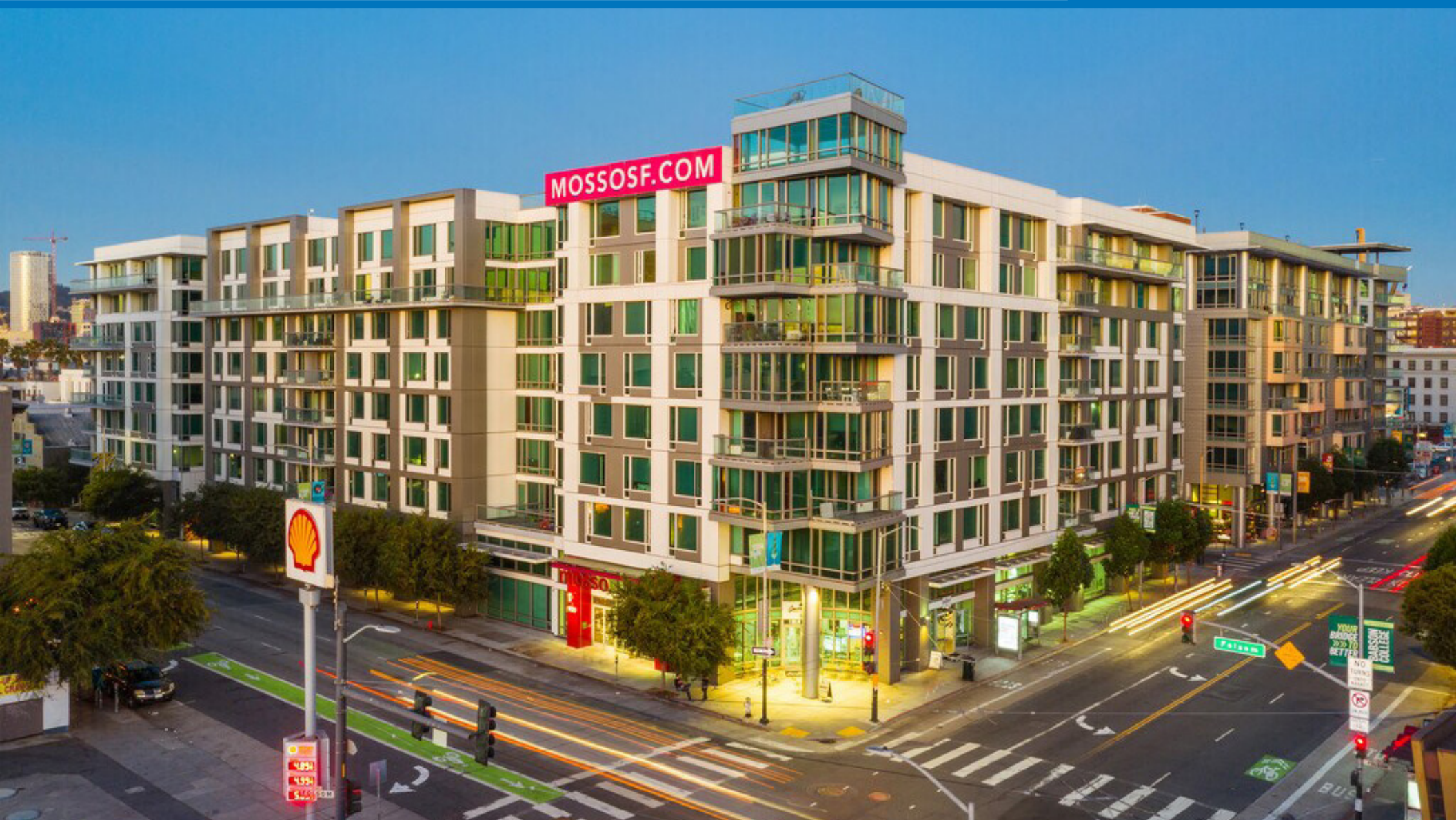


900 FOLSOM STREET SAN FRANCISCO, CA

FOR LEASE | RETAIL / CAFE / BAKERY SPACES AVAILABLE

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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PROPERTY SUMMARY

The Mosso encompasses luxurious, mixed-use buildings located on Folsom and 5th Street all the way to Tehama Street. This Mid-Market development is steps away from Powell Street BART & Muni stations and boasts an impressive 463 apartment units. The multiple retail spaces have a built in audience within the project, but also benefit from significant traffic and high visibility. All but one of the available vacancies are second generation spaces with significant improvements already in place.

