1006-1008 SUTTER STREET

FOR SALE | MIXED-USE RETAIL / RESIDENTIAL DUPLEX | LOWER NOB HILL

TCP TOUCHSTONE COMMERCIAL PARTNERS

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1006-1008 SUTTER STREET

RESIDENTIAL UNIT

EXECUTIVE SUMMARY

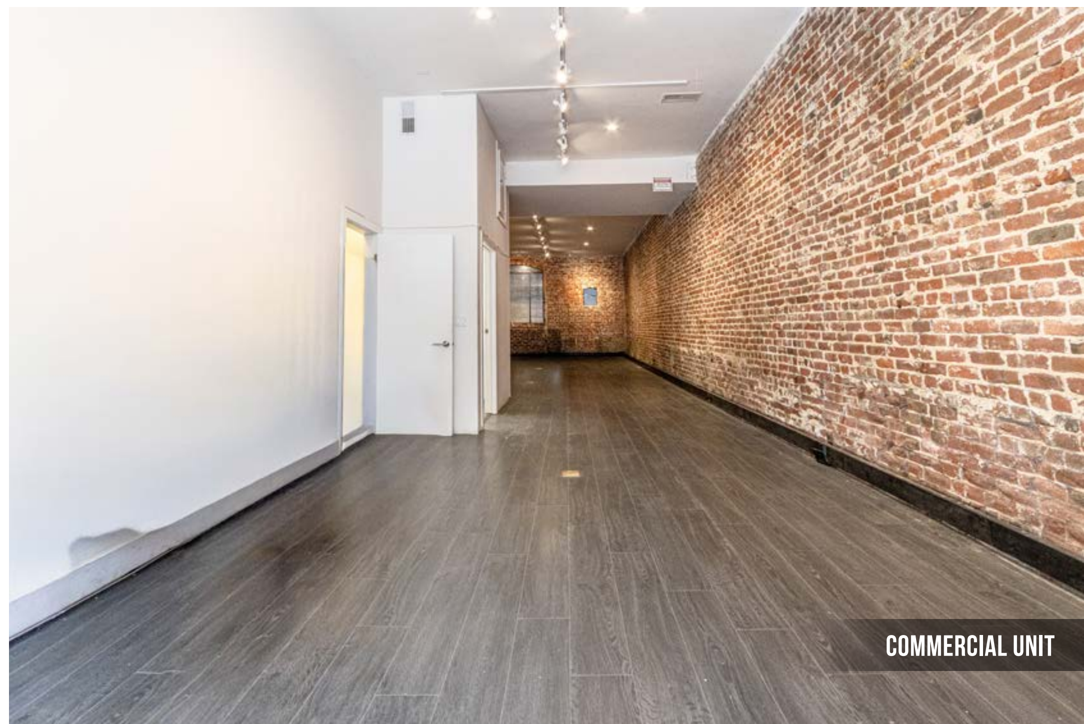
Touchstone Commercial Partners is pleased to offer owner-users and investors the opportunity to purchase the fee simple interest in 1006-1008 Sutter Street, San Francisco, CA 94109. This rare sale opportunity consists of a fully vacant mixed-use duplex in excellent condition.

The top floor consists of a full floor residential flat, with 2 bedrooms and 2 full bathrooms, as well as an open concept living room / dining room. The unit is appointed with upgraded finishes and appliances throughout. The ground floor retail space is an exposed brick retail space in excellent condition. The unit is move in ready and can accommodate a wide range of business uses.

Located less than 2 blocks from Polk Street, the future owner can walk to an immense array of retail shops, restaurants and services that line the Polk Street commercial corridor.

PROPERTY SUMMARY

ADDRESS	1006-1008 Sutter Street, San Francisco, CA 94109
APN	0279/006
BUILDING SIZE	1008 Sutter (Residential): +/- 1,320 Square Feet 1006 Sutter (Commercial): +/- 1,320 Square Feet **TOTAL: +/- 2,640 Square Feet**
PARCEL SIZE	+/- 2,640 Square Feet
ZONING	RC - 4 - Residential - Commercial, High Density



