

262 7TH ST & 65-67 LANGTON ST

FOR SALE OR LEASE | RENOVATED WAREHOUSE & OFFICE BUILDING

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



262 7TH STREET



65-67 LANGTON STREET

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262 & 65-67

7TH STREET & LANGTON STREET

EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer tenants, users, and investors the opportunity to lease or purchase the fee simple interest in 262 7th Street & 65-67 Langton Street, San Francisco, California 94103.

262 7th Street and 65-67 Langton Street sit on one (1) parcel of land that is approximately 7,838 square feet. The parcel is comprised of three (3) separate units/buildings. The properties possess a mixture of warehouse space, and renovated office space that includes conference rooms, kitchenettes, and restrooms. There is one (1) drive-in roll-up door off of 7th Street and grade-level access through a large sliding door on Langton Street, both of which supports the asset's industrial functionality.

262 7th St benefits from ongoing entitlements and design of an SRO / residential development project. The current entitlement plans call for an approximately 39,000 square foot structure, comprised of ninety-six (96) residential units and one ground floor retail space.

PROPERTY SUMMARY

ADDRESS	262 7th Street & 65-67 Langton Street San Francisco, CA 94103
APN	3730/007
BUILDING SIZE	+/- 10,750 Square Feet
PARCEL SIZE	+/- 7,838 Square Feet
ZONING	WMUG - WSoma Mixed Use - General
HEIGHT LIMIT	65-X

PROPOSED DEVELOPMENT



262 & **65-67**
7TH STREET LANGTON STREET

INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

Rarely Available Renovated South of Market Warehouse / Office Building



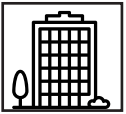
FANTASTIC OWNER / USER OPPORTUNITY

Design Driven Warehouse w/ Functional Features and Historic Accents



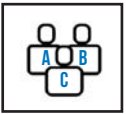
VALUE-ADD POTENTIAL FOR INVESTORS

Additional Creative Improvements Can Support Lab, Robotics, and Other Advanced Manufacturing Uses Where Demand Remains Strong