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Incredible Frontage & Visibility on Two (2) Major Streets
- + Supportive Landlord / Tenant Improvement Allowance Available
- + Approximately 1,000 Residents In The Project
- + Second Generation Spaces With Significant In Place Improvements
- + On Site Parking Available (Single and Tandem Options)
- + Fully Sprinklered & HVAC Throughout
- + Significant Glass Lines and Frontage



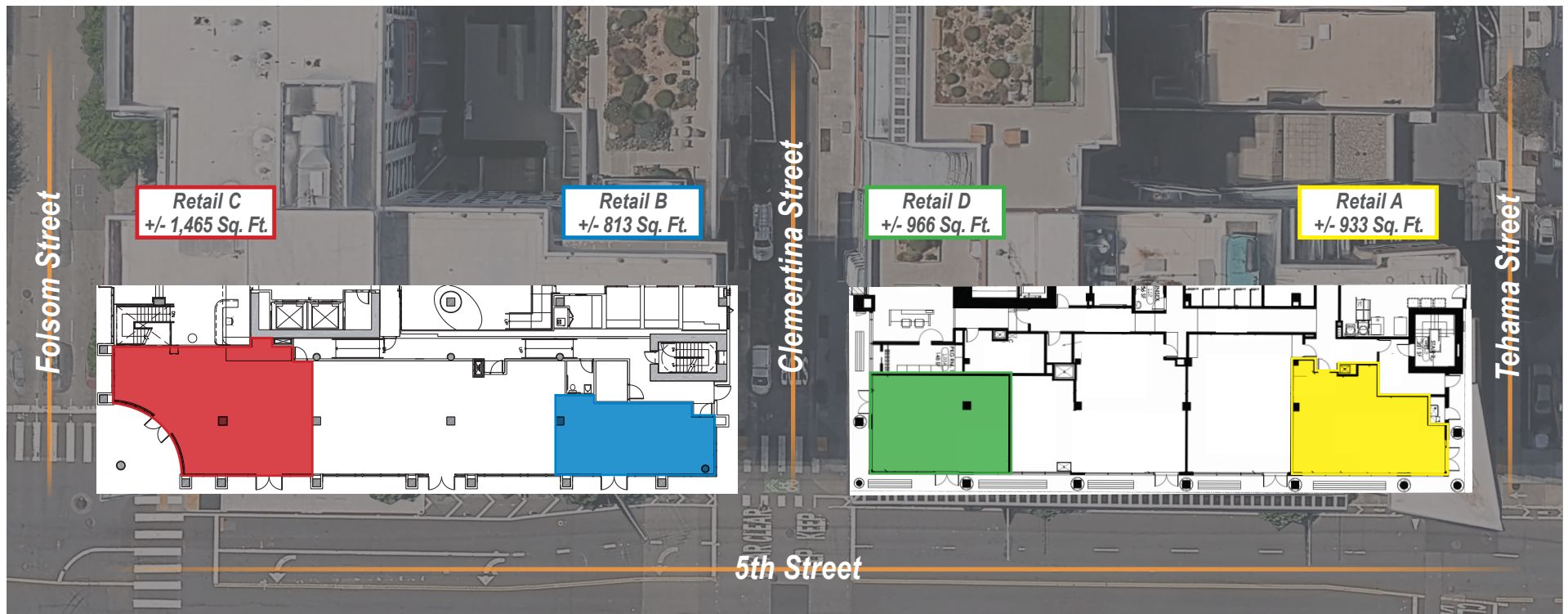
SITE PLAN

■ RETAIL A - 250 5TH STREET - \$2,750 / MONTH, IG