COMMERCIAL UNIT

OFFERING SUMMARY

PRICE	$1,195,000

INVESTMENT HIGHLIGHTS

RARE OPPORTUNITY
For a Live-Work Owner-User

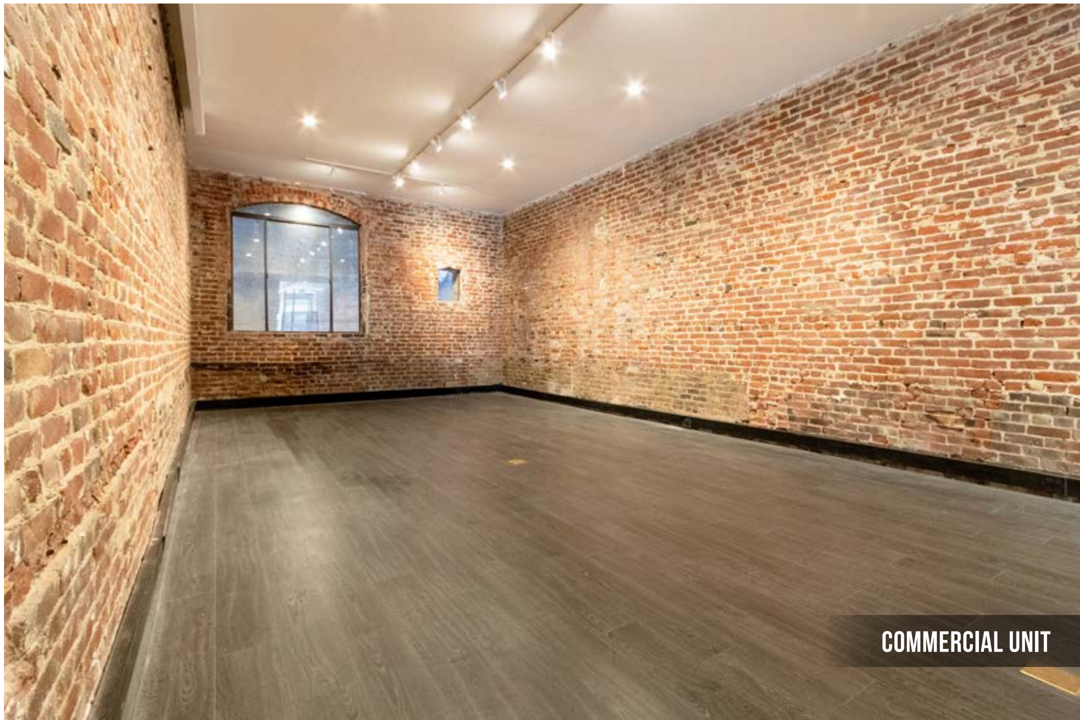
MOVE IN READY
Well Maintained Property Ready For Immediate Occupancy

EXPOSED BRICK BUILDING
Provides a Highly Desired Aesthetic

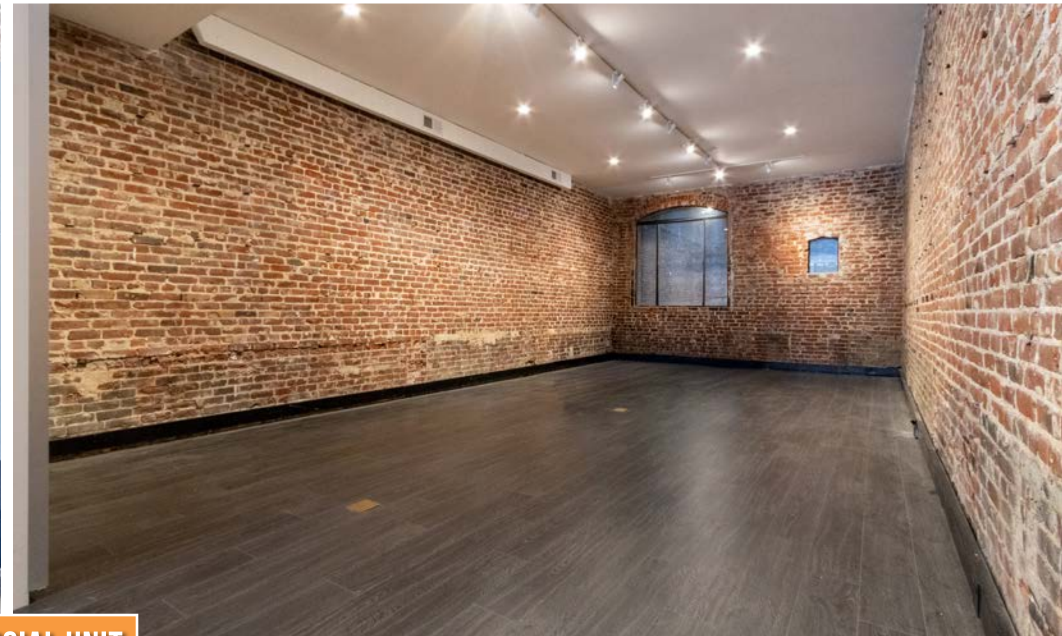
OWNER USER POTENTIAL
Delivered Fully Vacant At Close

