

1140 FOLSOM STREET

FOR LEASE OR SALE | COMMERCIAL CONDOMINIUM IN SOMA

SELLER
FINANCING
AVAILABLE



1140 FOLSOM STREET

EXECUTIVE SUMMARY

Touchstone Commercial Partners, Inc. is pleased to offer for sale a recently developed commercial condominium at 1140 Folsom Street, San Francisco, CA 94103. This unit is also available for lease.

Located in the South of Market, this property is situated in one of San Francisco's fastest developing high-density residential and commercial neighborhoods.

This property is an excellent fit for owner/users or investors alike. Currently, in cold shell condition, the subject commercial property is ideal for restaurant, food and beverage, medical office, retail and professional services uses.

ADDRESS	1140 Folsom Street, San Francisco, CA 94103
APN	3730/293
BUILDING SIZE	+/- 2,196 Square Feet
ZONING	NCT - Folsom Street
LEASE PRICE	Call Agent for Pricing *Tenant Improvement Allowance Available
SALE PRICE	\$1,275,000 / \$580 PSF

BUILDING ATTRIBUTES

- + Build To Suit Available
- + Type 1 & Type 2 Venting Available
- + 600 AMPS Power
- + 13' Ceilings
- + Cold Shell Condition
- + Recently Developed
- + Owner User Opportunity
- + Corner Exposure
- + 109 Residential Condos On Site Recently Sold



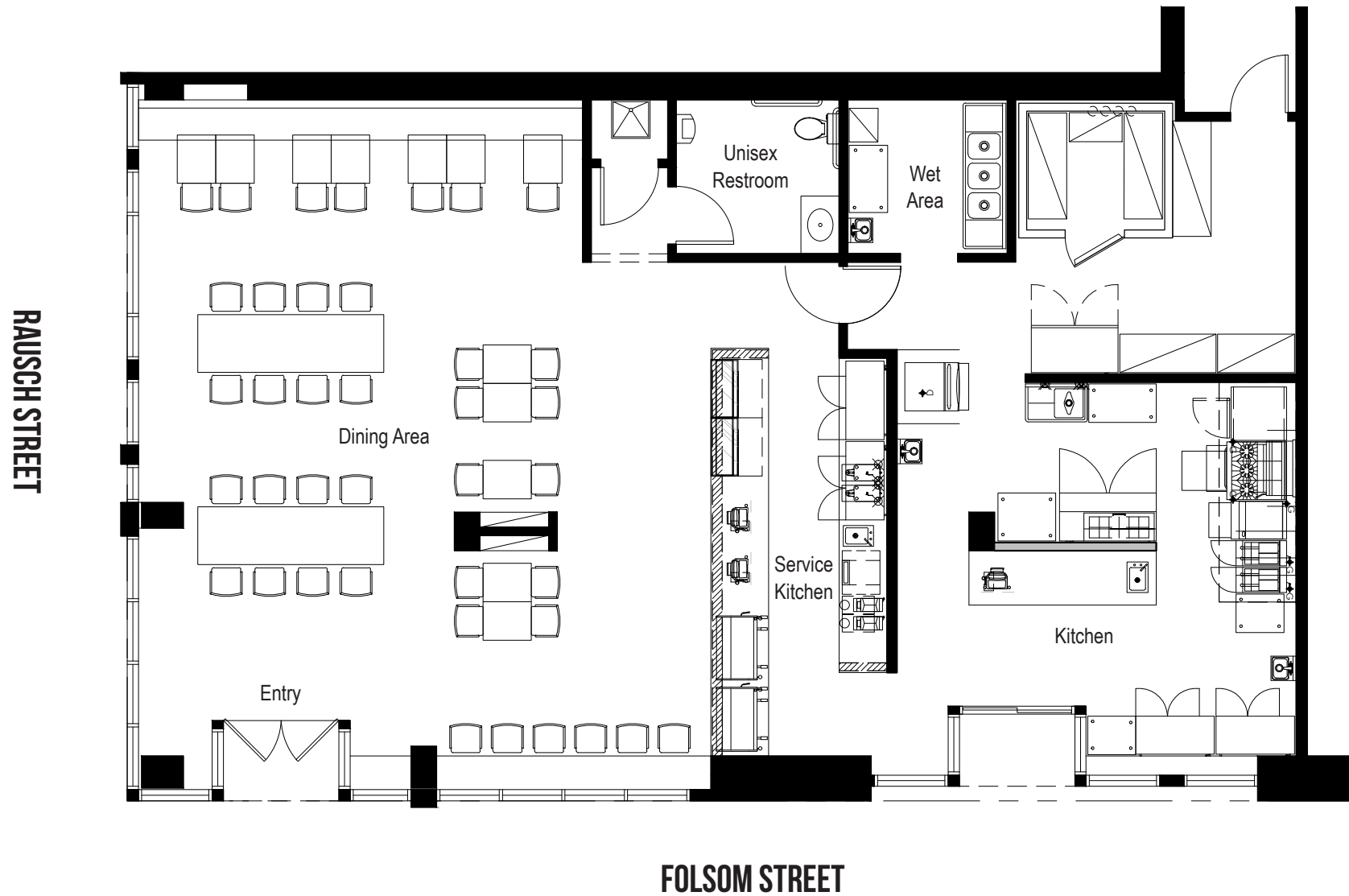
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CONCEPTUAL FLOOR PLAN

