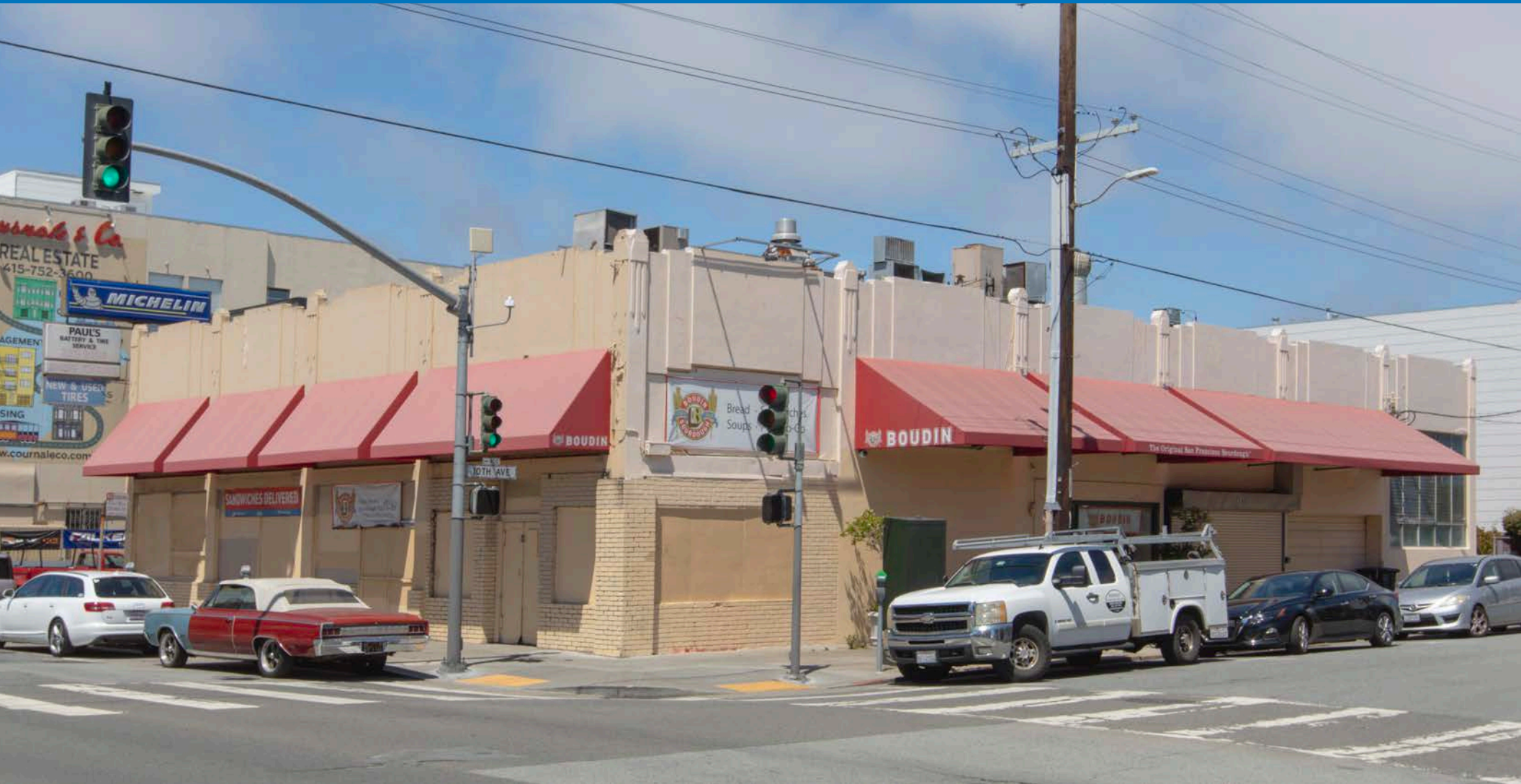


# 399 10TH AVENUE

FOR SALE OR LEASE | STAND ALONE HARD CORNER RETAIL & WAREHOUSE OPPORTUNITY

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



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# 399 10TH AVENUE

## EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer owner-users, investors and tenants the opportunity to purchase or lease the fee simple interest in 399 10th Avenue, San Francisco, California 94118.