LOCATION
Quick Access To Downtown, Polk Street And Many Other Nearby Neighborhoods

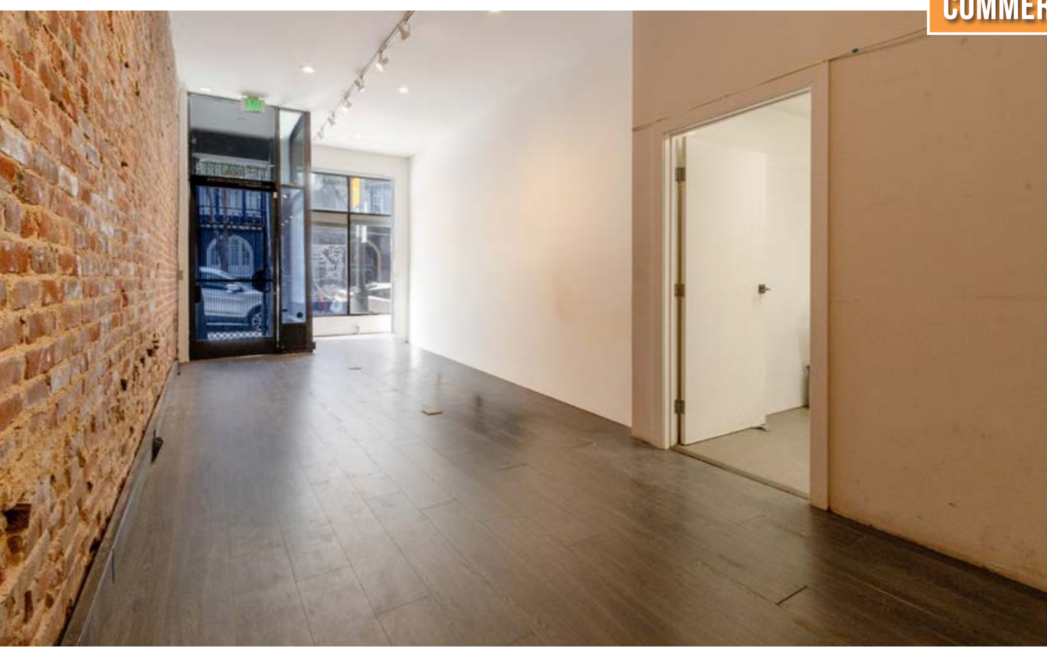

RESIDENTIAL UNIT


COMMERCIAL UNIT

RESIDENTIAL UNIT



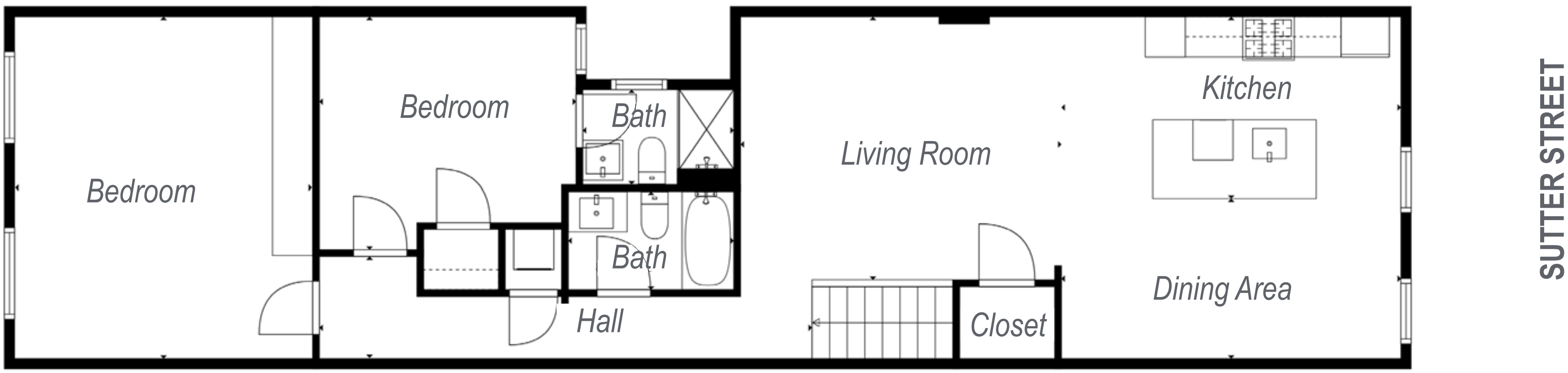
COMMERCIAL UNIT



FLOOR PLAN

