

# 1112 BRYANT STREET

FOR SALE OR LEASE | OFFICE/RETAIL BUILDING AVAILABLE IN SOUTH OF MARKET

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# 1112 BRYANT STREET

## EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer tenants, owner-users and investors the opportunity to lease or purchase the fee simple interest in 1112 Bryant Street, San Francisco, CA 94103.

The approximately 4,200 square foot building, sitting on approximately 2,380 square feet of land, is ideally situated at the intersection of Western SOMA, Design District, Showplace Square, and Potrero Hill neighborhoods.

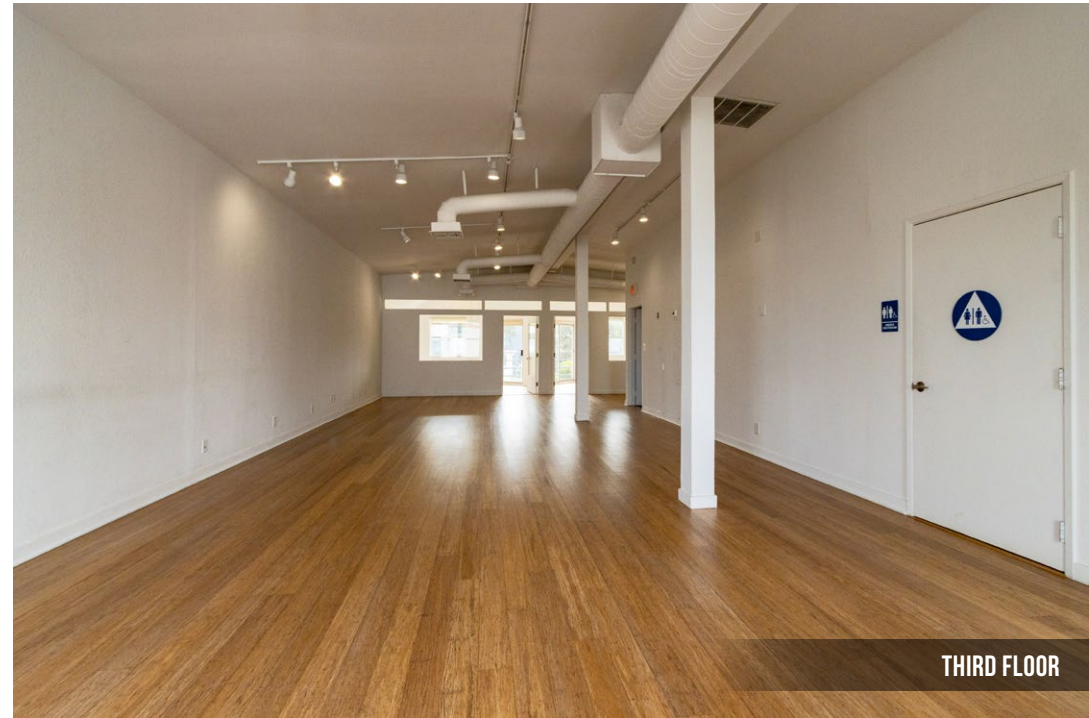
The building includes two full-floor office units and one ground-floor office/retail space with a private entrance. The 2nd floor is currently leased, while the 1st and 3rd floors are vacant, which provides an excellent opportunity for an owner/user to receive offsetting income while occupying the building. Additional features include 2 ADA bathrooms on the ground floor, 2 upper-level decks, an upgraded fire alarm system and water heater, and gated parking.

The mix of leased and vacant space supports a range of acquisition strategies, from pure investment to owner-user. It is also move-in ready for a tenant to occupy the space immediately.

## PROPERTY SUMMARY

ADDRESS	1112 Bryant Street, SF, CA 94103
APN	3535/020
BUILDING SIZE	+/- 4,200 Square Feet
PARCEL SIZE	+/- 2,380 Square Feet
ZONING	SALI - Service/Arts/Light Industrial
HEIGHT LIMIT	40/55X
YEAR BUILT/REMODELED	1989/2017

## EXECUTIVE SUMMARY & PROPERTY SUMMARY



### INVESTMENT HIGHLIGHTS



#### FULLY RENOVATED BUILDING

Requires Very Little Work to Occupy or Lease the Building



#### PARKING

Two (2) Dedicated Parking Spaces



#### UPGRADED SYSTEMS

Upgraded Fire Alarm, Water Heaters, Furnaces, ADA Restrooms, Security Systems, 3-Phase 400 Amp Electrical



