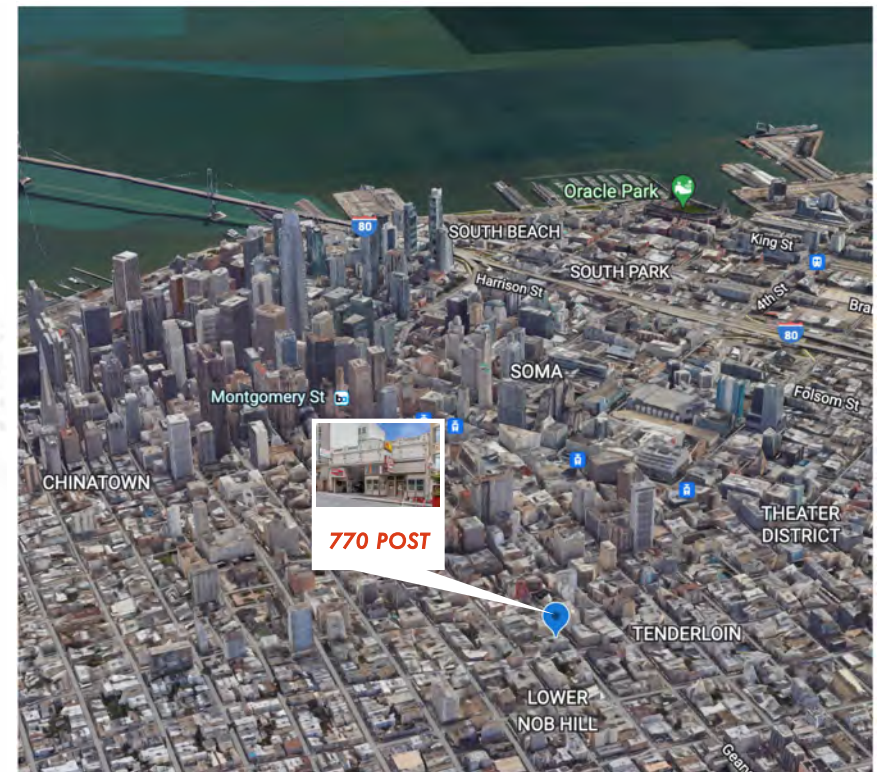
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PLOT MAP



