



26th STREET
3359

FOR SALE | 2 LEVEL COMMERCIAL CONDO WITH 217 OCCUPANCY AND ENTERTAINMENT PERMIT

 **Eliopoulos** Group

JARON ELIOPOULOS DRE # 01975155
415.608.6336 | jaron@tcpre.com

CAMERON TU DRE # 02100436
510.919.8193 | cameron@tcpre.com

VISIT ELIOPOULOSGROUP.COM

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EXECUTIVE SUMMARY

Touchstone Commercial Partners, Inc. is pleased to offer owner-users and investors the opportunity to purchase the fee simple interest in 3359 26th Street.

The subject property is a two-story unit, fully renovated in move-in condition. This one-of-a-kind commercial condominium has been running as a successful private event space while the owners have been developing the overall property with 8 residential units above the commercial unit.

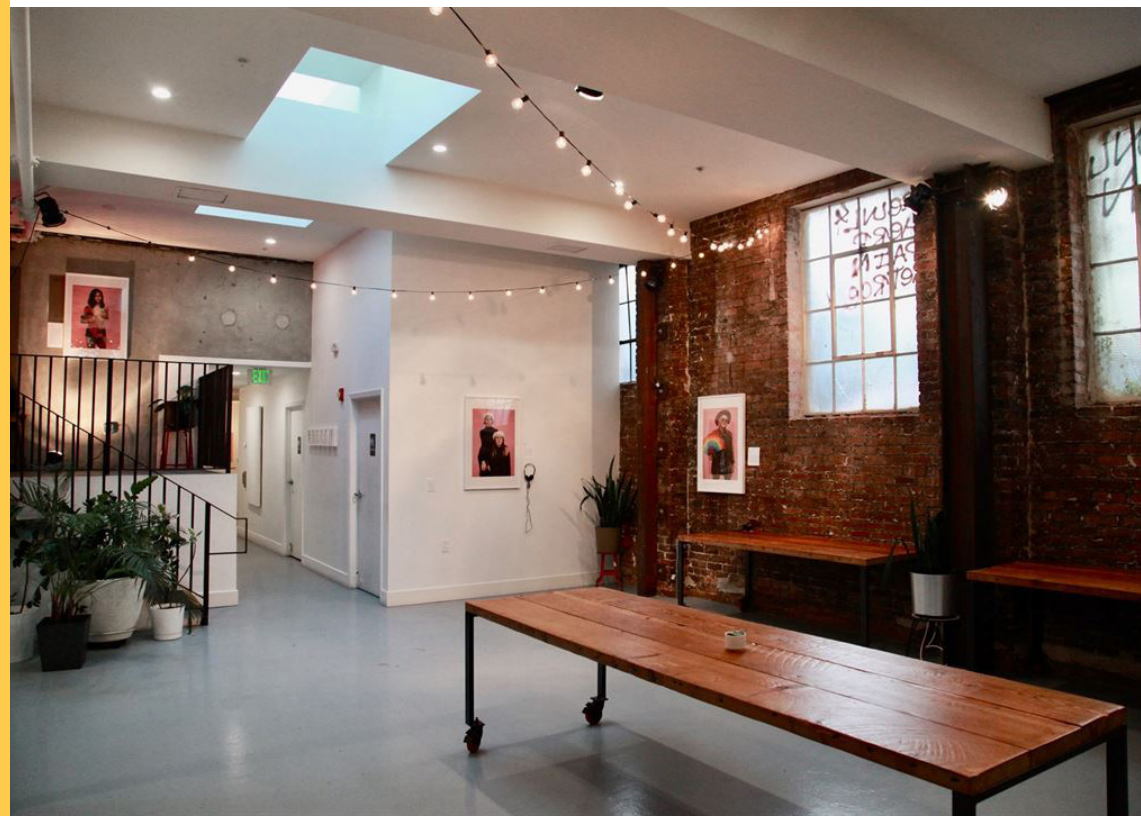
The subject property received a major renovation which provides multiple means of egress (26th Street and Capp Street), two sets of stairs between floors and a passenger elevator allowing for ADA access on both floors. The building is equipped with a beautiful cafe at the front of the space, and a large open floor plan allowing for larger gatherings. The property shall be delivered 100% vacant at close of escrow.

