

1827-1829 UNION STREET

FOR SALE | PRIME TWO STORY RETAIL / OFFICE BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer owner/users and investors an opportunity to purchase the fee simple interest in 1827-1829 Union Street, San Francisco, CA 94123.

The approximately 2,830 square foot, two story building located on approximately 1,415 square feet of land. The ground floor is premium renovated retail space and the second floor is currently configured as office space. Located in the heart of Union St between Laguna St and Octavia St, this is a unique and rare opportunity to purchase a building in one of San Francisco's most desirable neighborhoods.

The property can be delivered vacant at the close of escrow, making this a perfect opportunity for a user or investor to purchase this one-of-a-kind property.

PROPERTY SUMMARY

ADDRESS	1827-1829 Union St, San Francisco, CA 94123
APN	0543-032
BUILDING SIZE	+/- 2,830 Square Feet
PARCEL SIZE	+/- 1,415 Square Feet
ZONING	NCD
HEIGHT LIMIT	40-X



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INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

To Purchase a Renovated, Retail / Office Building in One of the Best Retail Corridors in San Francisco



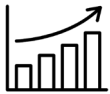
PREMIUM QUALITY ASSET

The Building is Renovated and Ready For Occupancy



IDEAL SQUARE FOOTAGE

The Square Footage of Each Floor is in Heavy Demand



INCREASED NEIGHBORHOOD DEMAND

The Neighborhood is Seeing the Highest Demand for Retail and Office in Many Years