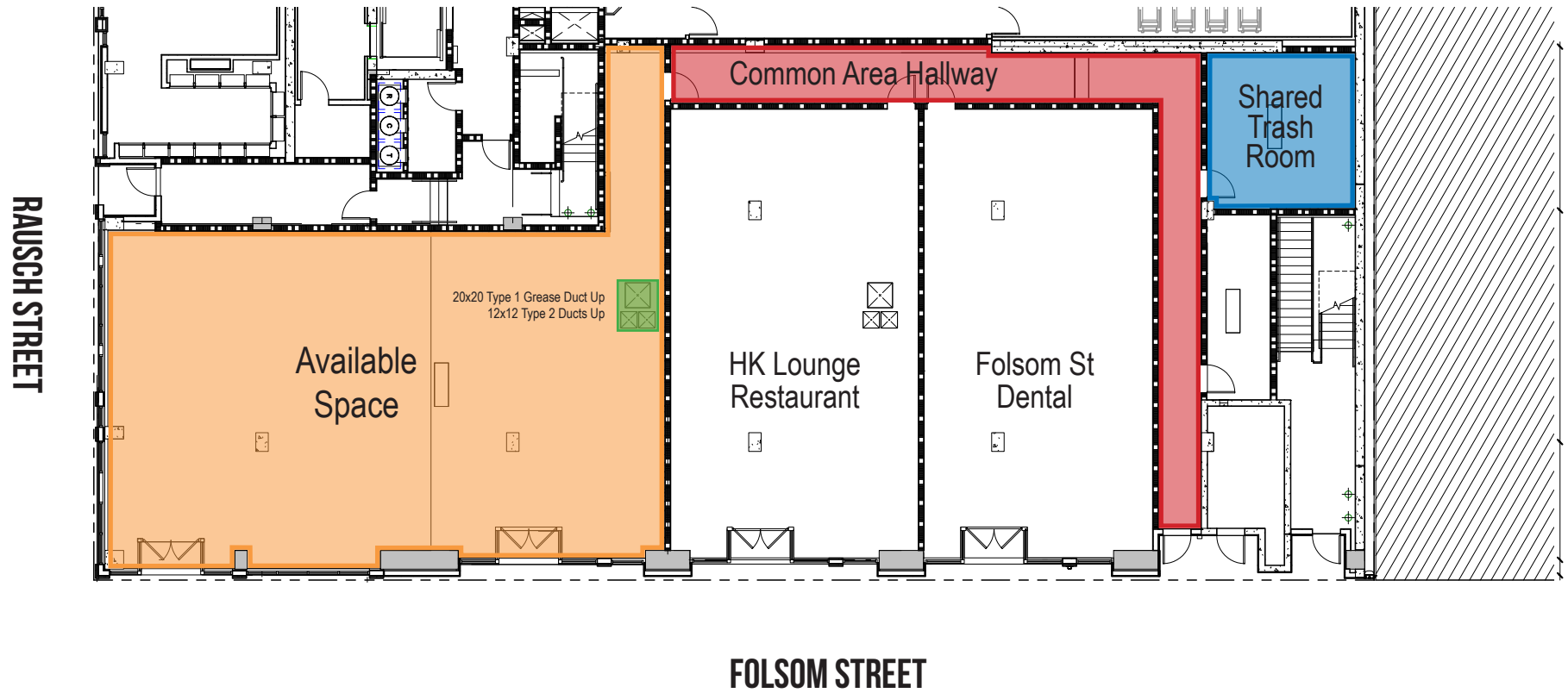
Commercial Unit +/- 2,196 Square Feet



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FLOOR PLAN

Commercial Unit +/- 2,196 Square Feet



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LOCATION