1008 Sutter (Residential):	*+/- 1,320 Square Feet*
1006 Sutter (Commercial):	*+/- 1,320 Square Feet*
TOTAL:	**+/- 2,640 Square Feet**

RESIDENTIAL UNIT



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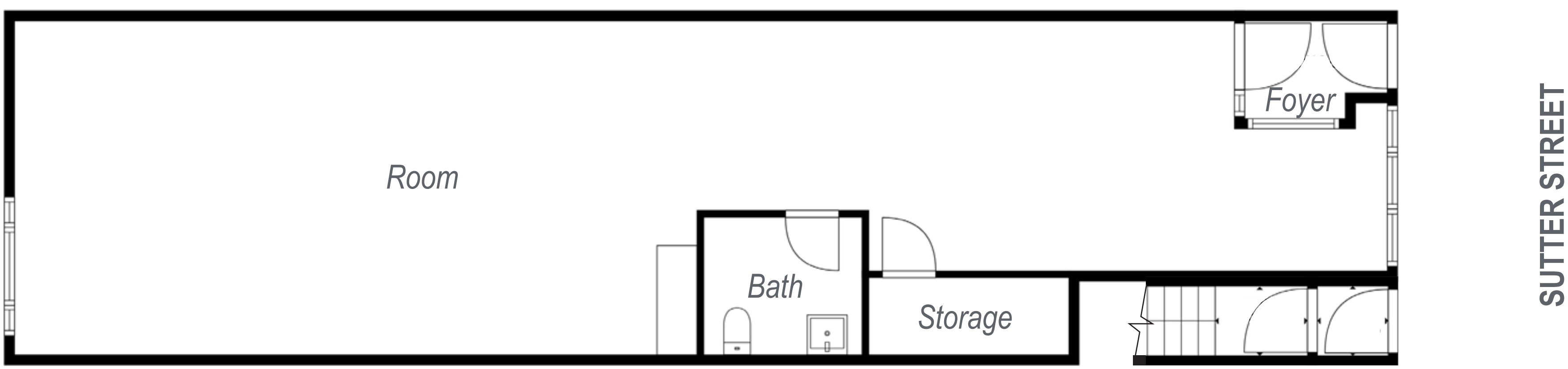