VALUE-ADD POTENTIAL

Through Additional Renovation and Lease-Up



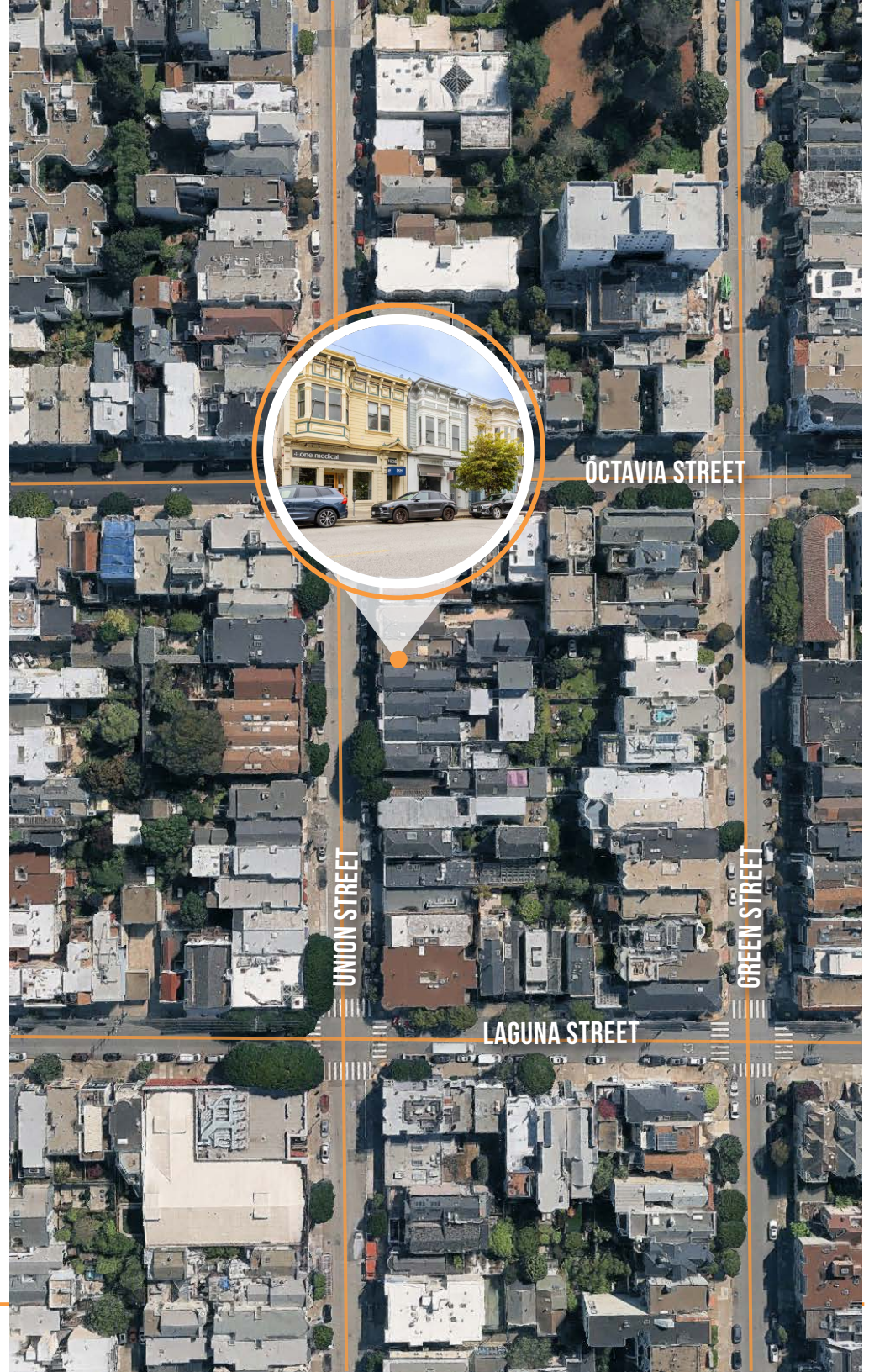
OWNER/USER OPPORTUNITY

