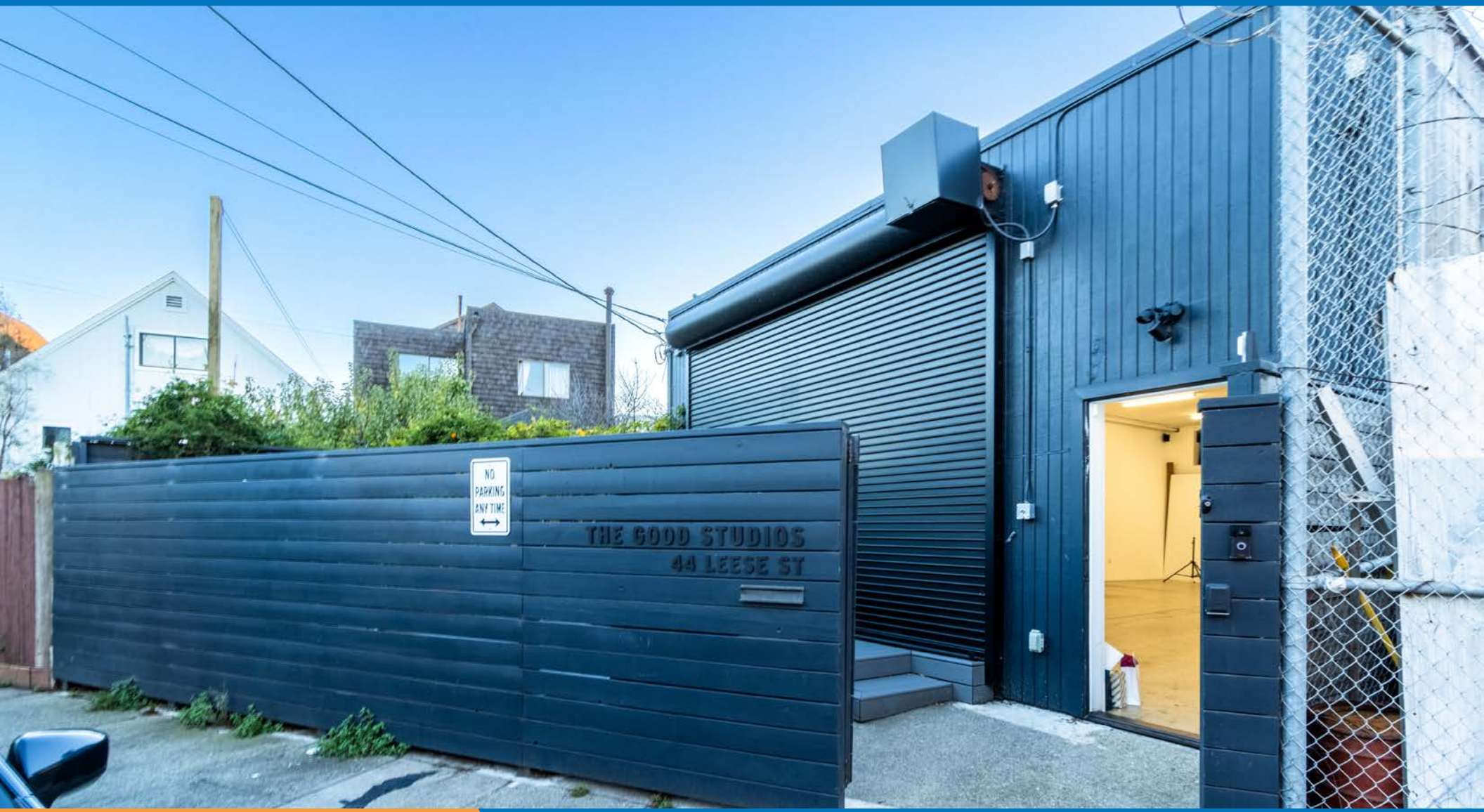


44 LEESE STREET

FOR SALE | HIGH END COMMERCIAL STUDIO W/ KITCHEN

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



 **Eliopoulos**Group

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44 LEESE STREET

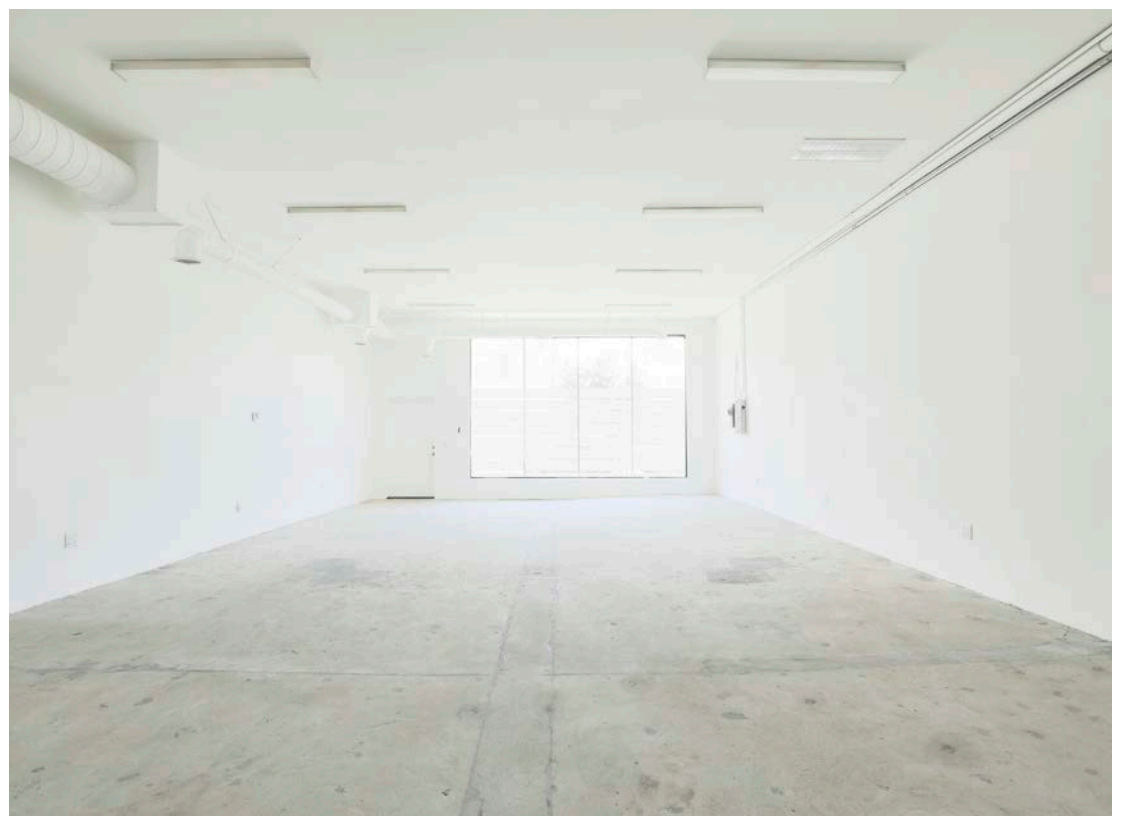
EXECUTIVE SUMMARY

44 Leese Street is a freestanding commercial building comprised of approximately 2,000 square feet and is offered for sale. This is a fantastic opportunity for an owner-user looking for a turnkey studio space.

Substantial renovations and upgrades were made to the property, including a new front deck, high end kitchen installation, custom floor to ceiling glass windows, and a secure gate.

