

# 1122 FOLSOM



**TCP**  
TOUCHSTONE  
COMMERCIAL PARTNERS

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# 1122 FOLSOM STREET

## EXECUTIVE SUMMARY

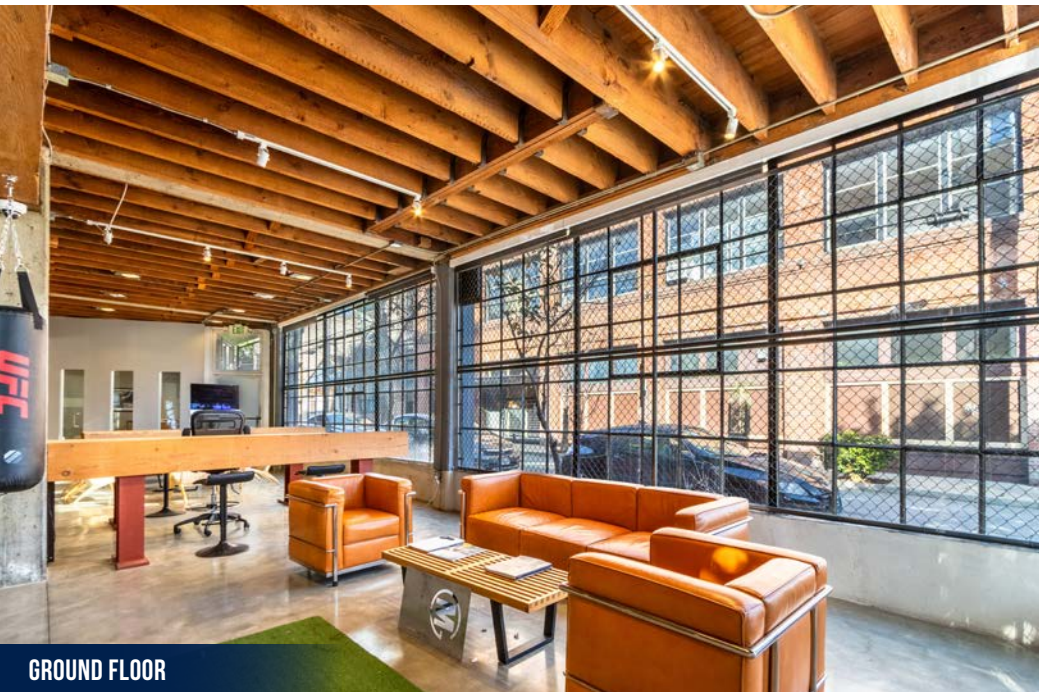
Touchstone Commercial Partners, Inc. is pleased to offer owner-users and investors the opportunity to purchase the fee simple interest in 1122 Folsom Street.

The subject property is a two-story free standing commercial building, fully renovated in move-in condition. Located in a central SOMA location, this impressive property was extensively renovated both in 2018 (ground floor commercial space) and in 2023 (second floor custom residential build-out).

The property shall be delivered 100% vacant at close of escrow.

## OFFERING SUMMARY

ADDRESS	1122 Folsom Street, San Francisco, CA 94103
APN	3730-014
PRICE	\$5,500,000
BUILDING SIZE	8,000
PARCEL SIZE	4,000
ZONING	NCT - Folsom Street Neighborhood Commercial Tenant
HEIGHT LIMIT	65'
FURNITURE & FIXTURES	Negotiable