399 10th Avenue is a 5,750 square foot, full-lot coverage, single story building located on Geary Boulevard in San Francisco's Richmond District. This stand-alone retail/warehouse building has been home to historic Boudin's.

The property possesses a mixture of clear span retail/warehouse space and bonus mezzanine space with ground floor entrances on Geary Blvd and 10th Avenue. There are two (2) drive-in loading doors off of 10th Avenue which supports the asset's warehouse functionality.

## PROPERTY SUMMARY

ADDRESS	399 10th Avenue, San Francisco, CA 94118
APN	1442/020
BUILDING SIZE	+/- 5,750 Square Feet
PARCEL SIZE	+/- 5,750 Square Feet
ZONING	NCD - Geary Boulevard Neighborhood Commercial District





**399** 10TH AVENUE

## BUILDING DESCRIPTION

YEAR BUILT / RENOVATED	1932
BUILDING ACCESS	Two (2) Drive-Up Roll-Up Doors Two (2) Man Doors
HEIGHT LIMIT	40-X
CONSTRUCTION TYPE	Concrete Construction with Concrete Foundation

## BUILDING ATTRIBUTES

- + Standalone Property
- + Corner Exposure
- + Owner User Opportunity
- + Existing Production Kitchen/Bakery Infrastructure In Place
- + Clear Span Building
- + High Ceilings
- + Significant Signage Potential





**399** 10TH AVENUE

## INVESTMENT HIGHLIGHTS



### RARE OPPORTUNITY

*Historic San Francisco Production Bakery Occupied by Boudin's Bakery for over 100 years*