■ RETAIL B - 270 5TH STREET - \$2,500 / MONTH, IG

■ RETAIL C - 280 5TH STREET - \$4,000 / MONTH, IG

■ RETAIL D - 260 5TH STREET - \$3,250 / MONTH, IG





SPACE AVAILABILITY

RETAIL A - 250 5TH ST

AVAILABLE SPACE

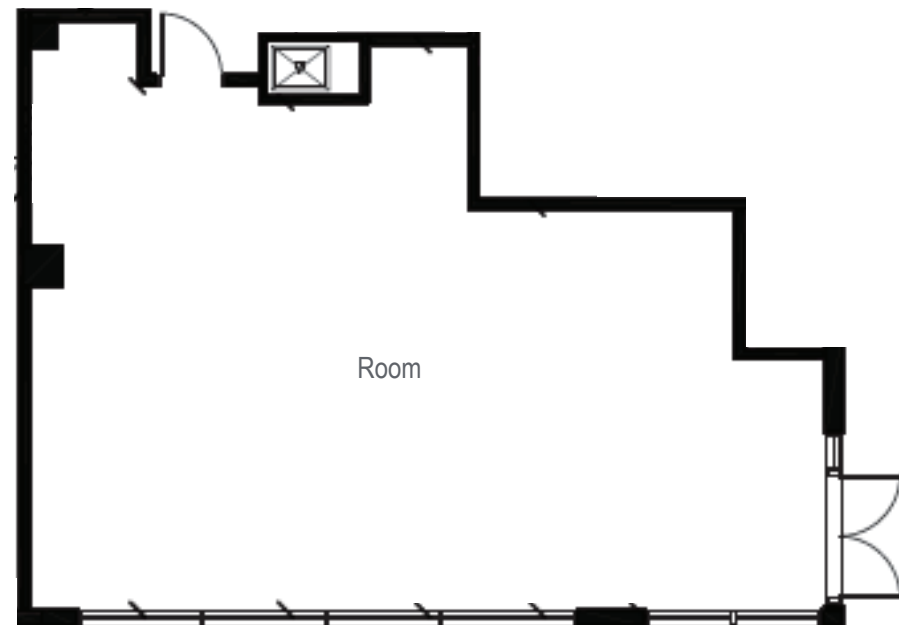
+/- 933 Square Feet

RENTAL RATE

\$2,750 / Month, Industrial Gross

ATTRIBUTES

- + Frontage on 5th and Tehama Streets
- + Cold Shell Space
- + Two (2) Means Of Egress
- + High Ceilings
- + Tenant Improvements Allowance Available
- + Many Uses Considered