Building Can Be Delivered Vacant at Closing Allowing for an Owner/User Occupier

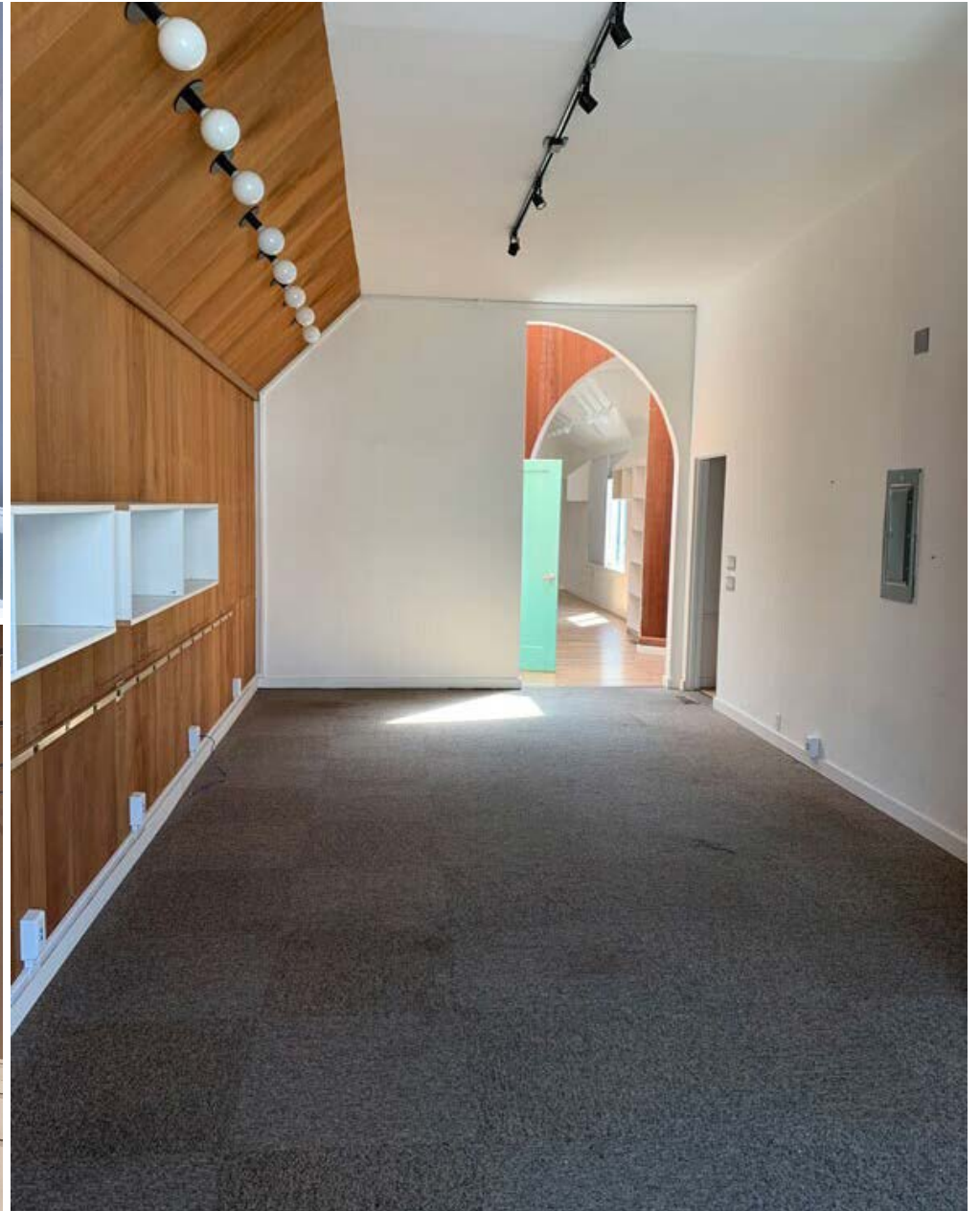
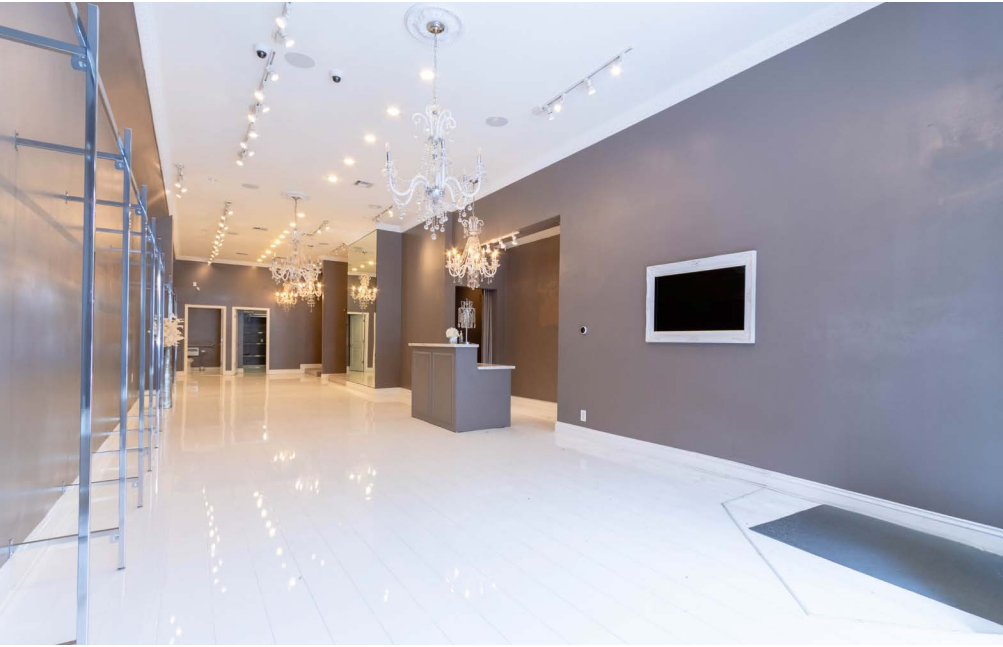