OFFERING SUMMARY

PRICE	\$3,600,000
PSF	\$598

PROPERTY SUMMARY

ADDRESS	3359 26th Street, San Francisco, CA 94110
PROPERTY SIZE	+/- 6,016 Square Feet
ZONING	NCT - Mission Street Neighborhood Commercial Transit



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INVESTMENTS HIGHLIGHTS



HIGH END RENOVATION

Upscale Remodeling



ALCOHOL PERMIT

ABC Type 41 Liquor License



LIMITED ENTERTAINMENT LICENSE

Events, Parties, Workshops, Meetings, Photo Shoots



ASSEMBLY PERMIT

Occupancy - 217 People



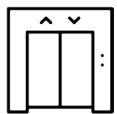
TURNKEY CONDITION

Move-In Ready



EXCEPTIONAL CONDOMINIUM UNIT

One Of A Kind Property



ELEVATOR IN BUILDING

ADA Passenger Elevator



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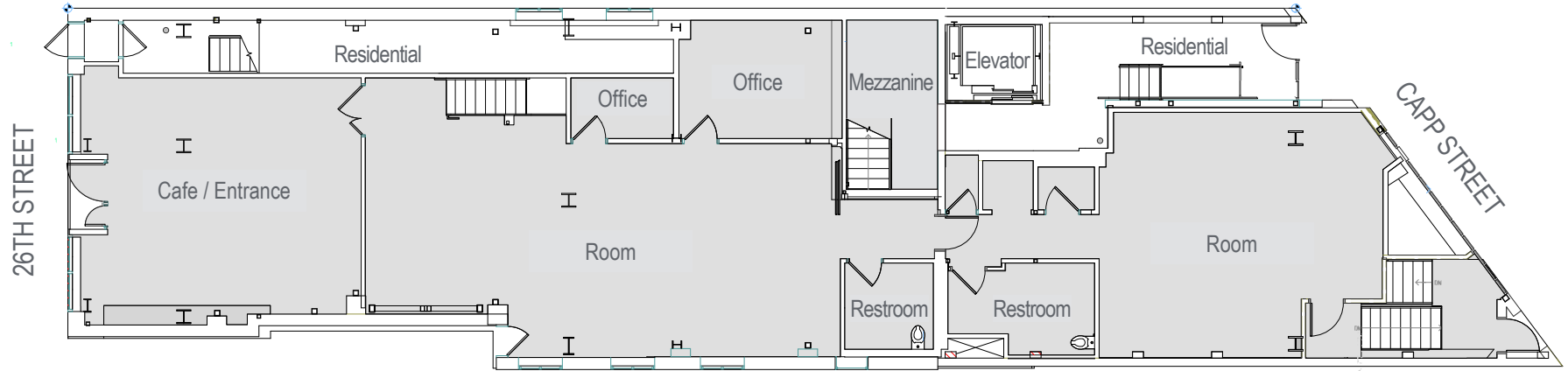
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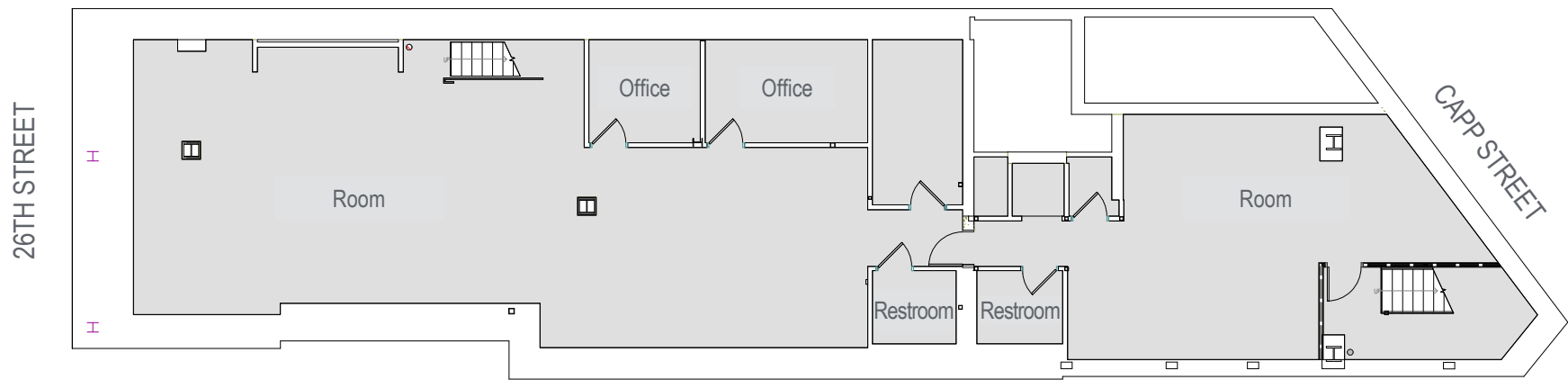
FLOOR PLAN

+/- 6,016 Square Feet

GROUND FLOOR



LOWER LEVEL



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LOCATION OVERVIEW

This property is located in the Mission District neighborhood of San Francisco. The subject property is well located in a rapidly changing neighborhood.