SPACE AVAILABILITY

RETAIL B - 270 5TH ST

AVAILABLE SPACE

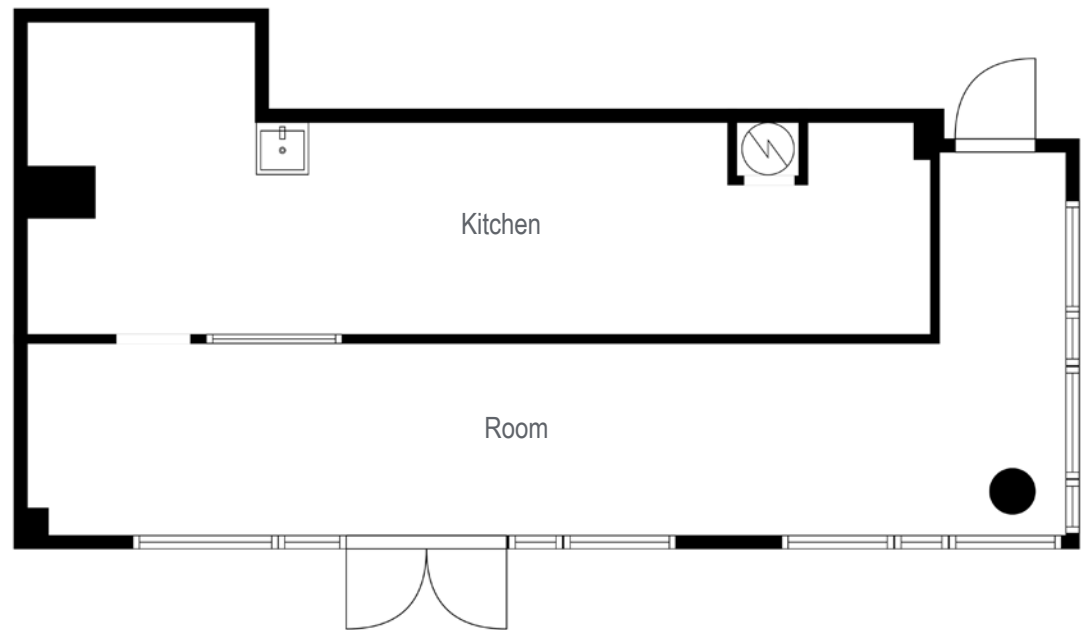
+/- 813 Square Feet

RENTAL RATE

\$2,500 / Month, Industrial Gross

ATTRIBUTES

- + Former To-Go Limited Food Service Concept
- + Large Cold Kitchen
- + High Ceilings
- + Excellent Frontage And Visibility
- + Tenant Improvements Allowance Available





RETAIL B





SPACE AVAILABILITY

RETAIL C - 280 5TH ST

AVAILABLE SPACE

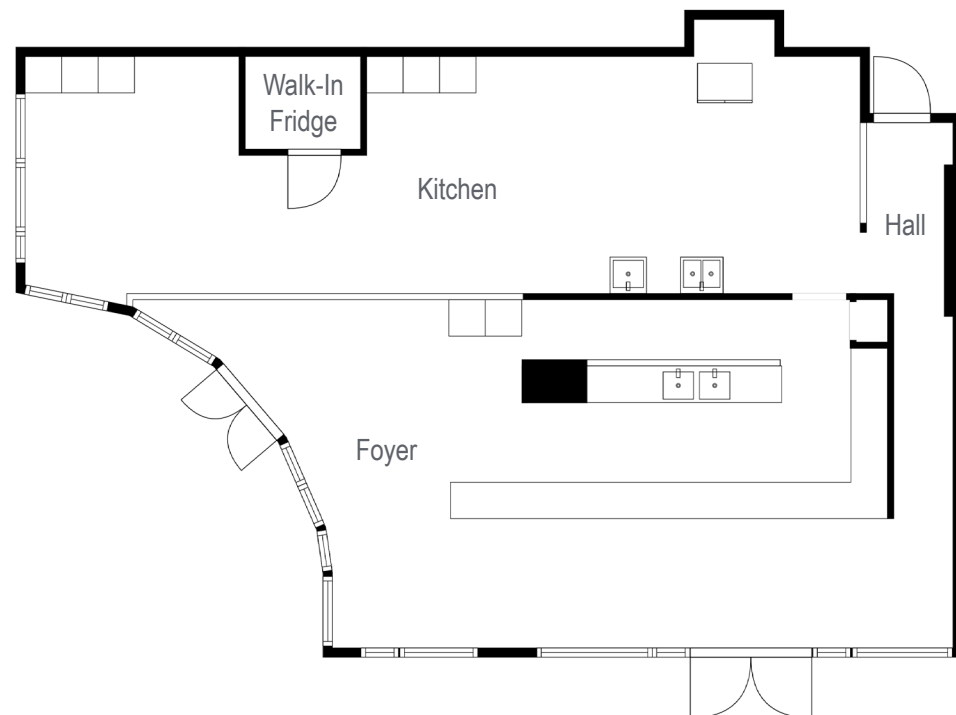
+/- 1,465 Square Feet

RENTAL RATE

\$4,000 / Month, Industrial Gross

ATTRIBUTES

- + Former Bakery / Cafe Space
- + Significant Frontage on Folsom and 5th Streets
- + Walk-In Cooler, Oven and Other Existing Improvements
- + Three (3) Means Of Egress
- + Tenant Improvements Allowance Available