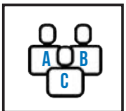
### HARD CORNER EXPOSURE LOCATION

*Hard Corner Location with Excellent Vehicle Traffic*



### VALUE-ADD POTENTIAL FOR INVESTORS

*Significant Long Term Investment Benefits Post-Renovation*



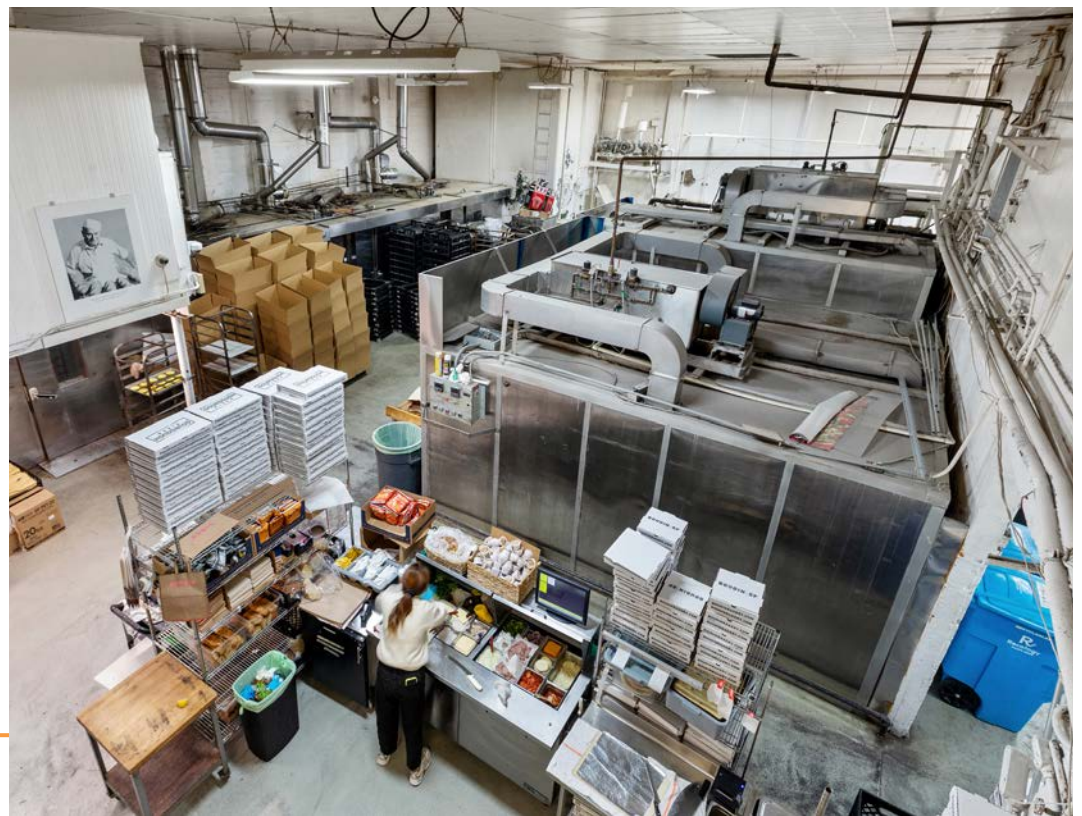
### MULTIPLE TENANT USES

*Retail and Restaurant with Production Capability*



### DELIVERED VACANT AT THE CLOSE OF ESCROW

*Current Tenant to Vacate Property Prior to COE / Signed Lease*





**399** 10TH AVENUE

## SALE OFFERING

**SALE PRICE**  
\$2,900,000

**PRICE PER SQUARE FOOT**  
\$504

**DELIVERY**  
Vacant At Close

## LEASE OFFERING

**RENTAL RATE**  
Call For Pricing

**AVAILABLE**  
Immediately

**TI ALLOWANCE**  
Negotiable





# 399 10TH AVENUE

## LOCATION OVERVIEW

Located just steps from Presidio of San Francisco, the subject property is well located in a rapidly changing neighborhood.