RESIDENTIAL DEVELOPMENT OPPORTUNITY

+/- 39,000 Square Feet of Residential Entitlements Underway



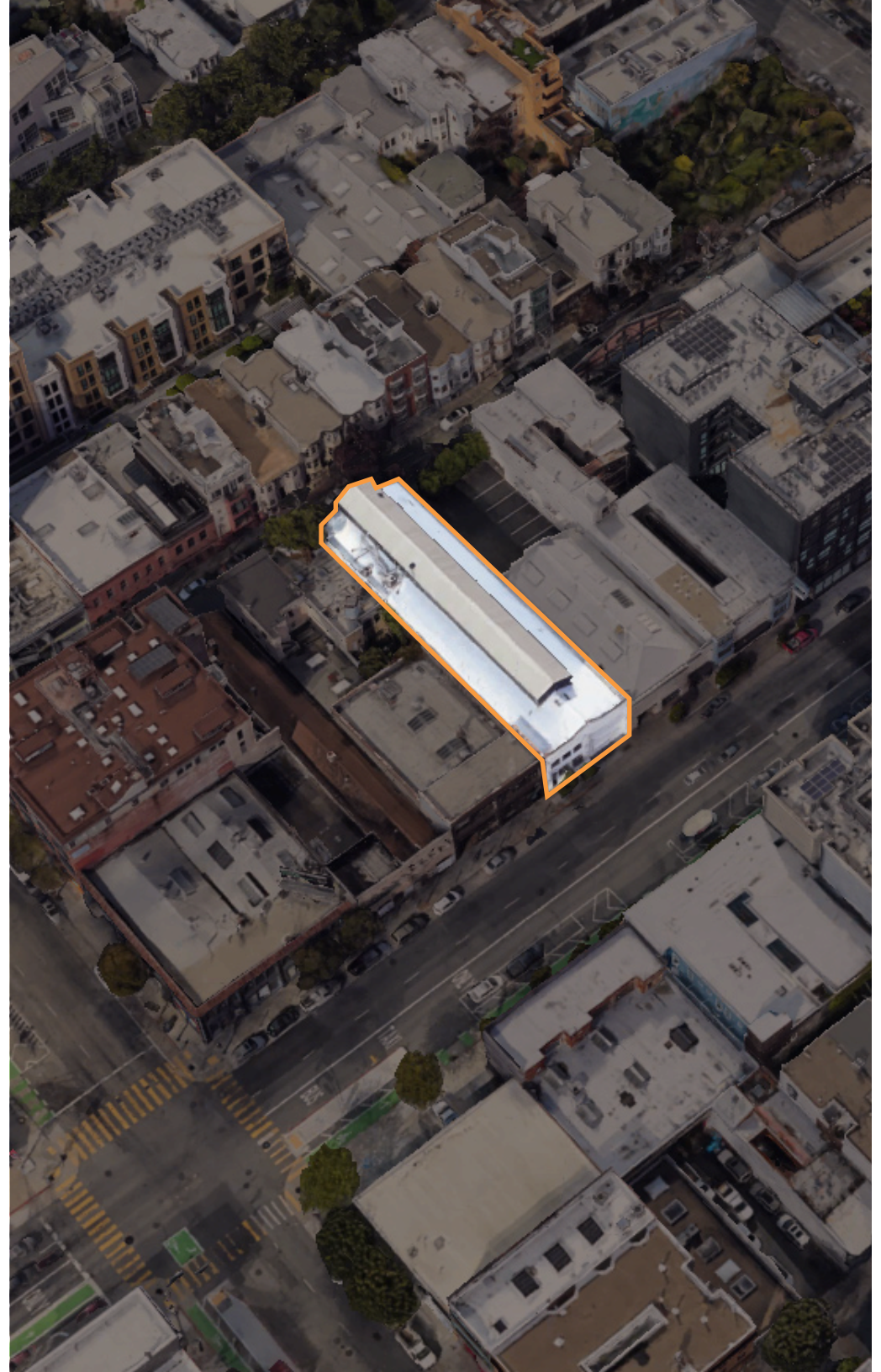
MULTIPLE TENANT CONFIGURATION

Configured to 1-3 Tenants or Occupants, With Restrooms, Kitchens and Showers in Each Unit



VIBRANT AND CENTRAL LOCATION

Prime South of Market Location Walking Distance to BART



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BUILDING DESCRIPTION

YEAR BUILT / RENOVATED	1945 / 2011
BUILDING ACCESS	One (1) Drive-In Roll-Up Door One (1) Grade Level Sliding Door
CEILING HEIGHT	17' Exposed Truss Ceilings
CONSTRUCTION TYPE	Structural Steel, Fireproofed
ELECTRICAL SERVICE	3 Phase, 600 Amps
FACILITIES	Three (3) Kitchenettes Two (2) Showers Four (4) Restrooms
OFFICES / MEETING ROOMS	Ten (10) Meeting Rooms, Enclosed Spaces

BUILDING BREAKDOWN

262 7th Street: +/- 5,850 Sq. Ft.
67 Langton St: +/- 2,300 Sq. Ft.
65 Langton St: +/- 2,600 Sq. Ft.
TOTAL +/- 10,750 Sq. Ft.

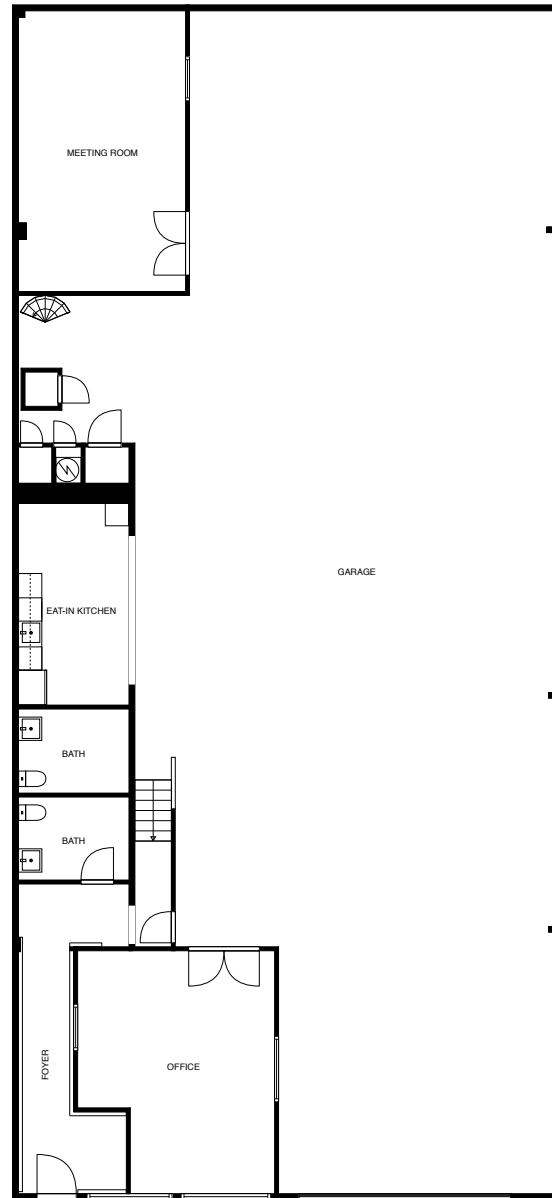
**Units Can Be Leased Together or Separately*