OVERVIEW

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



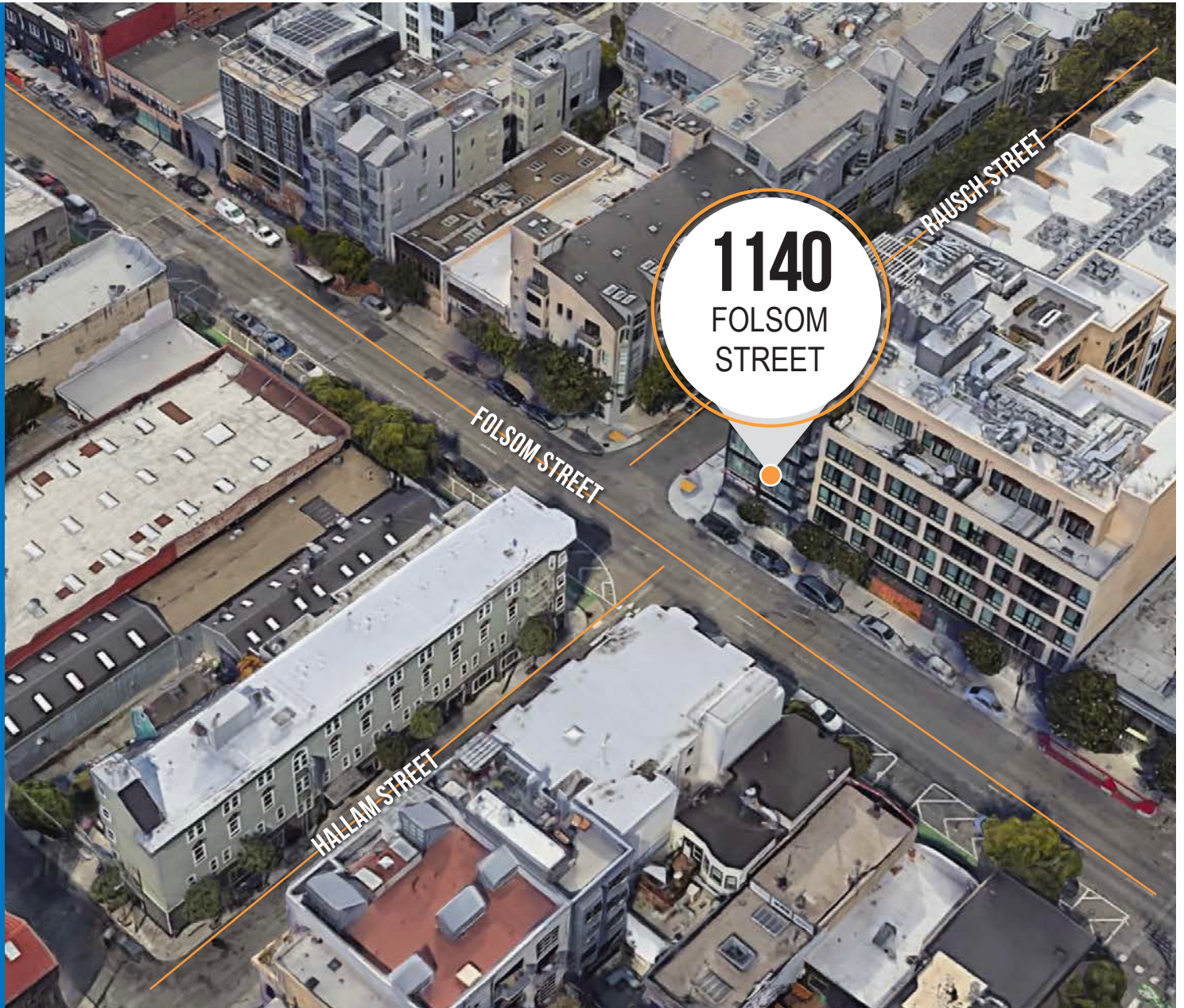
10 MIN to 8th & Market Muni
10 MIN to Civic Center Bart
16 MIN to Westfield Centre



