

1006-1008 SUTTER STREET

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

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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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.

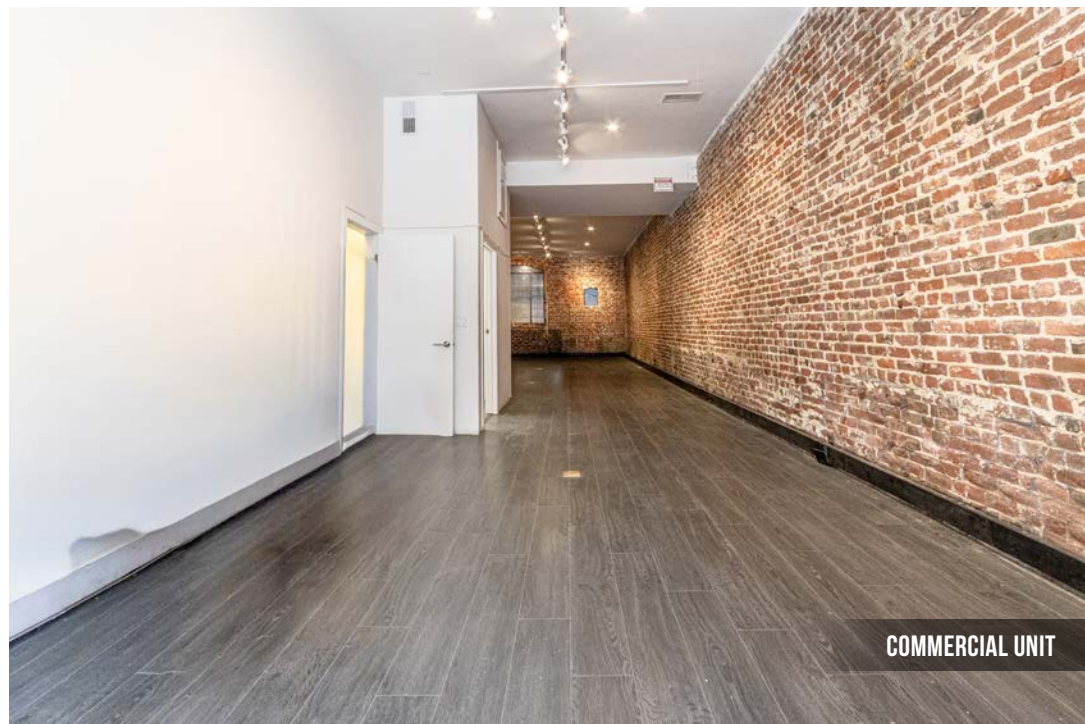
Located less than 2 blocks from Polk Street, the future owner can walk to an immense array of retail shops, restaurants and services that line the Polk Street commercial corridor.

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



RESIDENTIAL UNIT



COMMERCIAL UNIT

OFFERING SUMMARY

PRICE	\$1,195,000
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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