PROPERTY SUMMARY

ADDRESS	44 Leese Street, San Francisco, CA 94110
APN	5719-008
BUILDING SIZE (SQ FT)	2,000
PARCEL SIZE (SQ FT)	2,322
ZONING	NC-2 - Neighborhood Commercial, Small Scale
PSF	\$675
SALE PRICE	\$1,350,000



44 LEESE STREET

BUILDING ATTRIBUTES

- + 200 AMPS Power, Single Phase (Recently Updated)
- + Significant Improvements In Past Three (3) Years
- + High End Kitchen
- + Two (2) Restrooms
- + One (1) Soundproofed Room
- + Custom Floor To Ceiling Glass Facade
- + Curb Cut / Ability To Restore Rollup Door Opening
- + Washer & Dryer
- + Security Rollup Doors

INVESTMENT HIGHLIGHTS



HIGH END RENOVATION

Upscale Remodeling



TURNKEY CONDITION

Move-In Ready



CLEAR SPAN BUILDING

Allows Use Flexibility



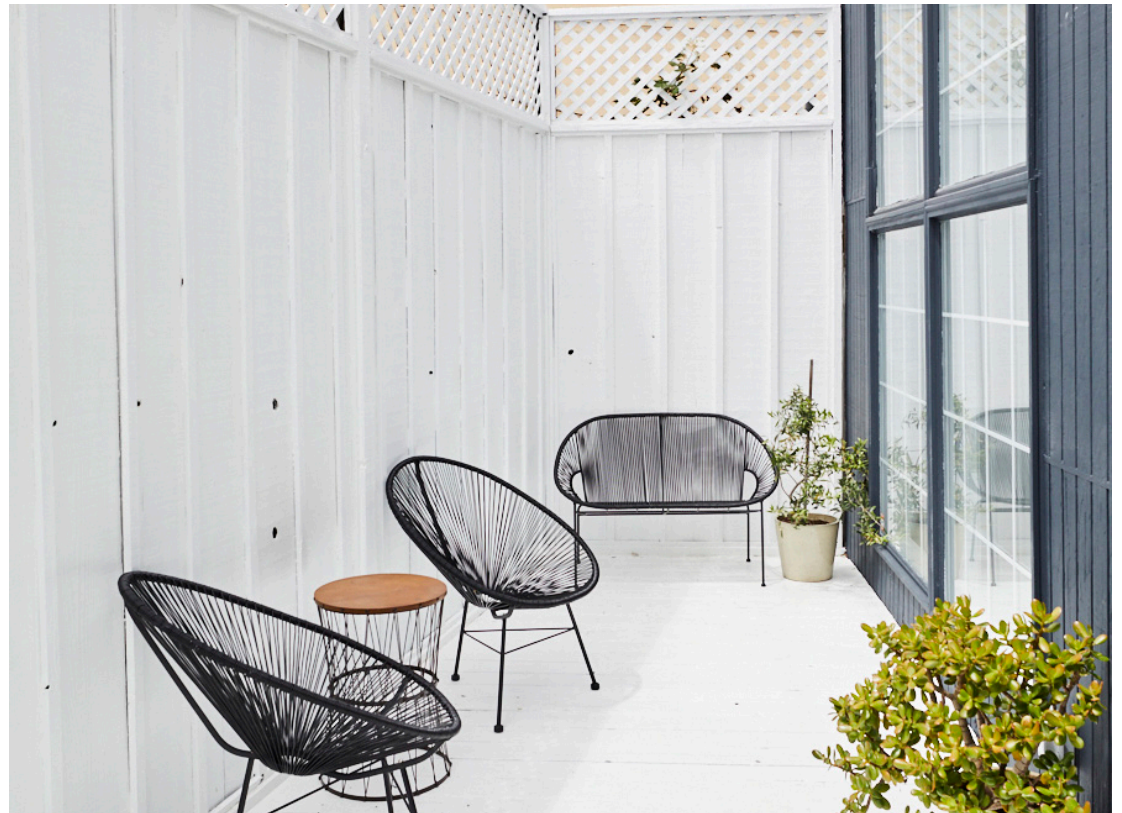
QUIET AND PRIVATE

Yet 1 block to Mission Street



BRAND NEW HVAC

Forced Air A/C + Heat



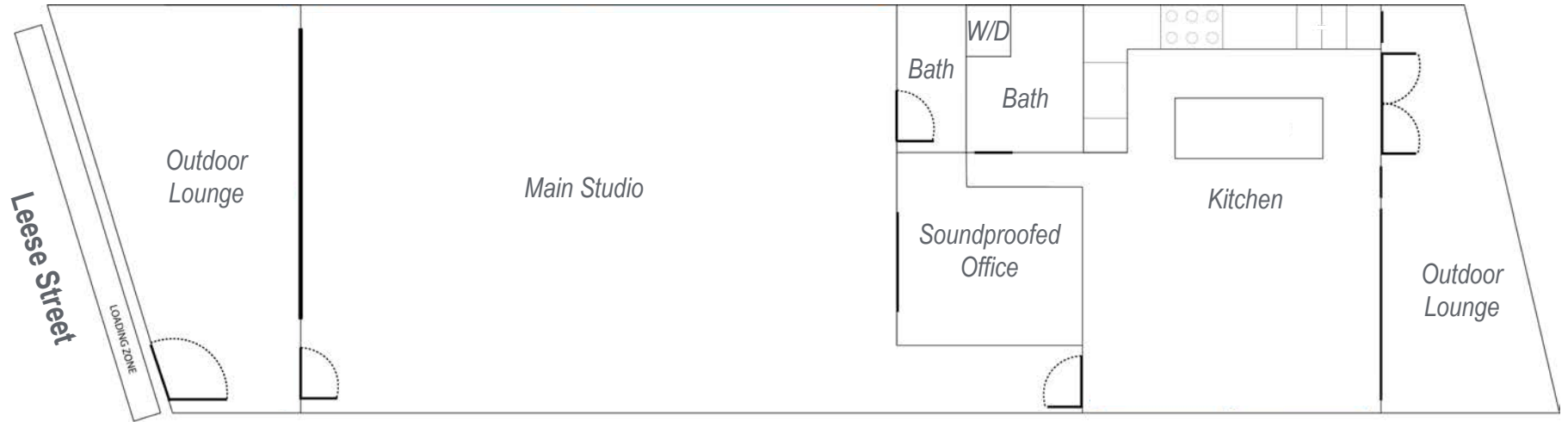
44 LEESE STREET



44 LEESE STREET

FLOOR PLAN

+/- 2,000 Square Feet



44 LEESE STREET

LOCATION OVERVIEW

Located in College Hill district of San Francisco. The subject property is well located in a rapidly changing neighborhood.