#### IDEAL OWNER/USER OPPORTUNITY

Renovated Upper Floor Suites Are Ideal for a Multitude of Commercial Uses, Whereas Ground Floor Space Supports Office/Flex/Retail Uses



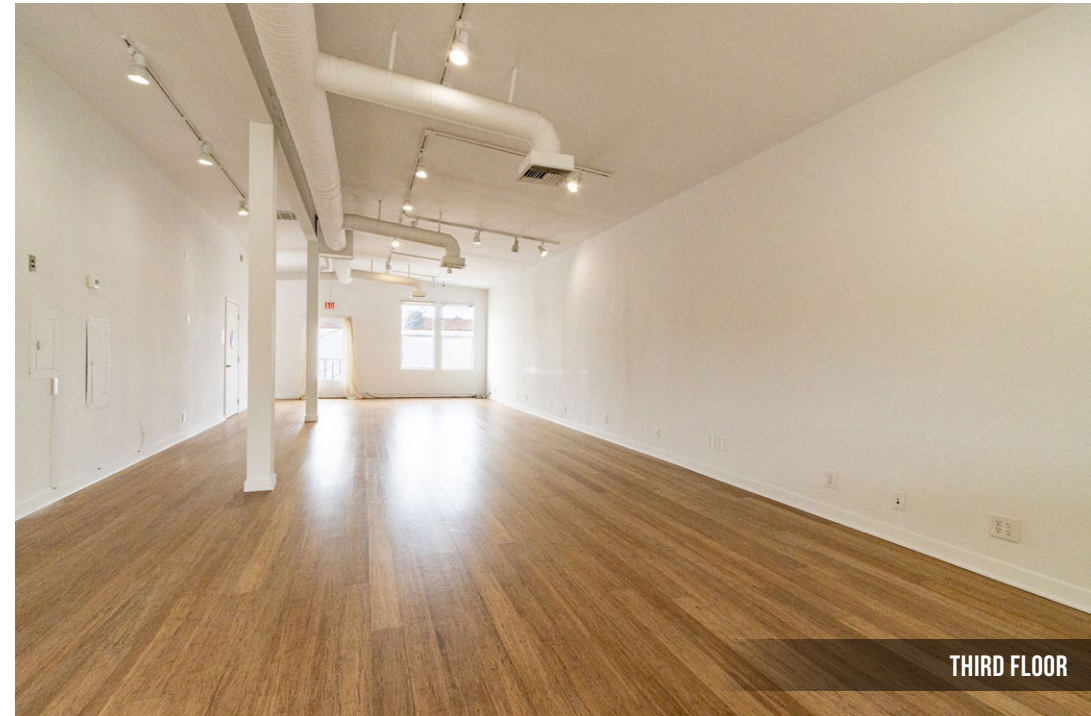
#### LOCATION

Ideal West SOMA and Design District Location. Located at the Entryway to both Neighborhoods.

### LEASING DESCRIPTION

3RD FLOOR	+/- 1,500 Square Feet, \$45.00 / I.G.*
2ND FLOOR	+/- 1,500 Square Feet, Leased Thru August 2028
GROUND FLOOR	+/- 1,200 Square Feet, \$32.00 / I.G.* Zoned for legal office / flex or retail uses

\*Floors can be leased together or separate for +/- 2,700 Square Feet



THIRD FLOOR



GROUND FLOOR

### BUILDING DESCRIPTION

RENOVATION DATE	2017
CONSTRUCTION TYPE	Mix of Concrete, Masonry, and Wood Frame
ELECTRICAL SERVICE	3-Phase, 400 AMPS
BUILDING ACCESS	Two (2) Keyed Front Entry & Rear Access
PARKING	Two (2) Spaces in Gated Lot
HVAC	Full Heating Ventilation & Air Conditioning

### BUILDING ATTRIBUTES

- Open Floor Plans
- Abundant Natural Light
- ADA Restrooms
- Gated Parking Access
- Modern Lighting Fixtures
- Updated Building Systems
- Hardwood & Concrete Flooring
- Ground Floor Zoned for Legal Office