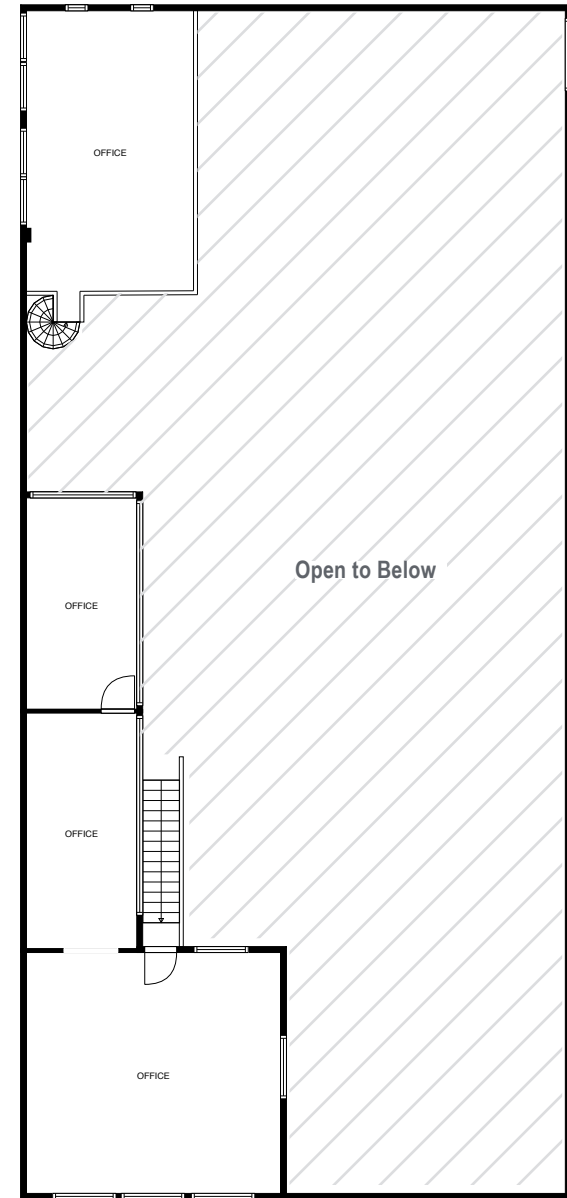
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7TH STREET LANGTON STREET