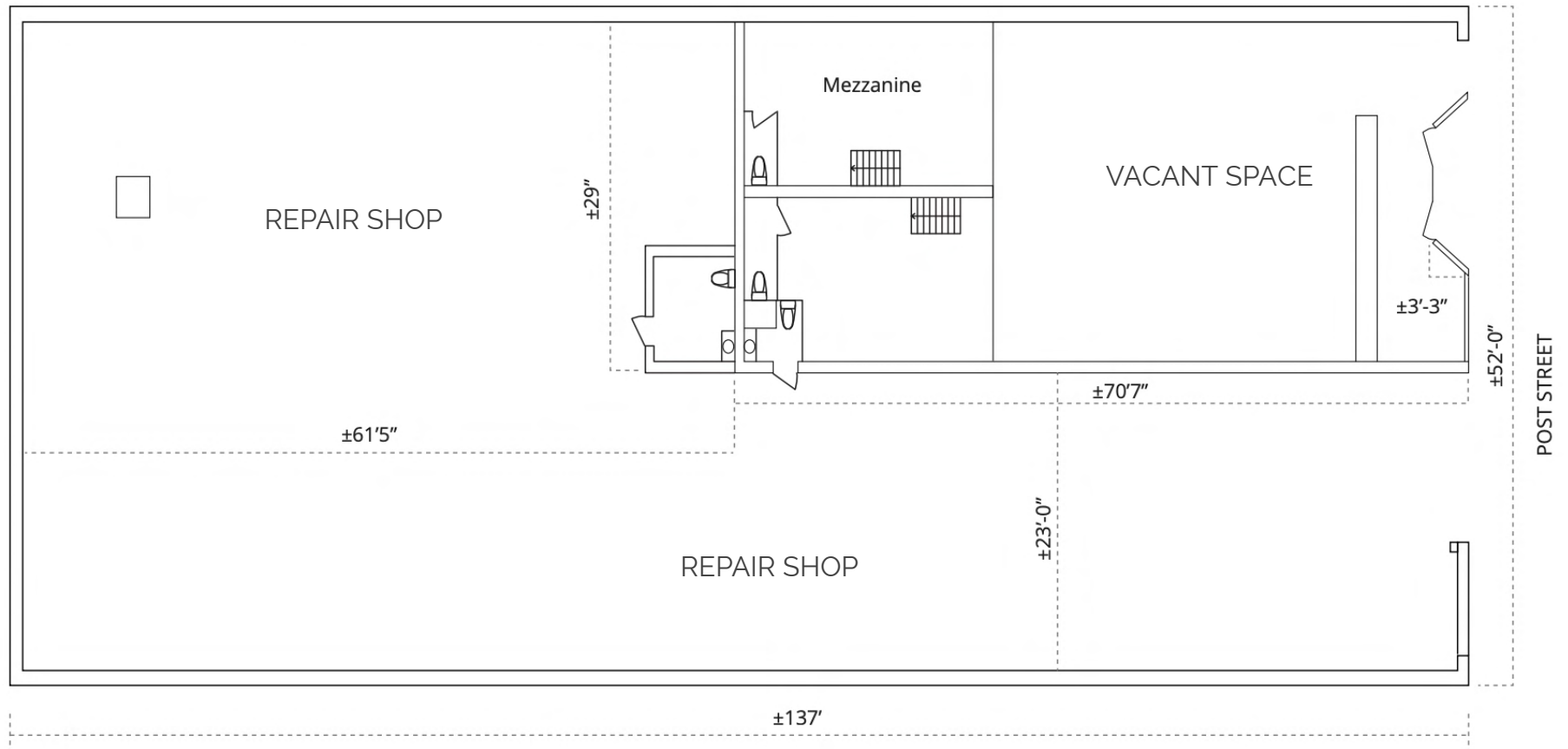
AERIAL MAP



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FLOOR PLAN





PROPERTY PHOTOS

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REPAIR SHOP



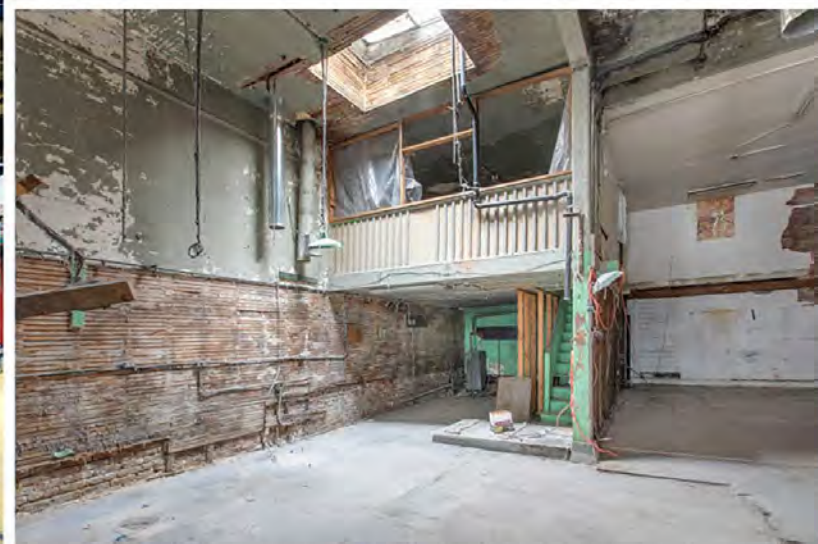
REPAIR SHOP



VACANT SPACE



VACANT SPACE





NEIGHBORHOOD MAP

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Restaurants

- 1 Tacorea
- 2 Lapisara Eatery
- 3 Honey Honey Cafe & Crepery
- 4 Ryoko's Japanese Restaurant & Bar
- 5 Del Popolo
- 6 Jane on Larkin
- 7 Taylor Street Coffee Shop
- 8 Mensho Tokyo SF

Transportation

-  Van Ness Ave & Geary Blvd
-  Van Ness Ave & Sutter St
-  101 Freeway
-  Powell Street