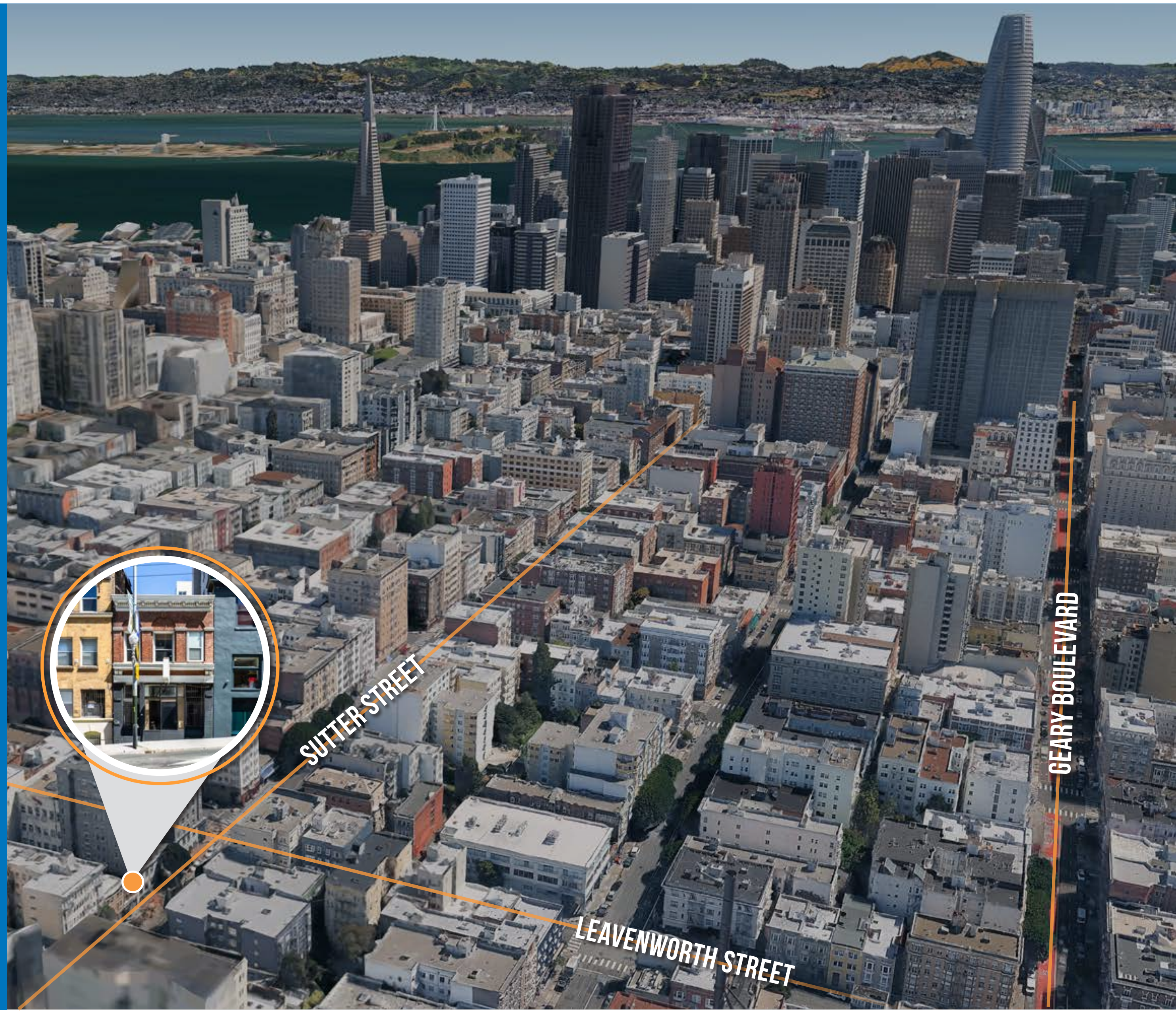
LOCATION OVERVIEW

Desirable Lower Nob Hill location, walkable to nearby amenities and to public transportation.

01 MIN to Sutter St Muni
13 MIN to Union Square
16 MIN to Civic Center

08 MIN to Chinatown
10 MIN to Financial District
14 MIN to Mission District

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



NEARBY AMENITIES

1 | Amsterdam Café
2 | House of Thai
3 | Zeki's Bar
4 | Ciccino
5 | Mymy
6 | Nobhill Pizza & Shawarma
7 | Cordon Bleu Vietnamese
8 | City Smoke House
9 | Ora Wine Bar
10 | Swan Oyster Depot
11 | Crustacean Restaurant
12 | Teaspoon
13 | Mayes Oyster House
14 | Bite
15 | Chisme Cantina
16 | Le Marais Bakery
17 | Farm : Table
18 | Propagation
19 | Meski
20 | Jackalope
21 | 24 Hour Fitness
22 | Fedex Print & Ship Center
23 | Bevmo!
24 | Whole Foods Market
25 | Sushi Sato
26 | Guitar Center
27 | Mensho Tokyo SF
28 | Ike's Sandwiches
29 | Tommy's Joynt
30 | The HA-RA Club


MENSHO TOKYO


MESKI


LIHOLIHO YACHT CLUB


DACHA KITCHEN & BAR


JANE THE BAKERY

1006-1008 SUTTER STREET

OFFERING TERMS

1006-1008 Sutter Street is being offered for sale with an asking price of $1,195,000. 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.

TCP TOUCHSTONE COMMERCIAL PARTNERS

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CONFIDENTIAL OFFERING MEMORANDUM