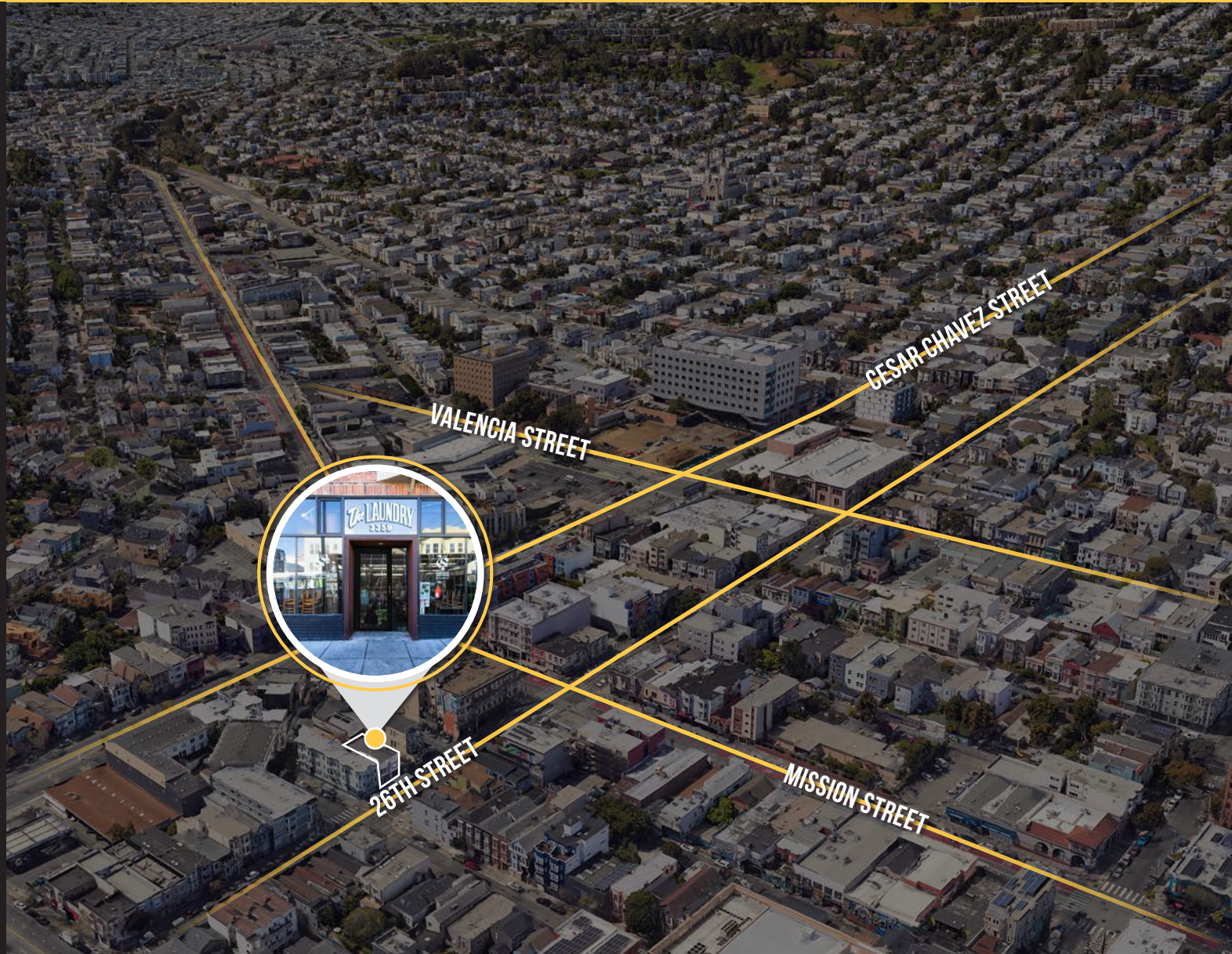
06 MIN to 24th Street BART
13 MIN to Church St MUNI
18 MIN to Bernal Peak