02 MIN to Mission St. Muni
18 MIN to Glen Park Bart
25 MIN to Glen Canyon Park



02 MIN to I-280
06 MIN to I-80
08 MIN to I-101



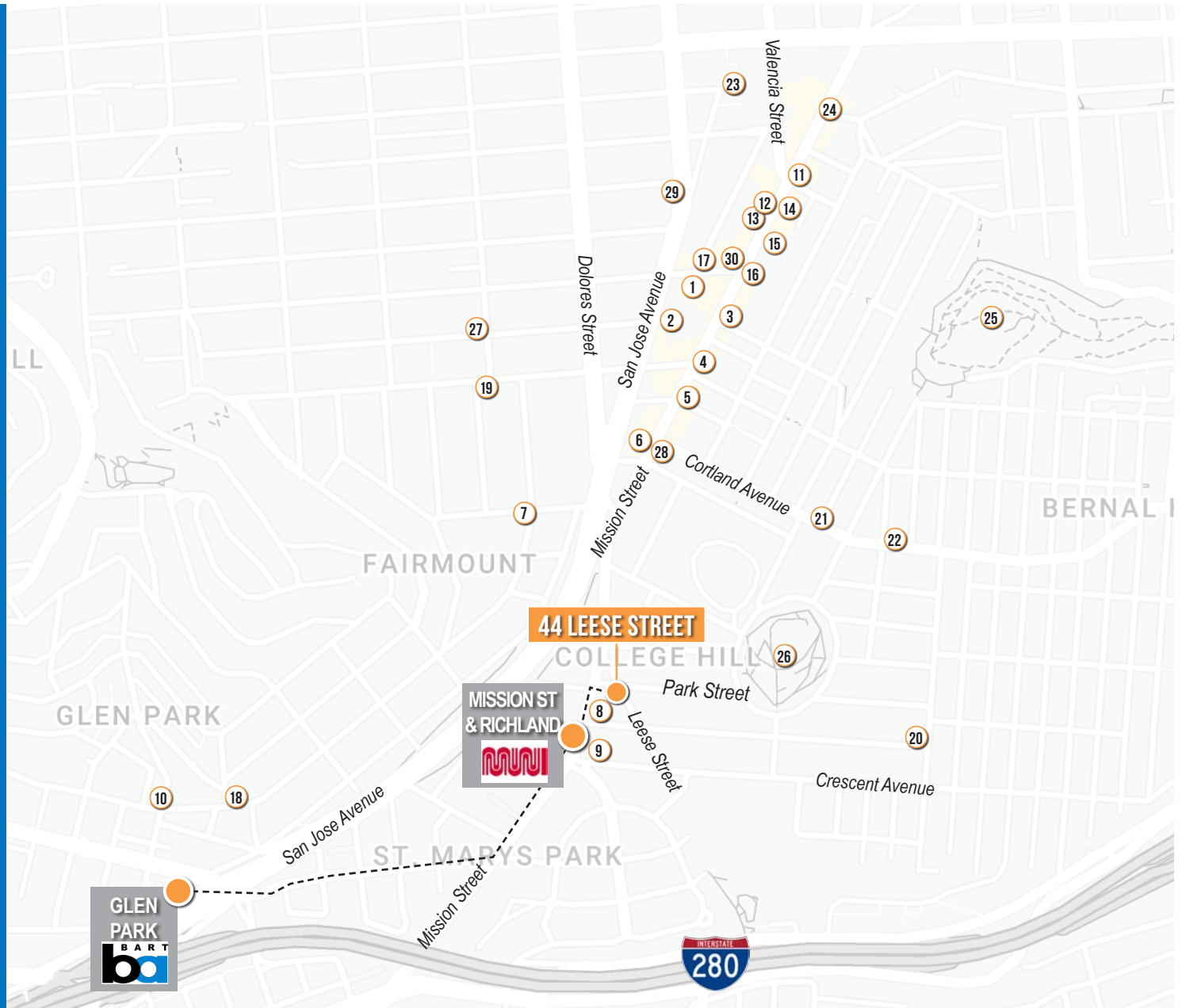
03 MIN to 101 On-Ramp
04 MIN to 80 On-Ramp
05 MIN to 280 On-Ramp



44 LEESE STREET

NEARBY AMENITIES

- 1..... The Front Porch
- 2..... Safeway
- 3..... Golden State Pizza & Grill
- 4..... Oye Managua
- 5..... El Buen Comer
- 6..... Cuisine of Nepal Restaurant
- 7..... Chenery Market
- 8..... Cafeto Coffee Shop
- 9..... Rinconcito Salvadoreño
- 10..... Glen Park Cafe
- 11..... Cellarmaker House of Pizza
- 12..... Blue Plate
- 13..... Emmy's Spaghetti Shack
- 14..... Sweet Basil Thai Cuisine
- 15..... Jasmine Tea House
- 16..... Fumi Curry & Ramen
- 17..... United States Postal Service
- 18..... Destination Baking Company
- 19..... La Ciccia
- 20..... Richland Market
- 21..... Pinhole Coffee
- 22..... Vega
- 23... CPMC Mission Bernal Campus
- 24..... Baby Blues BBQ
- 25..... Bernal Peak
- 26..... Holly Park
- 27..... Toast Eatery
- 28..... Tilak
- 29..... Cafe Gonzalez
- 30..... Komaaj



44 LEESE STREET



44 LEESE STREET



OFFERING TERMS

44 Leese Street in San Francisco, CA 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 44 Leese 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.