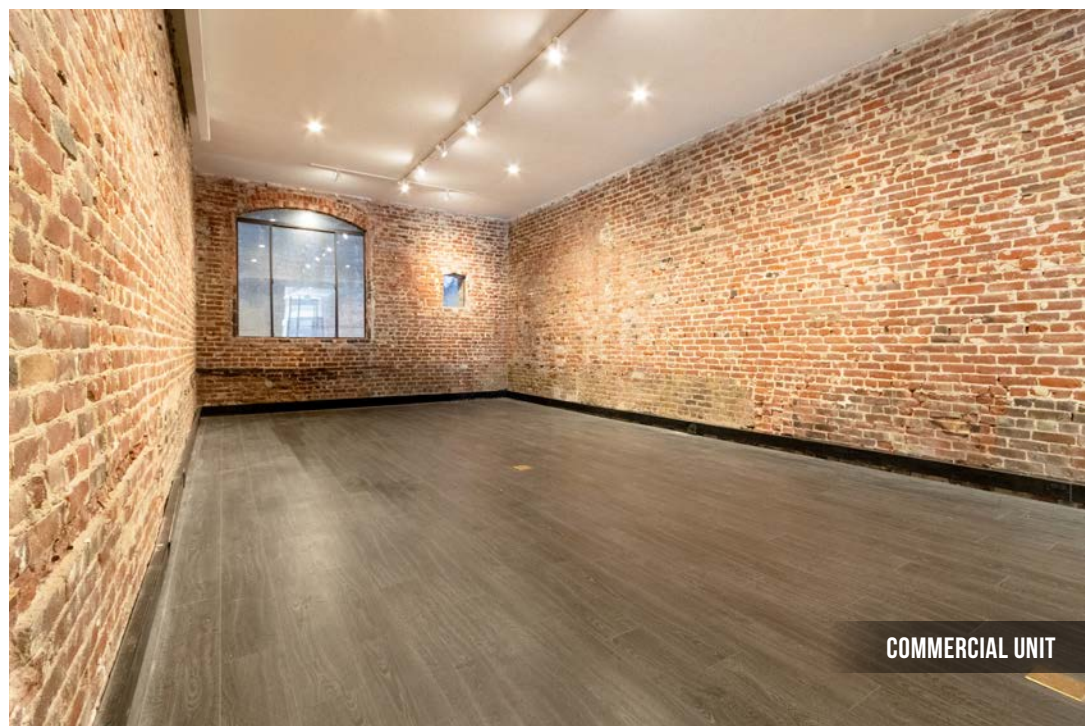


LOCATION

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



RESIDENTIAL UNIT



COMMERCIAL UNIT

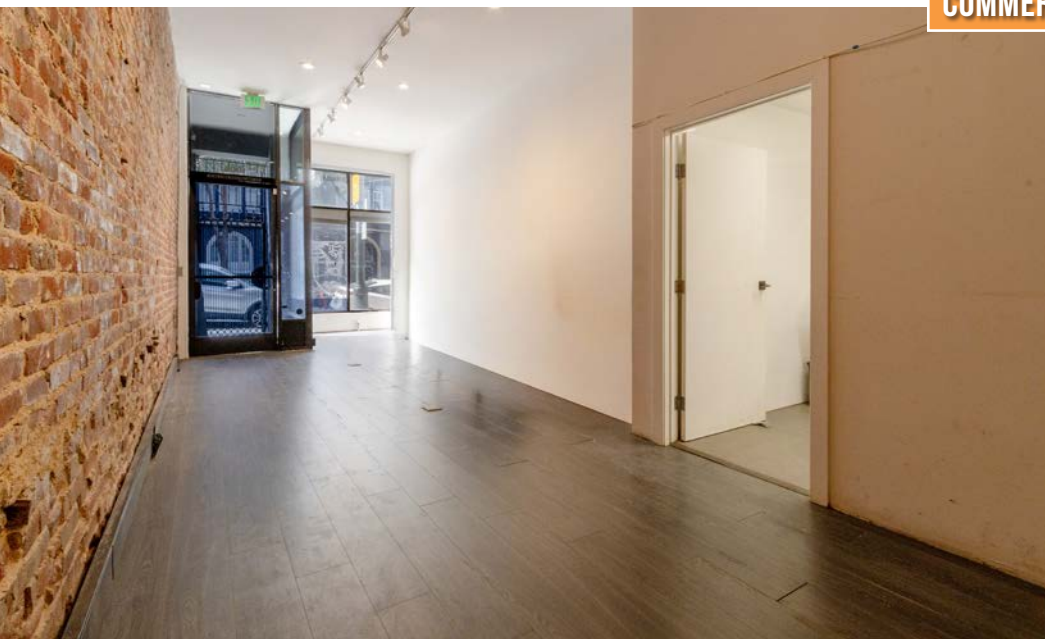


RESIDENTIAL UNIT





COMMERCIAL UNIT



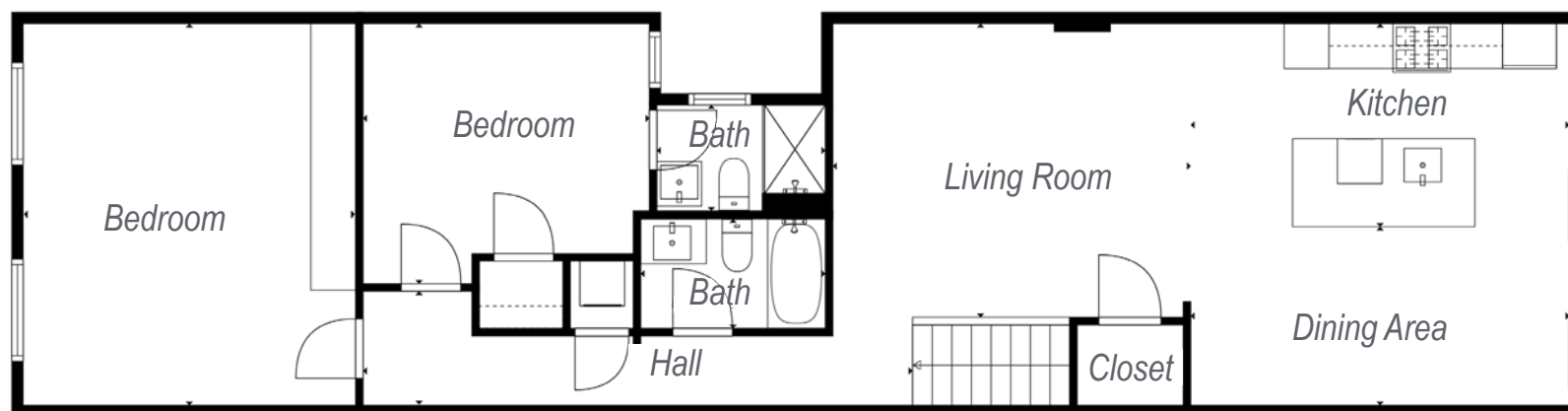
FLOOR PLAN

1008 Sutter (Residential): +/- 1,320 Square Feet

1006 Sutter (Commercial): +/- 1,320 Square Feet

TOTAL: +/- 2,640 Square Feet

RESIDENTIAL UNIT



COMMERCIAL UNIT



LOCATION OVERVIEW

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