09 MIN to Civic Center
10 MIN to South of Market
13 MIN to Union Square



04 MIN to 101 On-Ramp
06 MIN to 280 On-Ramp
13 MIN to 80 On-Ramp

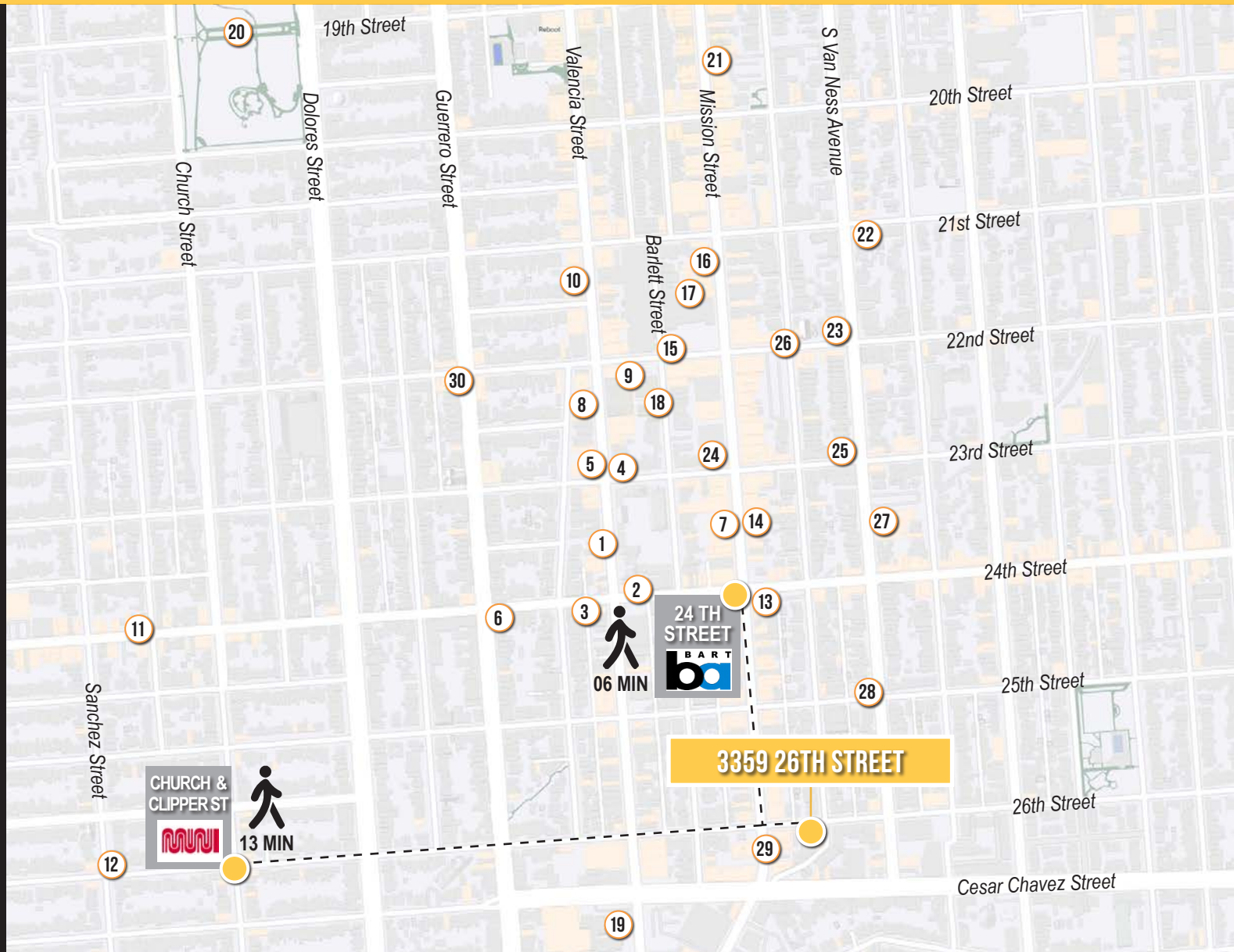


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NEARBY AMENITIES

- 1.....Cafe Valencia San Francisco
- 2..... Big Mouth Burgers
- 3.....Papalote
- 4..... Beretta
- 5..... Upfordays Coffee, Tea & Juice
- 6..... Fiore Caffe
- 7..... Pollo Campero
- 8.....Bottega
- 9..... Breakfast Little
- 10.....Ritual Coffee Roasters
- 11.....Saru Sushi Bar
- 12.....Noe Cafe
- 13..... Unica Dental
- 14.....Artillery AG + CeramicsI
- 15..... Ivory & Vine SF
- 16..... Lolinda
- 17.....Grand Coffee Too
- 18..... City College of SF
- 19... CPMC Mission Bernal Campus
- 20..... Mission Dolores Park
- 21..... Casements Bar
- 22..... Limón
- 23..... Urban Putt
- 24..... Walgreens
- 25..... United States Postal Service
- 26..... La Copa Loca Gelato
- 27.....Grocery Outlet
- 28..... Phone Booth
- 29..... Rincon Peruano
- 30..... Plain Jane



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OFFERING TERMS

3359 26th Street is being offered for sale with an asking price of \$3,600,000. 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.

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 3359 26th Street, San Francisco, CA 94110 (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.

TCP
TOUCHSTONE
COMMERCIAL PARTNERS
LIC # 01112906

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