Floor Plans
262 7th Street
+/- 5,850 Square Feet



Ground Floor



Second Floor

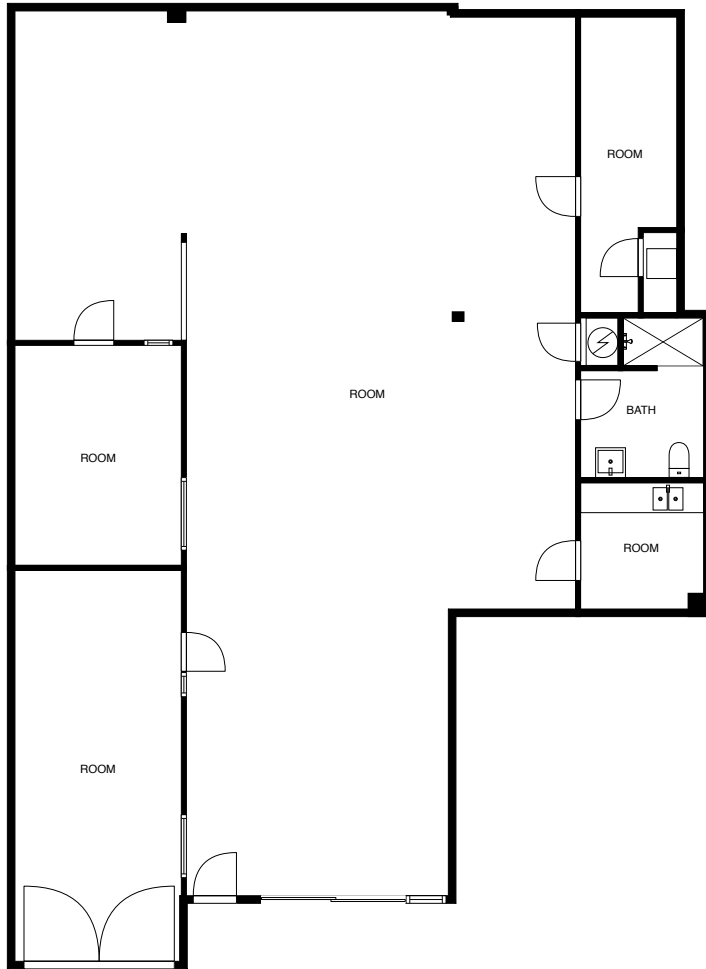
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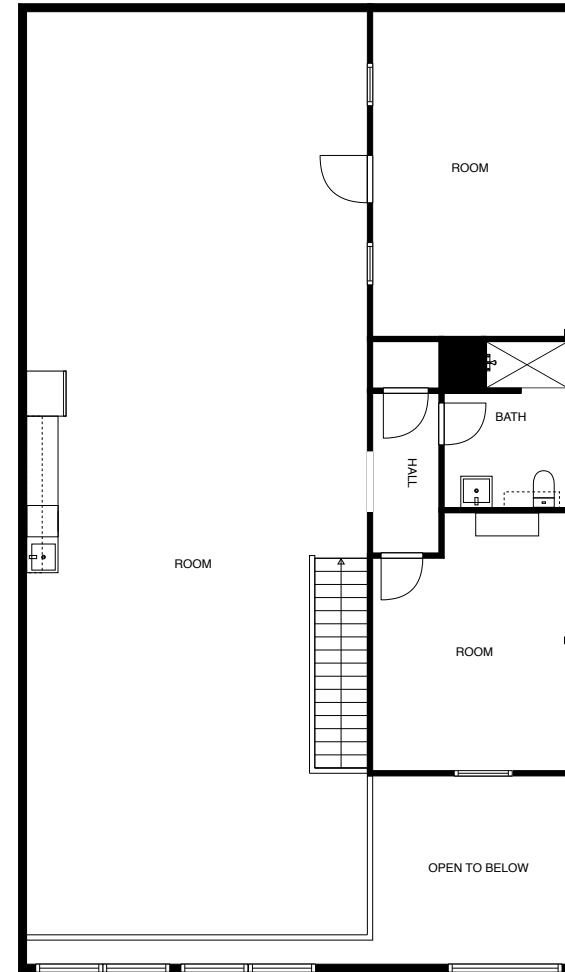
Floor Plans