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## INVESTMENT HIGHLIGHTS



**EXTENSIVELY RENOVATED (2018 & 2023)**



**HIGH END FINISHES THROUGHOUT**



**TWO (2) KITCHENS ON SECOND FLOOR**



**ONE (1) CAR GARAGE WITH ROLL-UP DOOR**



**PRIVATE ENTRANCE TO SECOND FLOOR**



**SOUND SYSTEM**



**WALKER'S PARADISE (98)**



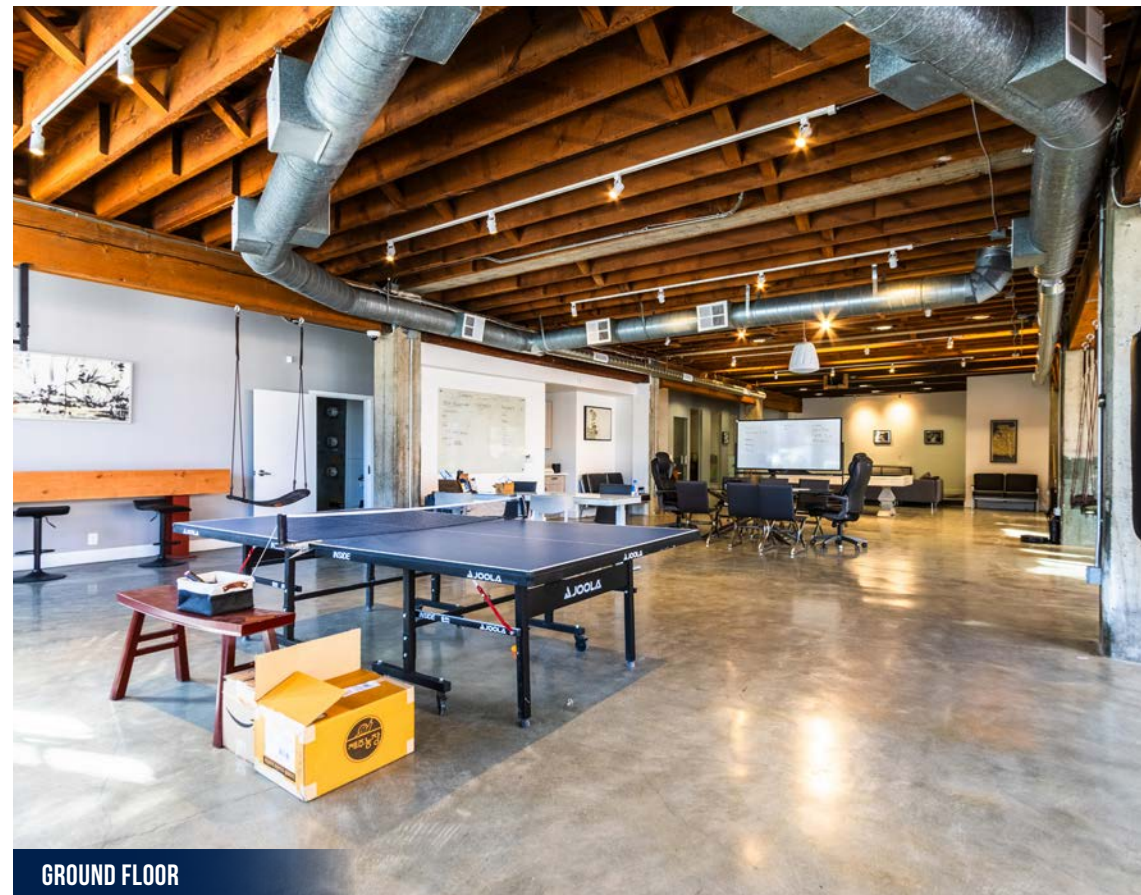
**RIDER'S PARADISE (100)**



**KITCHENETTE ON GROUND FLOOR**

## BUILDING FEATURES

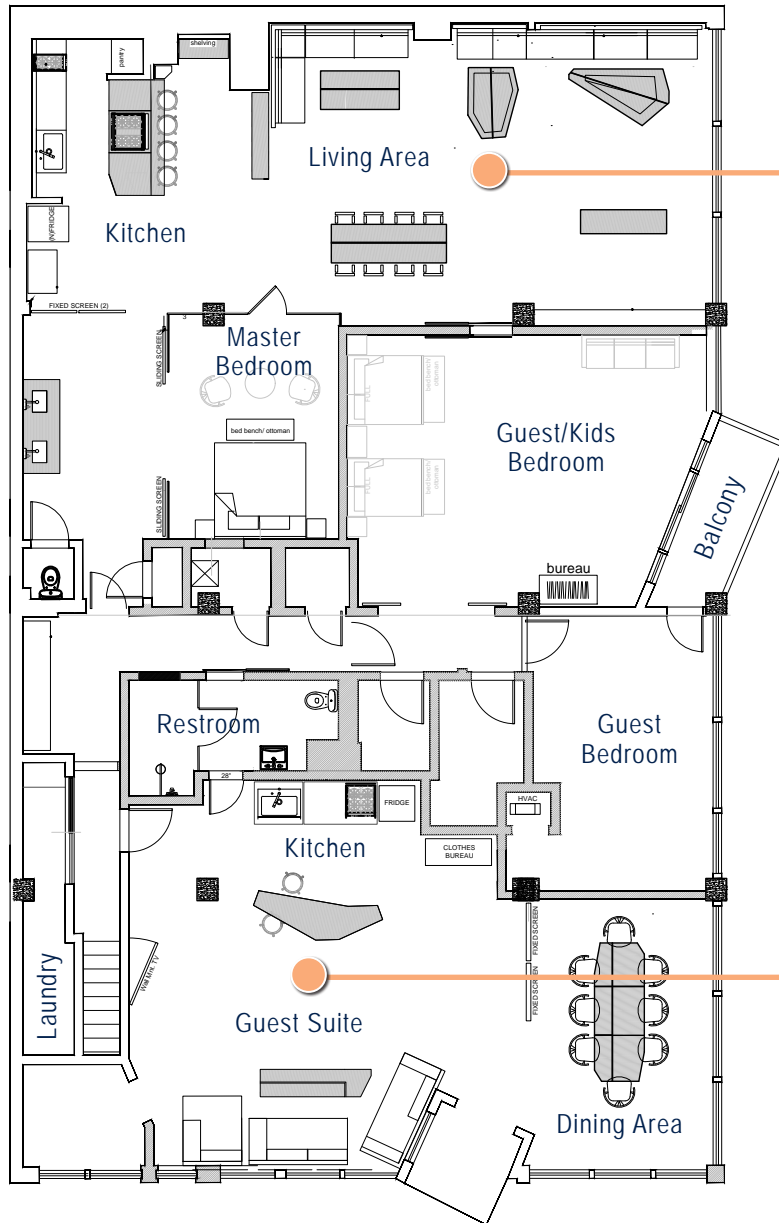
CONSTRUCTION	Concrete
FRAMING	Exposed Timber
RENOVATED	2018 (Ground Floor) & 2023 (Second Floor)
HVAC	On Both Floors