RETAIL C





SPACE AVAILABILITY

RETAIL D - 260 5TH ST

AVAILABLE SPACE

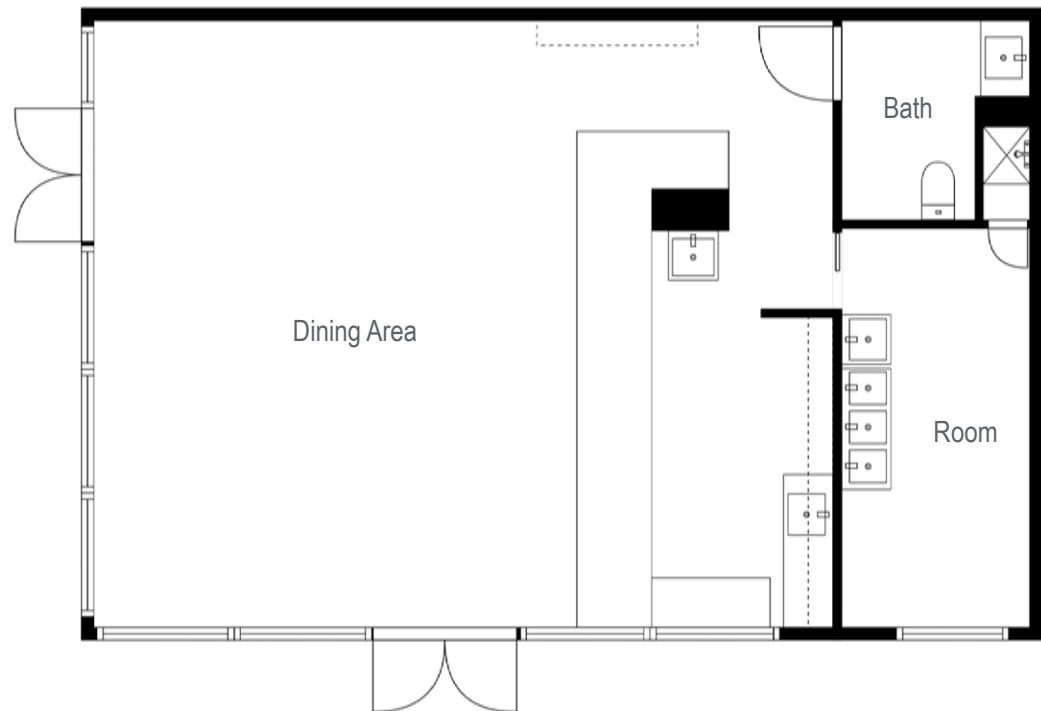
+/- 966 Square Feet

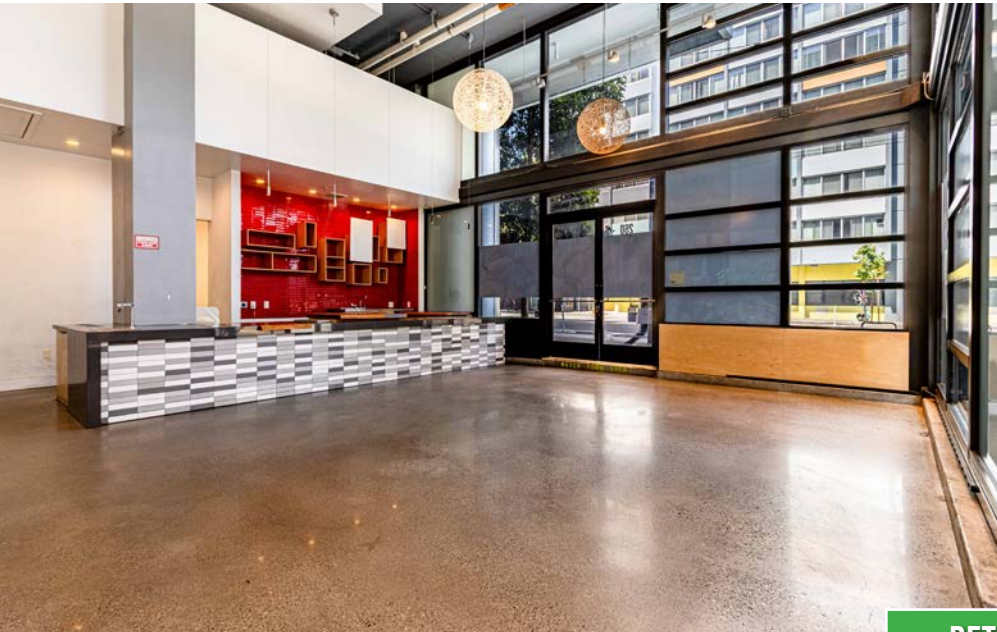
RENTAL RATE

\$3,250 / Month, Industrial Gross

ATTRIBUTES

- + Frontage on 5th and Clementina Streets
- + Second Generation Cafe Improvements In Place
- + ADA Compliant Restroom