65-67 Langton Street

+/- 2,300 - 4,900 Square Feet



65 Langton Street



67 Langton Street

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7TH STREET LANGTON STREET

LOCATION OVERVIEW

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



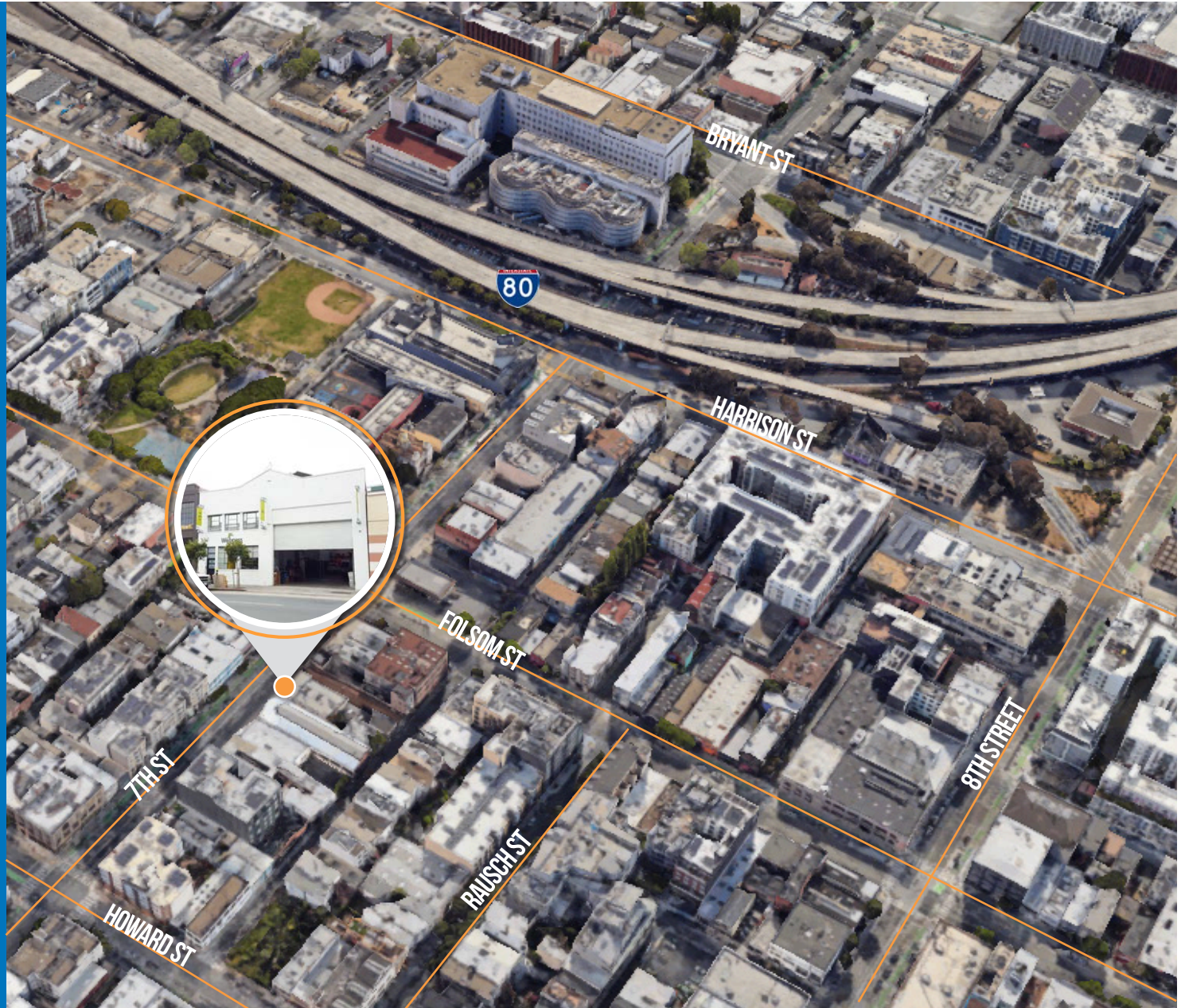
10 MIN to Civic Center BART
10 MIN to Metro Muni Lines