**07 MIN** to Kaiser Permanente  
**12 MIN** to Mountain Lake Park  
**13 MIN** to Golden Gate Park



**08 MIN** to Presidio  
**13 MIN** to Civic Center  
**20 MIN** to SOMA



**03 MIN** to Park Presidio Blvd  
**16 MIN** to 101 On-Ramp  
**20 MIN** to 280 On-Ramp

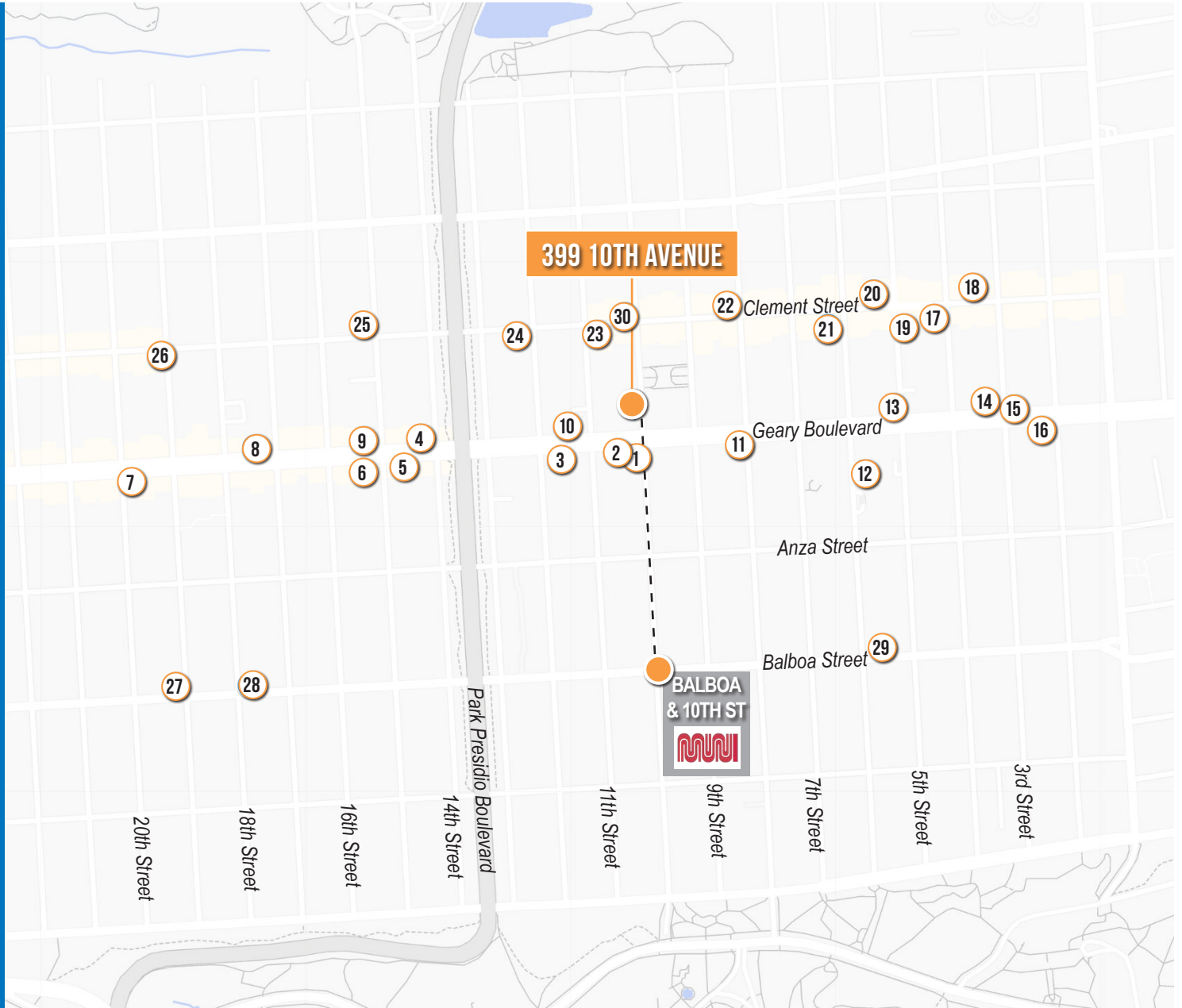




# 399 10TH AVENUE

## NEARBY AMENITIES

- 1..... Wooden Charcoal Korean
- 2..... First Korean Market
- 3..... Taisan Huakee Restaurant
- 4..... Amphawa Thai Noodle House
- 5..... Ariake
- 6..... Kabuto Restaurant
- 7..... Hummus Bodega
- 8..... Hong Kong Lounge
- 9..... Chaska Restaurant
- 10..... Bento Peak
- 11..... Tawan's Thai Food
- 12..... Kaiser Permanente SF
- 13..... The Abbey Tavern
- 14..... Ireland's 32
- 15..... Bella Trattoria
- 16..... Burmese Kitchen
- 17..... Burma Superstar
- 18..... Taishan Taste Hot Pot
- 19..... Pasta Supply Co.
- 20..... Scarlet Lounge
- 21..... Mamahuhu
- 22..... Heritage Restaurant & Bar
- 23..... Shabu Club
- 24..... DNM Hot Pot
- 25..... Breadbelly
- 26..... Lokma
- 27..... Han Il Kwan
- 28..... WenChang Dumpling
- 29..... Hall of Justice
- 30..... Pinterest





# 399 10TH AVENUE



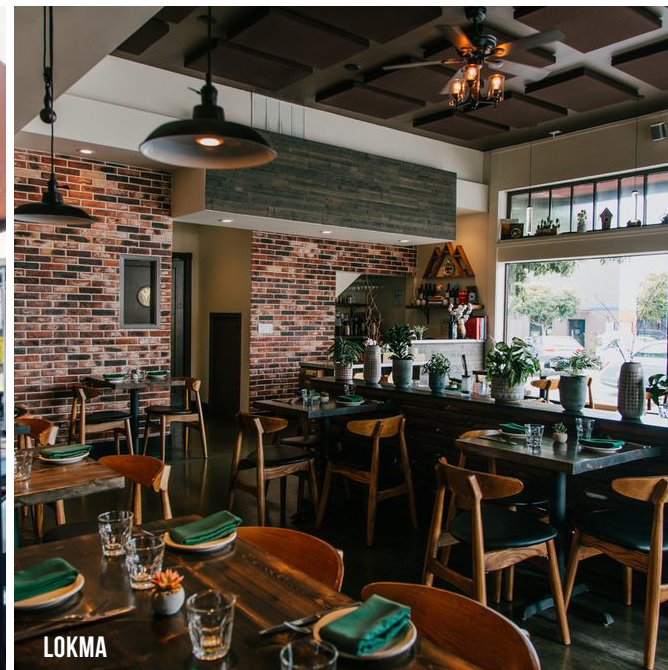
PASTA SUPPLY CO.



MAMAHUHU



BURMA SUPERSTAR



LOKMA



BREADBELLY





## 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 399 10th Avenue, San Francisco, CA 94118. (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 Hauptert at (415) 539-1121 or Michael Sanberg (415) 539-1103.

## OFFERING TERMS

399 10th Avenue, San Francisco, CA 94118 is being offered for sale with an asking price of \$2,900,000. 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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