### FINANCIAL ANALYSIS

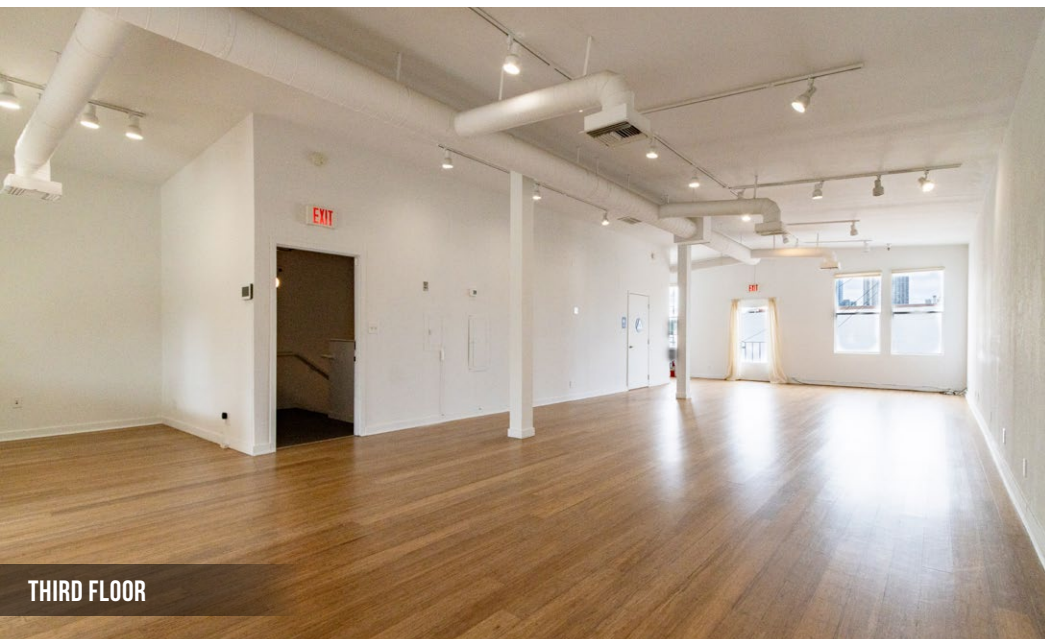
FLOOR	SQ. FEET	MONTHLY INCOME	ANNUAL INCOME	\$/PSF
3rd Floor (Vacant - Pro Forma)	1,500	\$5,625.00	\$67,500.00	\$45.00
2nd Floor (Leased Thru August 2028)	1,500	\$2,900.00	\$34,800.00	\$27.06
Ground Floor (Vacant - Pro Forma)	1,200	\$3,200.00	\$38,400.00	\$32.00
Parking (2 Spots - Pro Forma)	2 SPOTS	\$350.00	\$700.00	
<b>TOTAL GROSS INCOME</b>	<b>4,200</b>	<b>\$12,075.00</b>	<b>\$141,400.00</b>	<b>\$34.69</b>

#### OPERATING EXPENSES

Management	3.00%		\$4,242.00	
Taxes	1.18%		\$18,290.00	
Utilities			\$4,800.00	
Insurance			\$16,000.00	
CAM	4.00%		\$5,656.00	
<b>TOTAL OPERATING EXPENSES</b>			<b>\$48,988.00</b>	