10 MIN to Union Square
15 MIN to Financial District



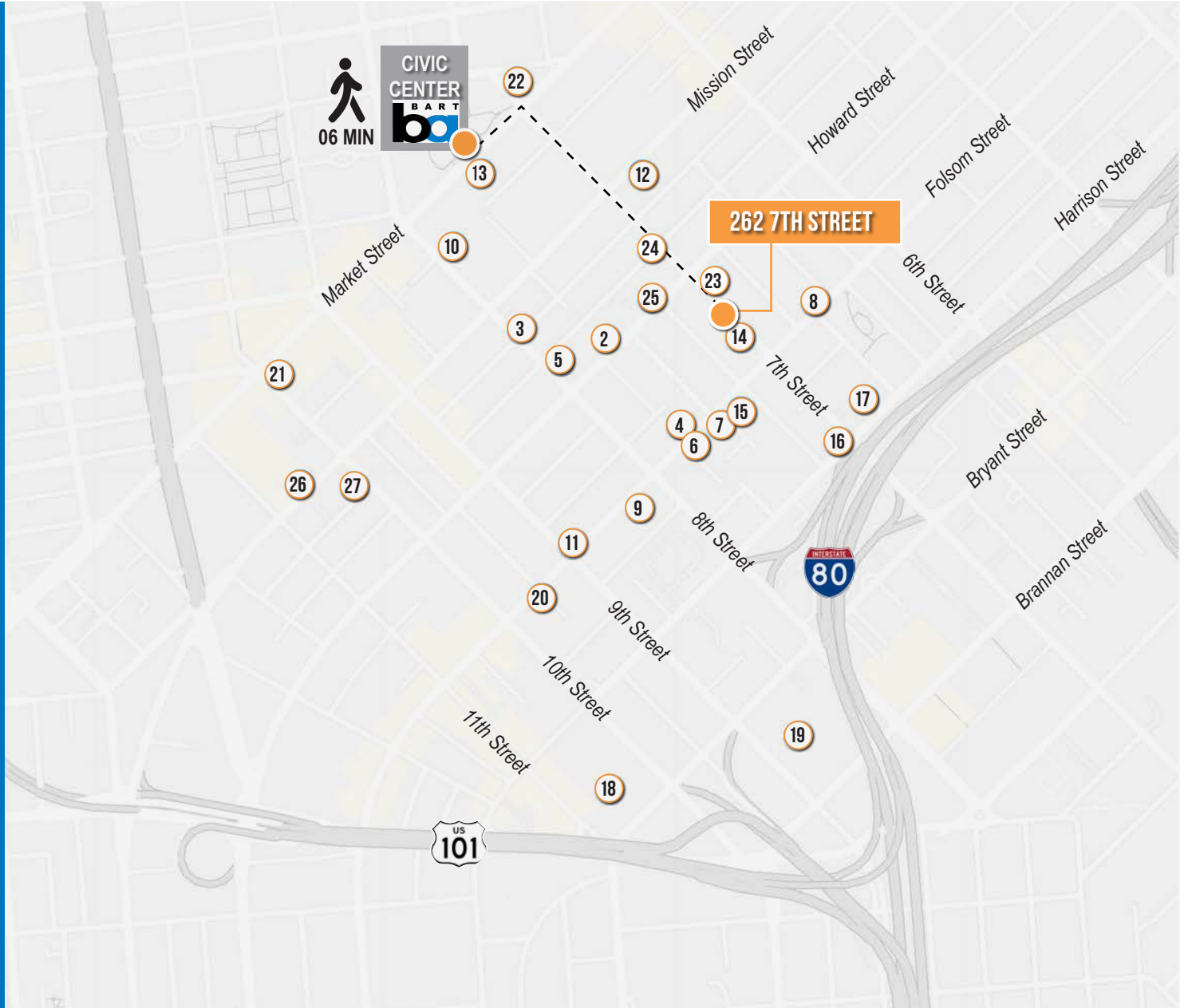
05 MIN to 80 On-Ramp
10 MIN to 101 On-Ramp



262 7TH STREET & 65-67 LANGTON STREET

NEARBY AMENITIES

- 1.....Rize Up Bakery
- 2.....Sizzling Pot King
- 3.....DECANTsf
- 4.....Harvest Urban Market
- 5.....Basil Thai Restaurant & Bar
- 6.....Raven Bar
- 7.....Deli Board
- 8.....Driftwood
- 9.....Whole Foods Market
- 10.....Azúcar Lounge
- 11.....Square Pie Guys
- 12.....La Cuisine Cafe
- 13.....Sightglass Coffee
- 14.....Boba Guys
- 15.....Rocco's Cafe
- 16.....Rumors
- 17.....Plaid Headquarters
- 18.....Costco Wholesale
- 19.....Trader Joe's
- 20.....Powerhouse
- 21.....Twitter HQ
- 22.....Charmaine's Rooftop Bar
- 23.....Champagne Society
- 24.....Caffe Moda
- 25.....Ritual Hot Yoga
- 26.....WeWork
- 27.....Urbana SOMA