- + Two (2) Means Of Egress
- + Double Height Ceilings
- + Tenant Improvements Allowance Available





RETAIL D



LOCATION OVERVIEW

Desirable Mid-Market location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



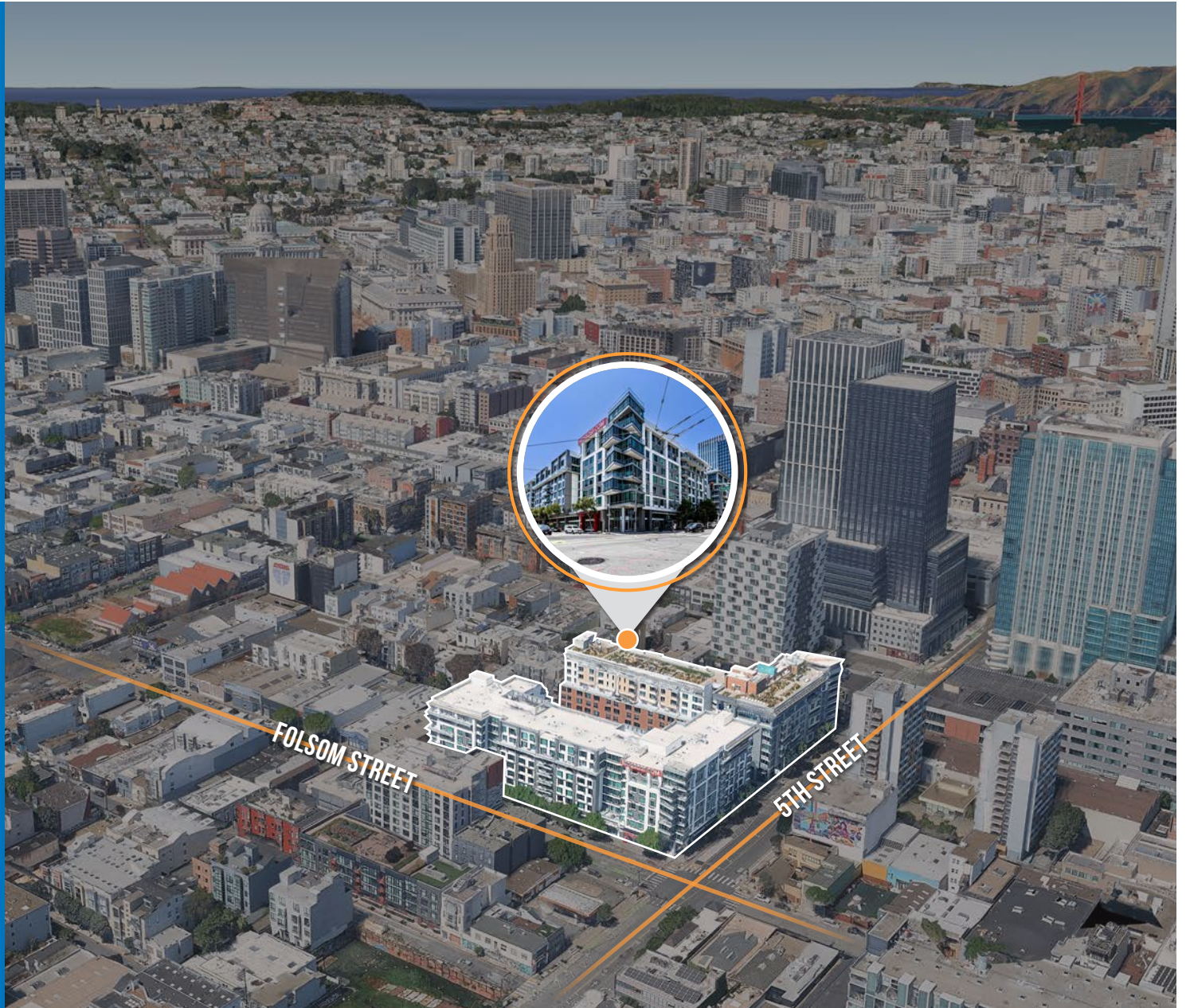
02 MIN to Folsom Muni
07 MIN to Yerba Buena Park
10 MIN to Powell St Bart