#### NET OPERATING INCOME

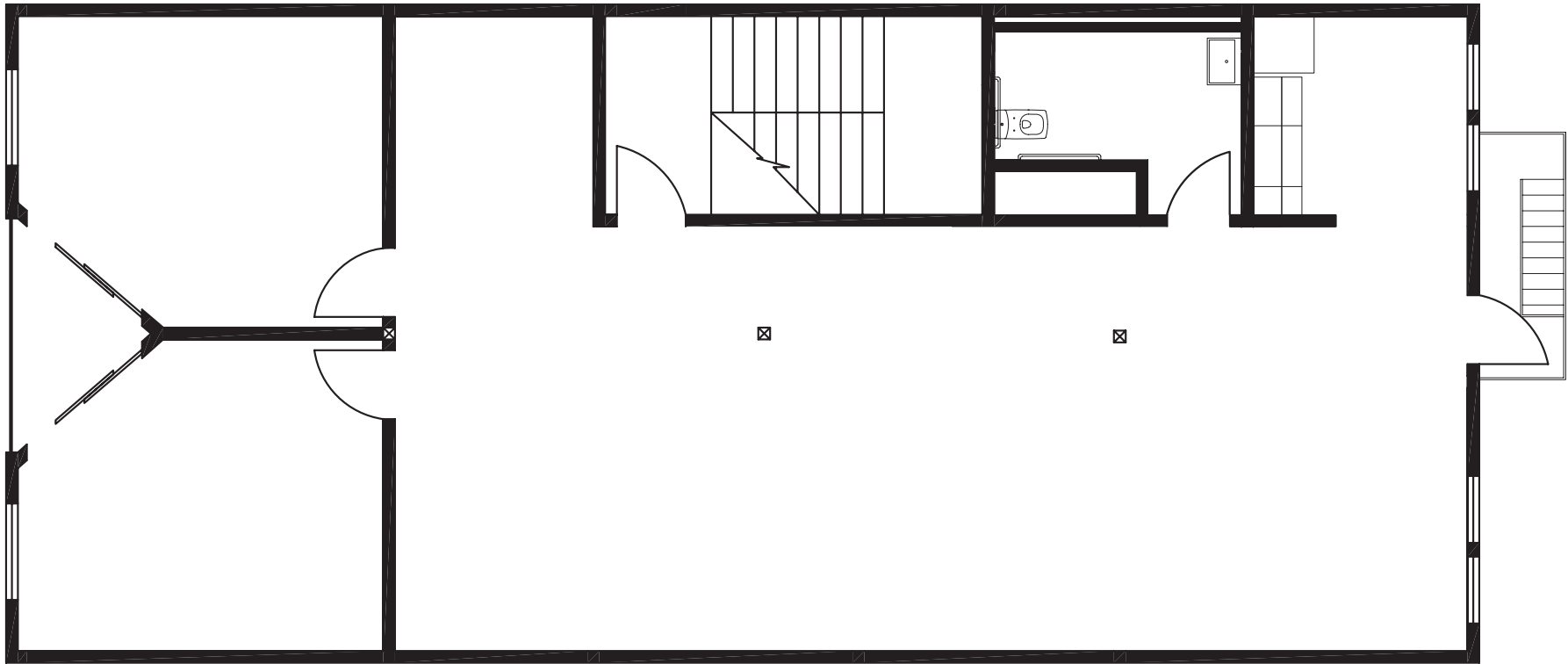
			<b>\$92,412.00</b>	
<b>PURCHASE PRICE</b>			<b>\$1,555,000.00</b>	<b>\$369.05</b>
Leasing Cost				
Leasing Commissions			<b>\$24,300.00</b>	<b>\$5.79</b>
<b>TOTAL PROJECT COSTS</b>			<b>\$1,574,300.00</b>	
<b>PRO FORMA CAP RATE</b>	<b>5.87%</b>			



### FLOOR PLAN

Third Floor +/- 1,500 Square Feet

BRYANT STREET





### LOCATION OVERVIEW

Desirable South of Market location, walkable to nearby amenities and to surrounding neighborhoods.



