

699 2ND STREET
SAN FRANCISCO CA 94107

FULLY-LEASED RETAIL INVESTMENT FOR SALE



COMPASS COMMERCIAL

PROPERTY DESCRIPTION

699 2nd Street is a fully leased \pm 3,300 square foot retail/office condominium located in the heart of San Francisco's bustling South Beach district. The space boasts a sleek and modern design with high ceilings, large windows, and an abundance of natural light. The open floor plan allows for maximum flexibility and can easily accommodate a variety of business types.

The unit features a large storefront with large windows, providing maximum visibility for any business. The space is perfect for a variety of retail and office uses. The office area features a two conference rooms, and a kitchenette.

The office area is equipped with state of-the-art technology, including high-speed internet and advanced telecommunications.

The building features an electronic security system and is accessible 24/7. Additional amenities include a rooftop deck with breathtaking views of the city, and six (6) deeded parking spaces in a gated garage. Five of which are currently leased to the tenant. The location is easily accessible by public transportation and is surrounded by a variety of tech firms, restaurants, shops, hotels, the Embarcadero, Oracle Park, and Chase Center.



PROPERTY OVERVIEW

699 2ND STREET
San Francisco CA 94107

UNIT SIZE	± 3,300 Square Feet
ASKING PRICE	\$2,250,000
CAP RATE	5.0%
GROSS ANNUAL INCOME	\$150,000
PARKING SPACES	Six (6) Deeded Spaces