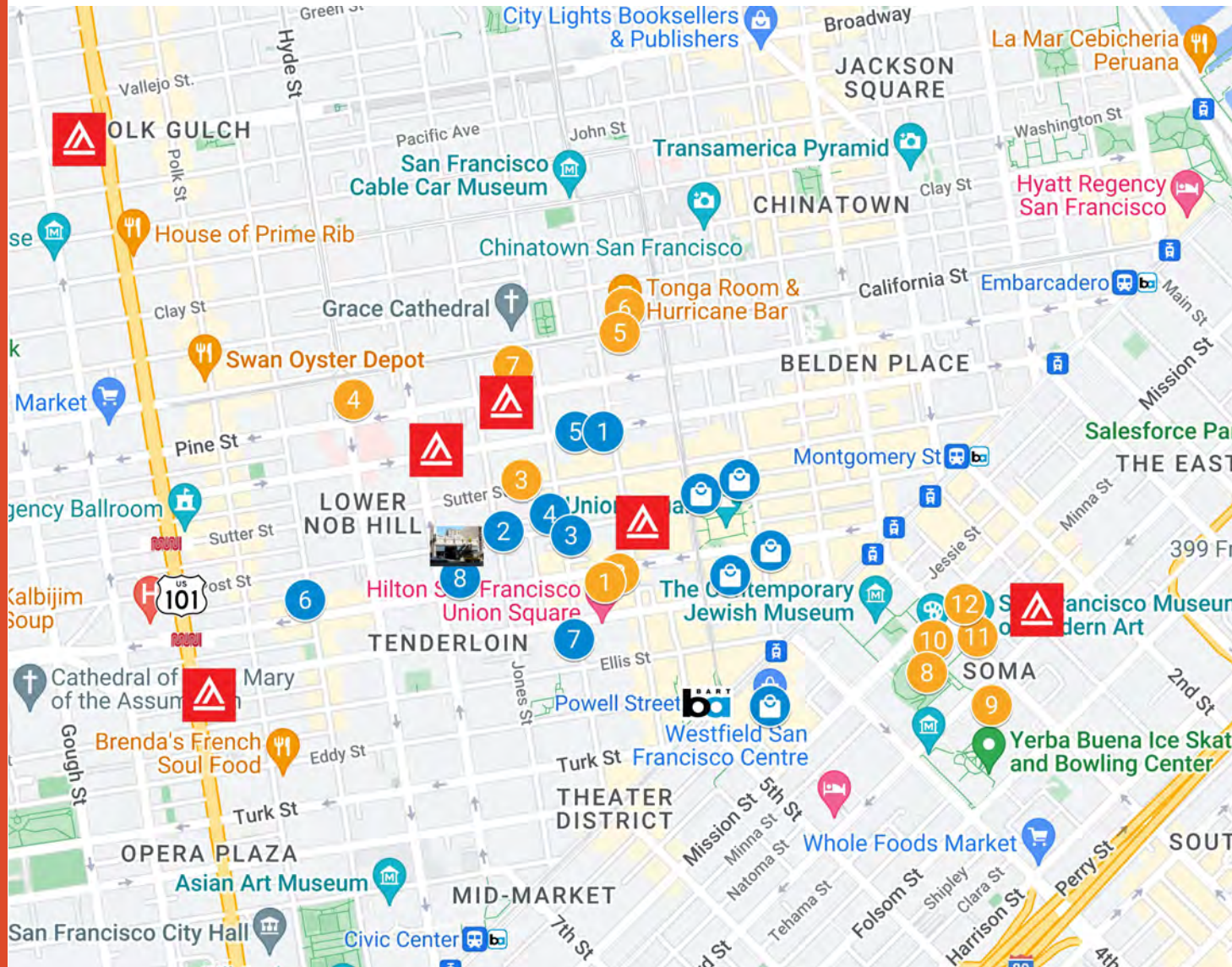
Arts & Entertainment, Parks

- 1 Curran
- 2 American Conservatory Theater
- 3 Club Wyndham Canterbury
- 4 Nourish Cafe
- 5 Top of the Mark
- 6 Tonga Room & Hurricane
- 7 Bar SF Masonic Auditorium
- 8 Yerba Buena Gardens
- 9 Moscone Center
- 10 Yerba Buena Center for the Arts

Shopping

-  Apple Union Square
-  Westfield San Francisco Centre
-  Macy's
-  Saks Fifth Avenue
-  Neiman Marcus

NEIGHBORHOOD MAP



 Academy of Art University

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DISCLOSURES

Potential Buyers/Investors are advised not to rely on the information contained herein and Buyers/Investors should retain qualified experts to investigate the environmental, seismic, zoning and overall condition of the property on Buyer's behalf.

The Owner and Colton Commercial & Partners, Inc. make no warranties and/or representations regarding the presence of hazardous materials (including the present of asbestos and/or other hazardous substances within the building), and advise all prospective Buyers/Investors to have an independent building and soil condition report prepared at Buyer's/ Investor's discretion and expense.

Additionally, Owner and Colton Commercial & Partners, Inc. make no warranties and/or representations regarding the information found in this Offering Memorandum, nor the building's compliance with the Americans with Disabilities Act (ADA compliance), Life Safety Codes, Title 24 Codes, Seismic Codes, and any and all other applicable Federal, State and Municipal codes, and further advise all prospective Buyers/Investors to arrange and rely on an independent building code compliance and condition report prepared at Buyer's/Investor's discretion and expense.

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