LOCATION

Ideal Union Street (Cow Hollow) Location



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INCOME ANALYSIS

ADDRESS	TENANT	LEASE EXP.	OPTION(S)	SQ. FT.	ANNUAL INCOME	PSF
1827-1829 Union St, 2nd Floor	Pro Forma	-	-	1,415	\$63,675.00	\$45.00
1827-1829 Union St, Ground Floor	Pro Forma	-	-	1,415	\$84,900.00	\$60.00
TOTAL GROSS INCOME				2,830	\$148,575.00	\$52.50

OPERATING EXPENSES

Property Taxes				1.168%	\$23,452.80	
Insurance					\$10,000.00	
Property Management				4.00%	\$5,943.00	
TOTAL OPERATING EXPENSES					\$39,395.80	
*CAM & UTILITY REIMBURSEMENT					\$39,395.80	\$13.92
NET OPERATING INCOME					\$148,575.00	
ASKING PRICE					\$2,100,000.00	\$742.05
CAP RATE					7.08%	

*Assumes Tenants Pay Their Pro Rata Share of Property Taxes, Insurance, Fire Sprinklers, Property Mgt and Utilities

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LOCATION OVERVIEW

Desirable Cow Hollow location, walkable to nearby amenities and to surrounding neighborhoods.



01 MIN to Union St Muni
12 MIN to Fort Mason
20 MIN to Marina Green



03 MIN to Pacific Heights
07 MIN to North Beach
11 MIN to Golden Gate Park



09 MIN to 101 On-Ramp
10 MIN to 80 On-Ramp
12 MIN to 280 On-Ramp



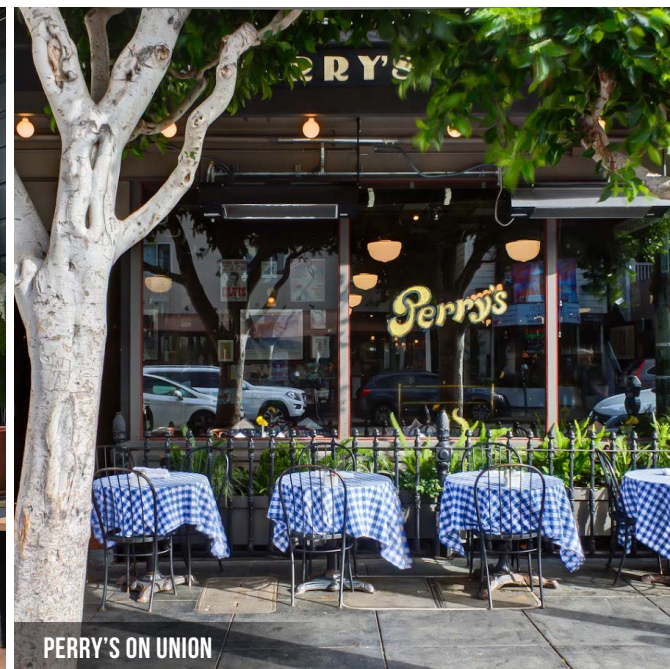
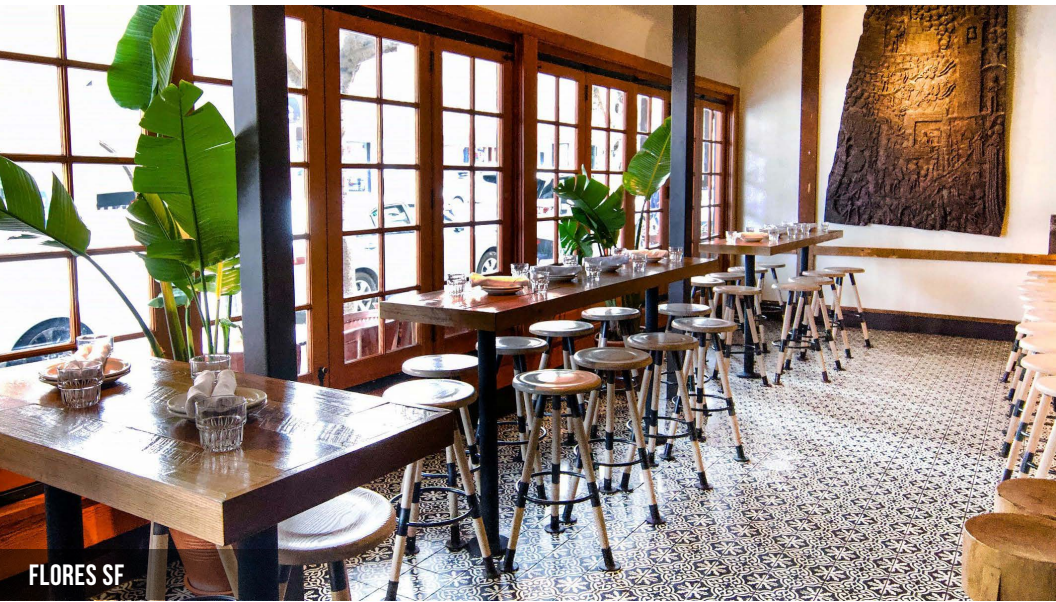
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NEARBY AMENITIES

- 1.....Roam Artisan Burgers
- 2.....Blue Fog Market
- 3.....Camino Alto
- 4.....Rutily's Market & Deli
- 5.....Avotoasty
- 6.....Dumpling Union
- 7.....Roaming Goat
- 8.....Starbucks
- 9.....Perry's on Union
- 10.....Lululemon
- 11.....Wildseed
- 12.....Equinox Union Street
- 13.....The Brixton
- 14.....Jo Malone London
- 15.....Shake Shack Cow Hollow
- 16.....White Rabbit Bar
- 17.....Balboa Cafe
- 18.....The Brazen Head
- 19.....Fort Mason Market & Deli
- 20.....Black Horse London Pub
- 21.....Motoring Coffee
- 22.....Matterhorn Restaurant
- 23.....Céleste
- 24.....Helmand Palace
- 25.....Golden Gate Valley Library
- 26 The Italian Homemade Company
- 27.....Flores SF
- 28.....Pacific Catch
- 29.....Moscone Recreation Center
- 30.....Allyne Park



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OFFERING TERMS

1827-1829 Union Street is being offered for sale with an asking price of \$2,100,000 / \$742 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.



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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 1827 Union Street, San Francisco, CA 94123 (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.