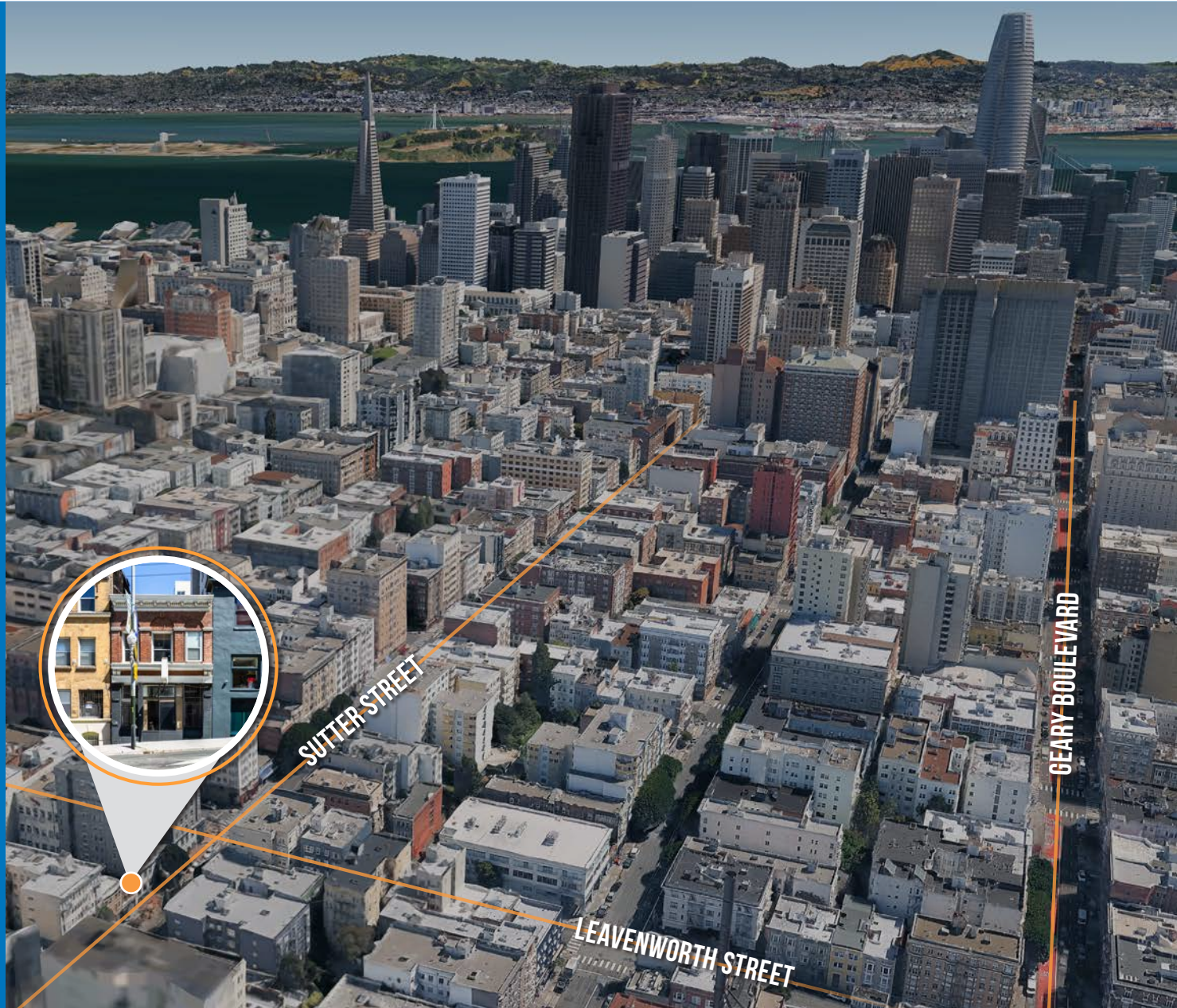
01 MIN to Sutter St Muni
13 MIN to Union Square
16 MIN to Civic Center



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





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.



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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 1006-1008 Sutter Street, San Francisco, CA 94109 (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 Jaron Eliopoulos at (415) 608-6336 or Cameron Tu (510) 919-8193.