09 MIN to Mission District
10 MIN to Potrero Hill
10 MIN to Financial District

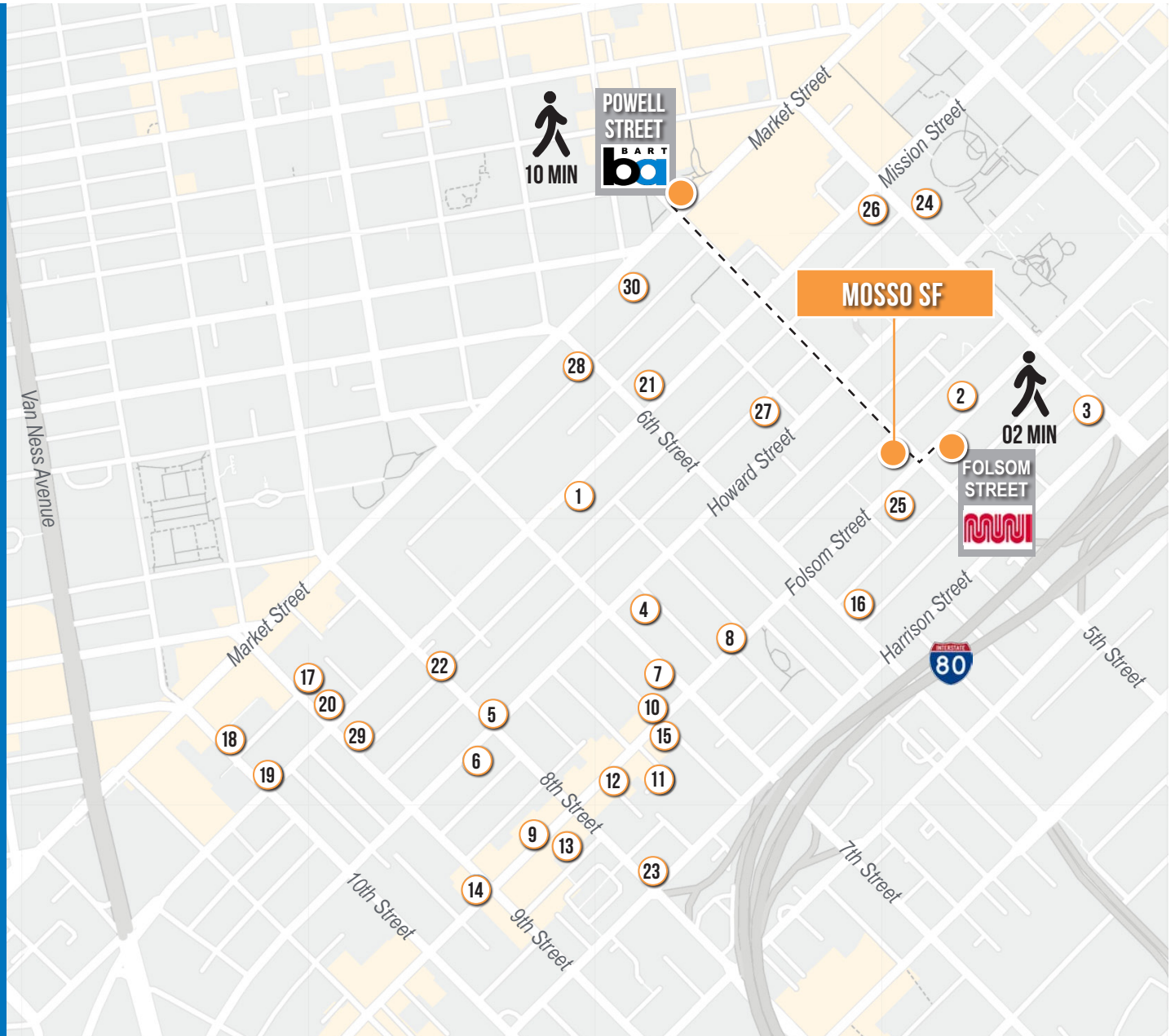


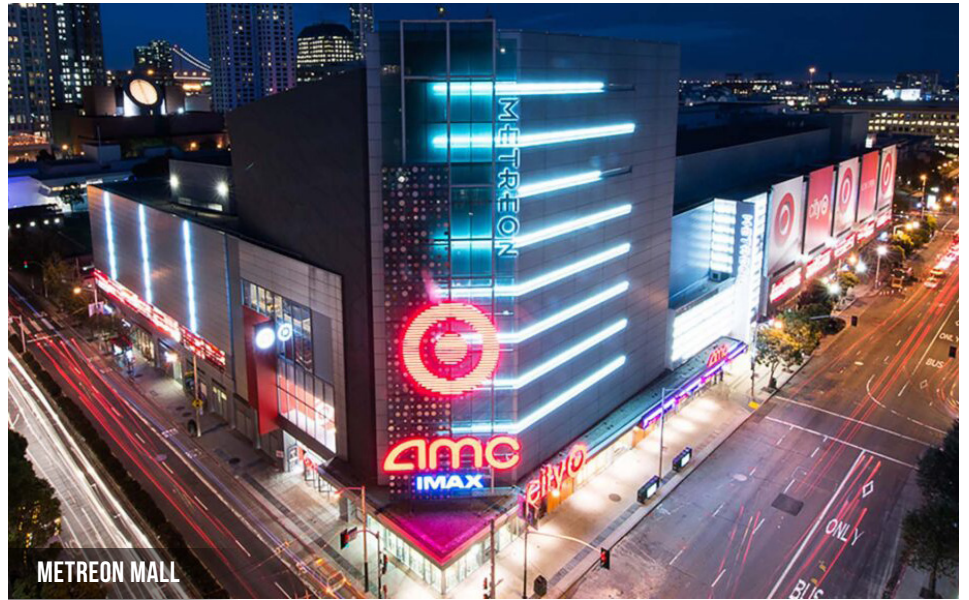
03 MIN to 80 On-Ramp
04 MIN to 280 On-Ramp
06 MIN to 101 On-Ramp



NEARBY AMENITIES

- 1.....Birdsong
- 2.....Buena Vida Cantina
- 3.....Delah Coffee
- 4.....SF Champagne Society
- 5.....Harvest Urban Market
- 6.....Mike's Bikes SF
- 7.....Sightglass Coffee
- 8.....Deli Board
- 9.....Cafe Suspiro
- 10.....Sluts The Wine Bar
- 11.....Akari Japanese Bistro
- 12.....Basil
- 13.....Driftwood
- 14.....Kama Bistro
- 15.....Jack N Juice Immersive Bar
- 16.....Telescope Coffee
- 17.....Pixlcat Coffee
- 18.....Fitness SF
- 19.....Cumaica Cafe
- 20.....Go Go Deli Market
- 21.....The Bite
- 22.....Sizzling Pot King
- 23.....AK Subs
- 24.....Metreon Shopping Mall
- 25.....The Roll
- 26.....Mel's Drive In
- 27.....Tempest Bar & Box Kitchen
- 28.....Montesacro Pinseria - SoMa
- 29.....Moya
- 30.....IKEA







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