08 MIN to Union Square
10 MIN to Mission District
12 MIN to Financial District



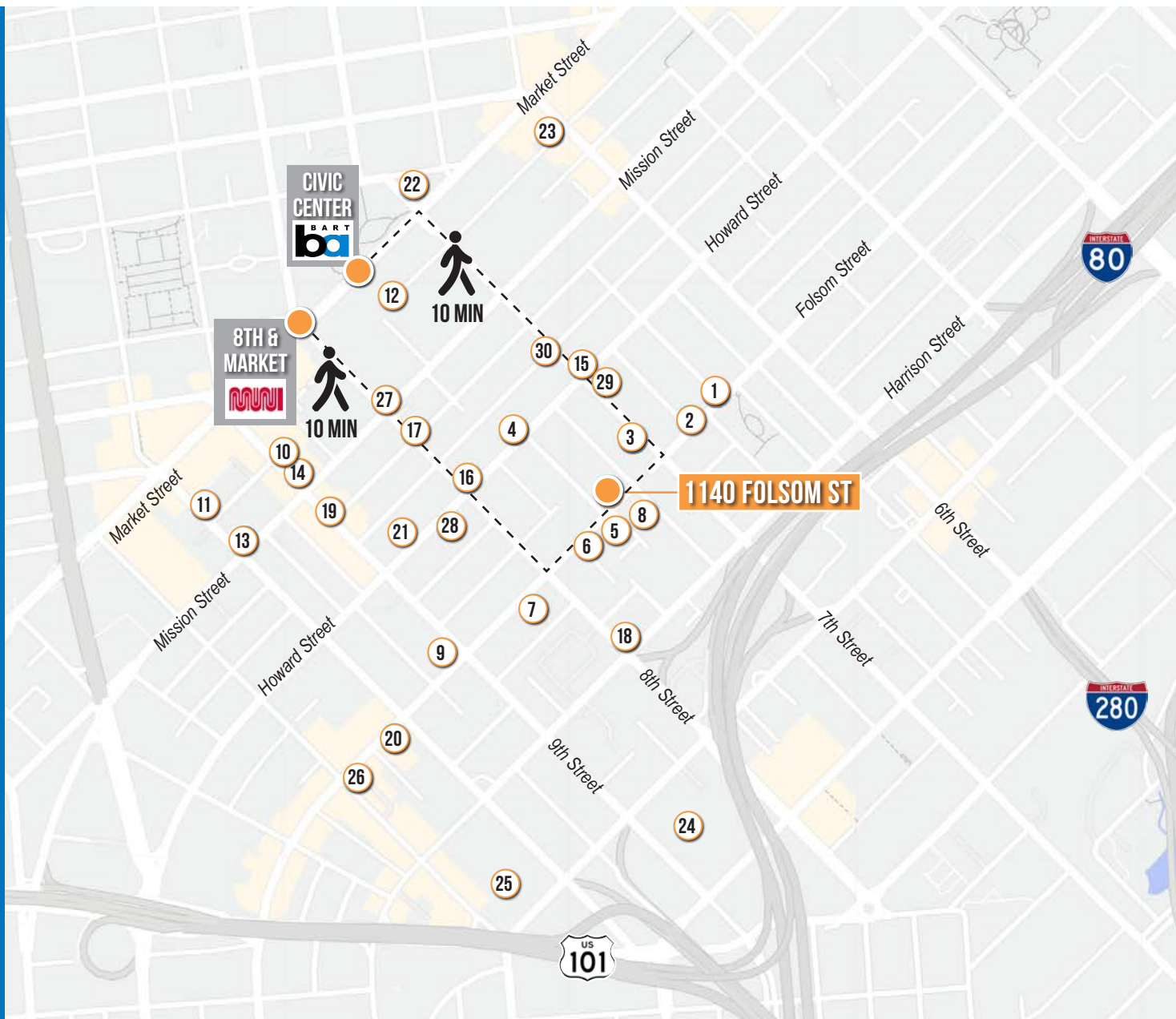
02 MIN to 280 On-Ramp
05 MIN to 80 On-Ramp
06 MIN to 101 On-Ramp



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NEARBY AMENITIES

- 1..... Deli Board
- 2..... Extreme Pizza
- 3..... Sightglass Coffee
- 4..... Rize Up Bakery
- 5..... Terroir
- 6..... Basil Thai Restaurant & Bar
- 7..... Driftwood
- 8..... Trademark Sports Bar
- 9..... Izakaya Dash
- 10..... Namu Stonepot
- 11..... Fitness SF - Mid Market
- 12..... La Cuisine Cafe
- 13..... Cumaica: Artesanos del Cafe
- 14..... Club 93
- 15..... Tony Baloney's
- 16..... Harvest Urban Market
- 17..... Sizzling Pot King
- 18..... AK Subs
- 19..... Sizzling Pot King
- 20..... Sextant Coffee Roasters
- 21..... Rize Up Bakery
- 22..... Charmaine's Rooftop Lounge
- 23..... Montesacro SoMa
- 24..... Trader Joe's
- 25..... Costco Wholesale
- 26..... Basil Canteen
- 27..... Logo Vintage
- 28..... Mike's Bikes of SF
- 29..... SF Champagne Society
- 30..... Caffe Moda



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CHARMAINES ROOFTOP LOUNGE



SIGHTGLASS COFFEE



TRADEMARK SPORTS BAR



MONTESACRO SOMA



CUMAICA ARTESANOS DEL CAFE

1140 FOLSOM STREET



OFFERING TERMS

1140 Folsom St, San Francisco, CA 94103 is being offered for sale. 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.

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 1140 Folsom St, 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 Jaron Eliopoulos at (415) 608-6336 or Cameron Tu (510) 919-8193.