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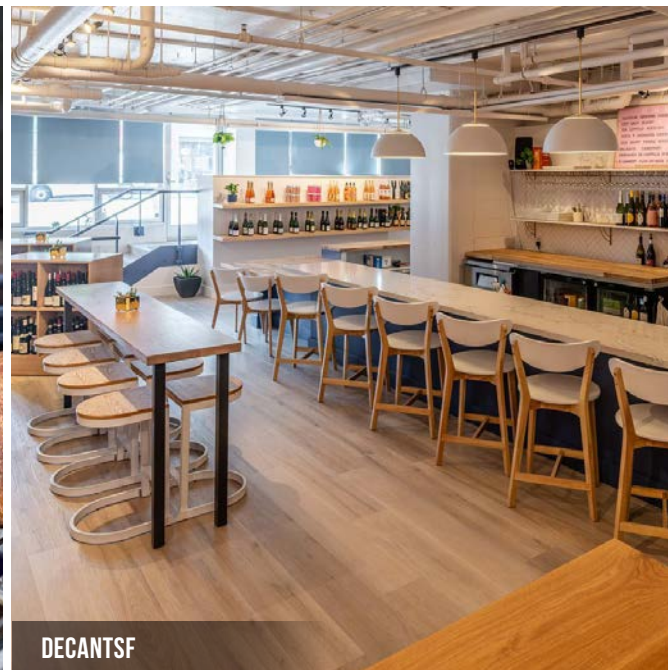
SIGHTGLASS COFFEE



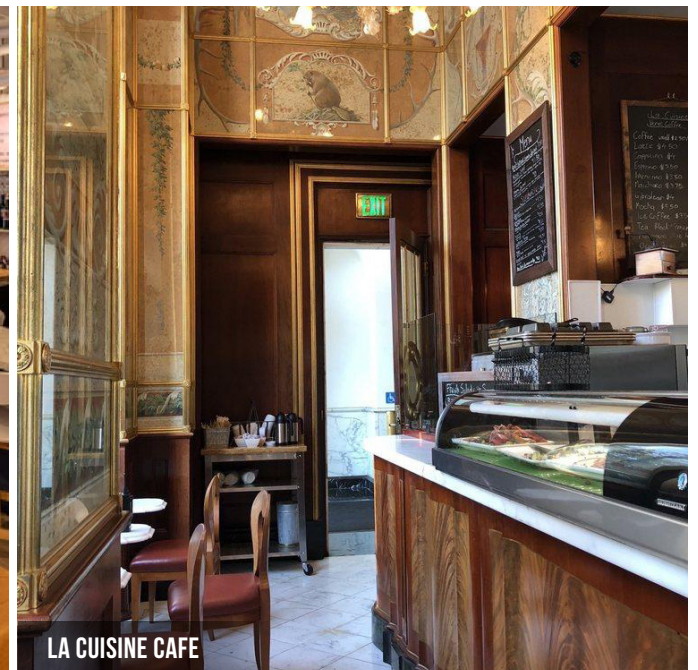
BASIL THAI



RIZE UP BAKERY



DECANTSF



LA CUISINE CAFE

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7TH STREET LANGTON STREET

OFFERING SUMMARY // SALE

262 7th Street & 65-67 Langton Street is being offered for sale for \$6,500,000 / \$605 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

\$6,500,000 / \$605 PSF

OFFERING SUMMARY // LEASE

262 7th Street & 65-67 Langton Street is being offered for lease with an asking rate as outlined below. All prospective tenants should assume the subject property can be delivered either on an “As-Is” basis or with a tenant improvement allowance subject to negotiation.

ASKING RATE

262 7th Street: +/- 5,850 Sq. Ft. | \$17,500 / Month, I.G.
67 Langton St: +/- 2,300 Sq. Ft. | \$7,000 / Month, I.G.
65 Langton St: +/- 2,600 Sq. Ft. | \$7,750 / Month, I.G.



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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 262 7th Street & 65-67 Langton 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 Haupert at (415) 539-1121 or Michael Sanberg (415) 539-1103.