**06 MIN** to 8th St MUNI  
**10 MIN** to Civic Center Bart  
**12 MIN** to South Park



**07 MIN** to Oracle Park  
**10 MIN** to Financial District  
**20 MIN** to SFO Airport

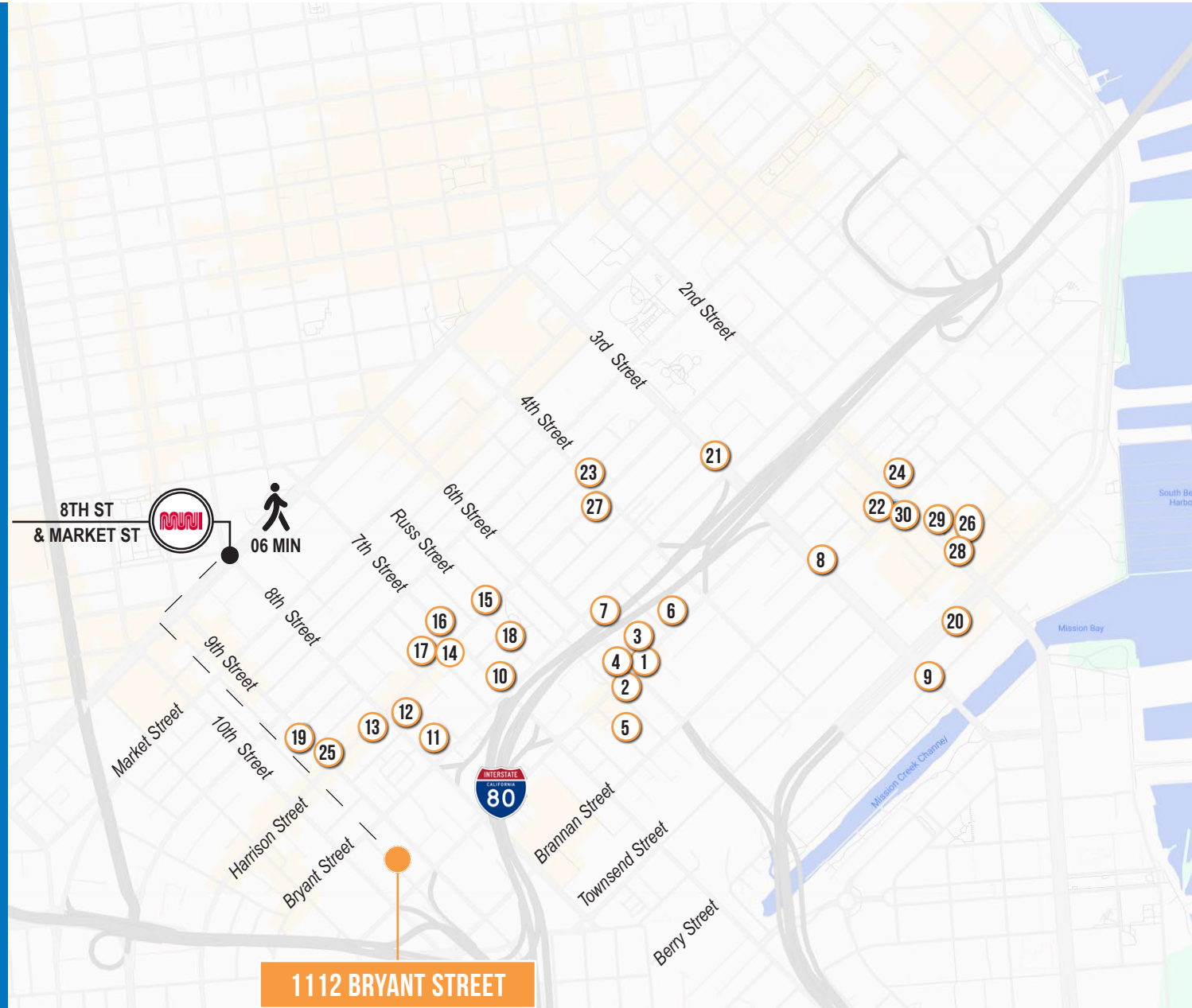


**03 MIN** to 101 On-Ramp  
**07 MIN** to 80 On-Ramp  
**08 MIN** to 280 On-Ramp



### NEARBY AMENITIES

- 1 Pho de Nguyen
- 2 El Norteno Taco Truck
- 3 Moonbowls
- 4 Social Cafe
- 5 Question Mark Tavern
- 6 Halal City
- 7 SOMA Food Court
- 8 Marlowe
- 9 Philz Coffee
- 10 Yossie's Cantina
- 11 AK Subs
- 12 Driftwood
- 13 Northern China BBQ
- 14 Ushi Taro Ramen SOMA
- 15 Deli Board
- 16 Sightglass Coffee
- 17 HK Lounge Bistro
- 18 The Stud
- 19 Heyma Yemeni Coffee
- 20 Happy King Pizza
- 21 Dragon Horse
- 22 Brickhouse Cafe & Bar
- 23 Mr. East Kitchen
- 24 Delah Coffee
- 25 Taco Bell Cantina
- 26 KAIYO Rooftop
- 27 Sun & Moon
- 28 Alchemist Bar & Lounge
- 29 Saison
- 30 Golden Goat Coffee



**1112 BRYANT STREET**



ALCHEMIST BAR & LOUNGE



KAIYO ROOFTOP



GOLDEN GOAT COFFEE



SAISON



MARLOWE

1112 BRYANT STREET



# CONFIDENTIAL OFFERING MEMORANDUM

## OFFERING SUMMARY | SALE

1112 Bryant Street is being offered for sale with an asking price of \$1,555,000.00 / \$369 PSF. All prospective buyers should assume the subject property will be delivered on an “As-Is, Where-Is” basis at the Close of Escrow.

Prospective buyers and tenants 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.

### ASKING PRICE

\$1,555,000.00 / \$369 PSF

## OFFERING SUMMARY | LEASE

The First and Third Floor of 1112 Bryant Street are being offered for lease with an asking rate as outlined below.

3RD FLOOR	+/- 1,500 Square Feet, \$45.00 / I.G.*
GROUND FLOOR	+/- 1,200 Square Feet, \$32.00 / I.G.*

*\*Floors can be leased together or separate for +/- 2,700 Square Feet*

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 1112 Bryant Street, San Francisco, CA 94103 (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) 812-1219 or Michael Sanberg (415) 697-6088 or Ethan Mann (415) 990-9127 or George Farley (415) 994-5767.

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