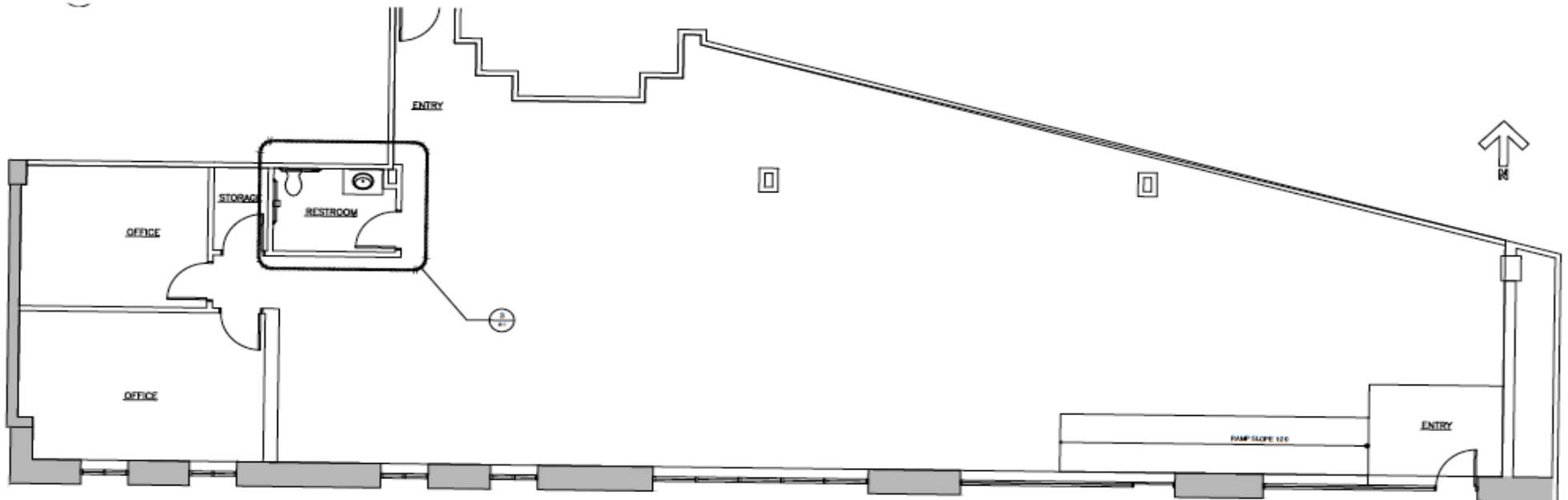
HIGHLIGHTS

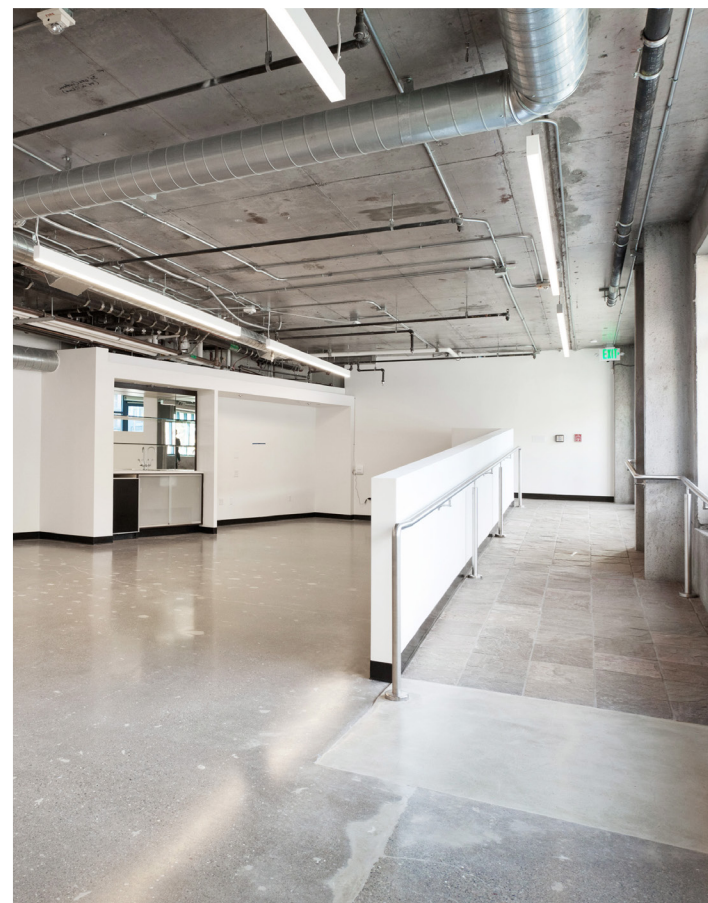
- Fully-Leased Retail/Office Condominium
- Renovated Ground Floor Space
- Two (2) Conference Rooms
- One (1) Kitchenette
- Access to Shared Roof Deck
- Six (6) Parking Spaces
- Open Floor Plan
- Walkable to Caltrain, BART, Muni & Many Nearby Amenities
- One (1) Block To South Park

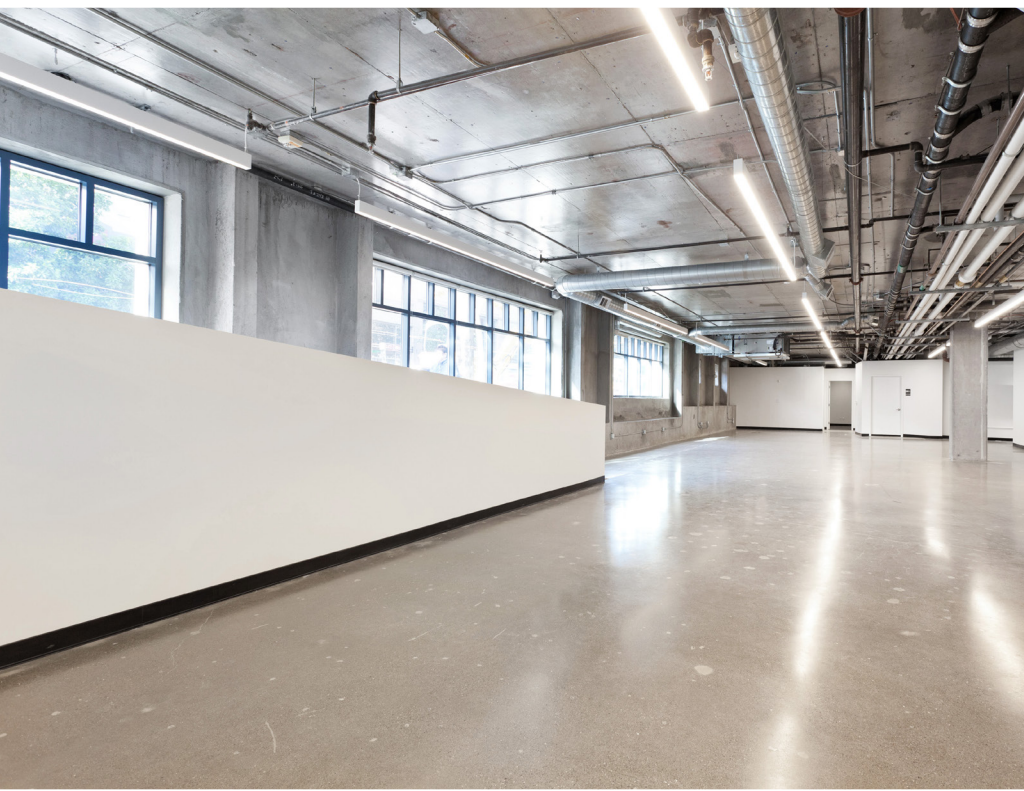


FLOOR PLAN

+/- 3,300 SQUARE FEET









PROPERTY WEBSITE

Visit www.6992ndSt.com
or scan the QR code for
more information.



COMPASS COMMERCIAL

CONFIDENTIALITY & DISCLOSURE

All materials and information received or derived from Compass Commercial - San Francisco & Los Angeles its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Compass Commercial - San Francisco & Los Angeles its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source,

whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Compass Commercial - San Francisco & Los Angeles will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Compass Commercial - San Francisco & Los Angeles makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Compass Commercial - San Francisco & Los Angeles does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial - San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.

DAVIS NGUYEN | Davis@theDNgroupSF.com | 415.412.5703 | DRE 01509978 | TheDNGroupSF.com

MARCUS LEE | MarcusL@compass.com | 415.999.2022 | DRE 01354869 | MontgomeryLeeSF.com