**GROUND FLOOR**

# 1122 FOLSOM STREET

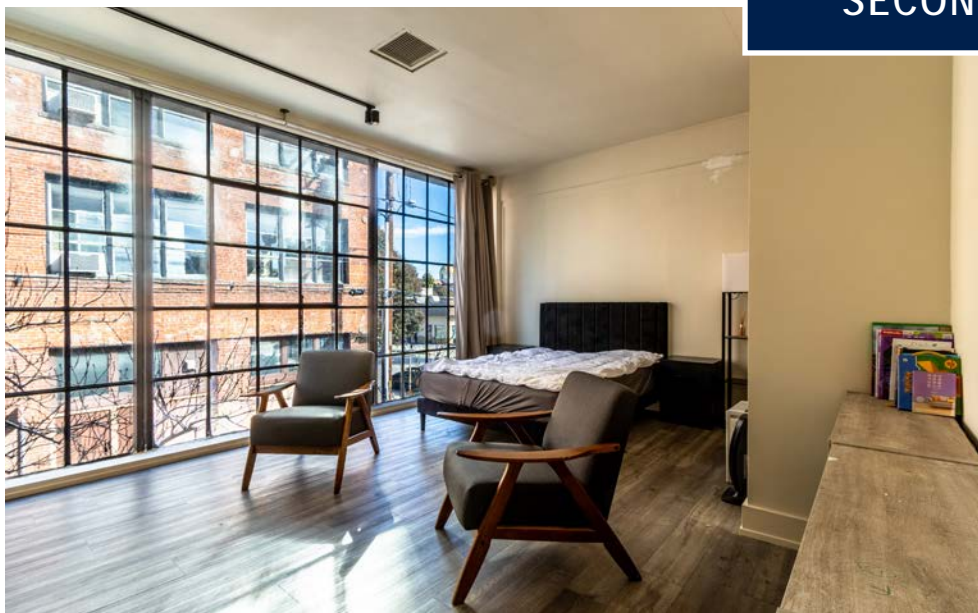
## SECOND FLOOR - FLOOR PLAN



# 1122 FOLSOM STREET

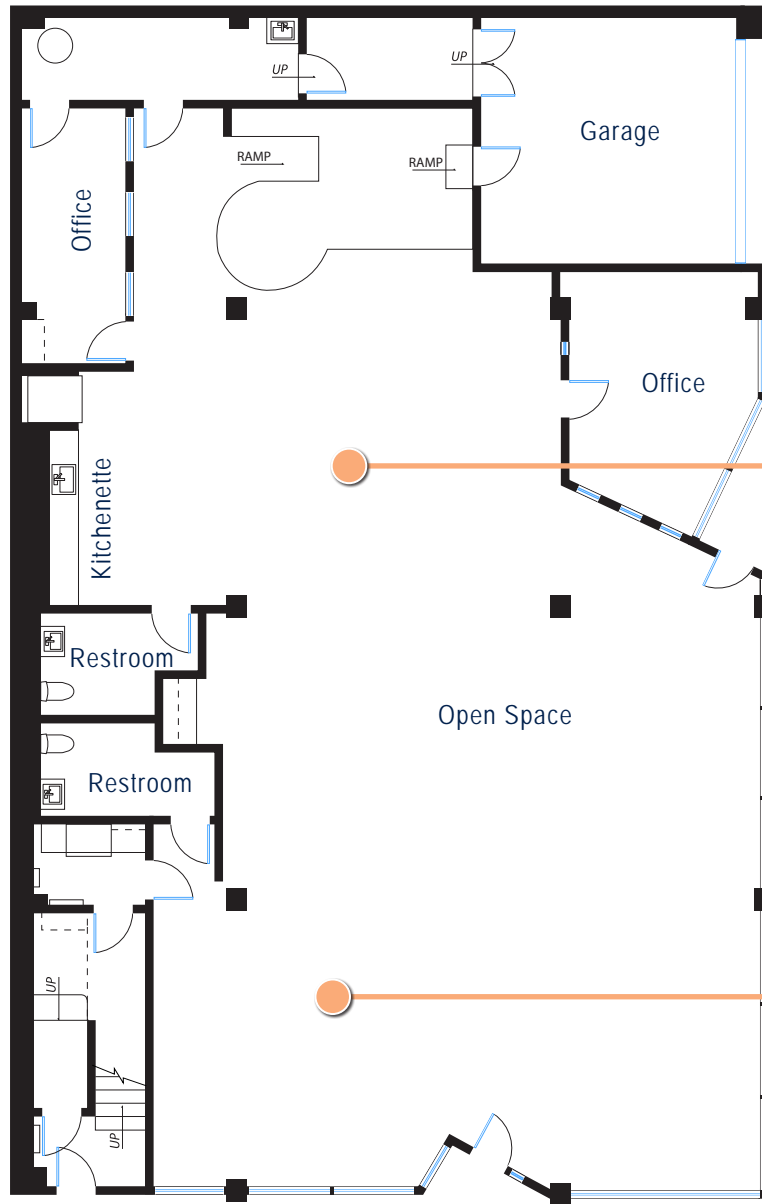


SECOND FLOOR



# 1122 FOLSOM STREET

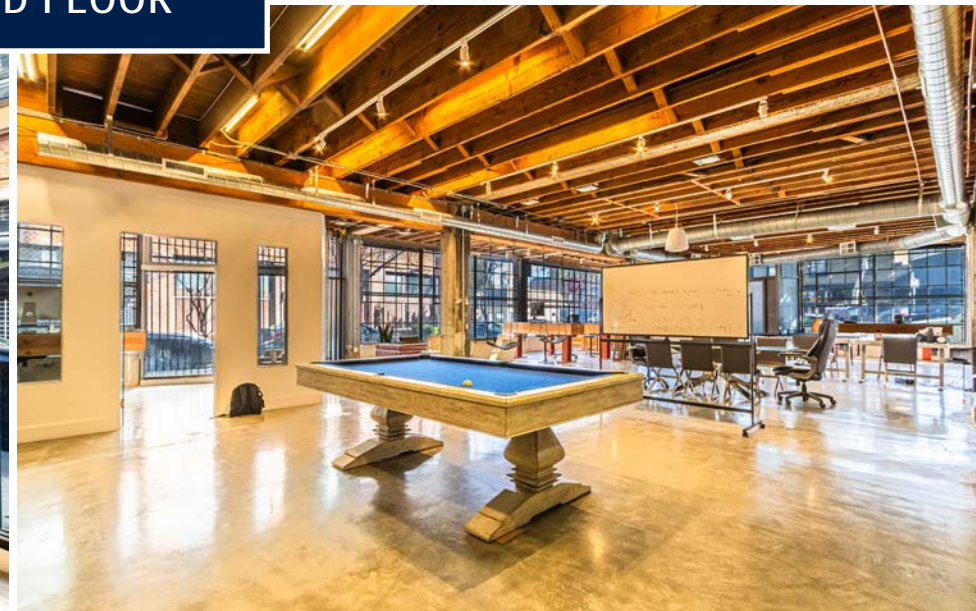
## GROUND FLOOR - FLOOR PLAN



# 1122 FOLSOM STREET



GROUND FLOOR



# 1122 FOLSOM STREET

## LOCATION OVERVIEW

Desirable South of Market location, walkable to public transit, nearby amenities and immediate access to I-80.

- 1 Sightglass Coffee
- 2 Deli Board
- 3 Rocco's Cafe

## NEARBY AMENITIES

- 4 Tony Baloney's
- 5 HK Lounge Bistro
- 6 1015 Folsom
- 7 Cat Club
- 8 Bessie Carmichael Elementary
- 9 AK Subs
- 10 The EndUp
- 11 Mars Bar & Restaurant
- 12 REI
- 13 Dinosaurs Sandwiches
- 14 Rize Up Bakery
- 15 Telescope Coffee





# 1122 FOLSOM STREET

## TRANSIT OVERVIEW



**01 MIN WALK**

*to 7th & Folsom St METRO MUNI*

**02 MIN WALK**

*to 8th & Folsom St METRO MUNI*



**03 MIN DRIVE**

*to US-101*

**04 MIN DRIVE**

*to I-80*

**07 MIN DRIVE**

*to I-280*

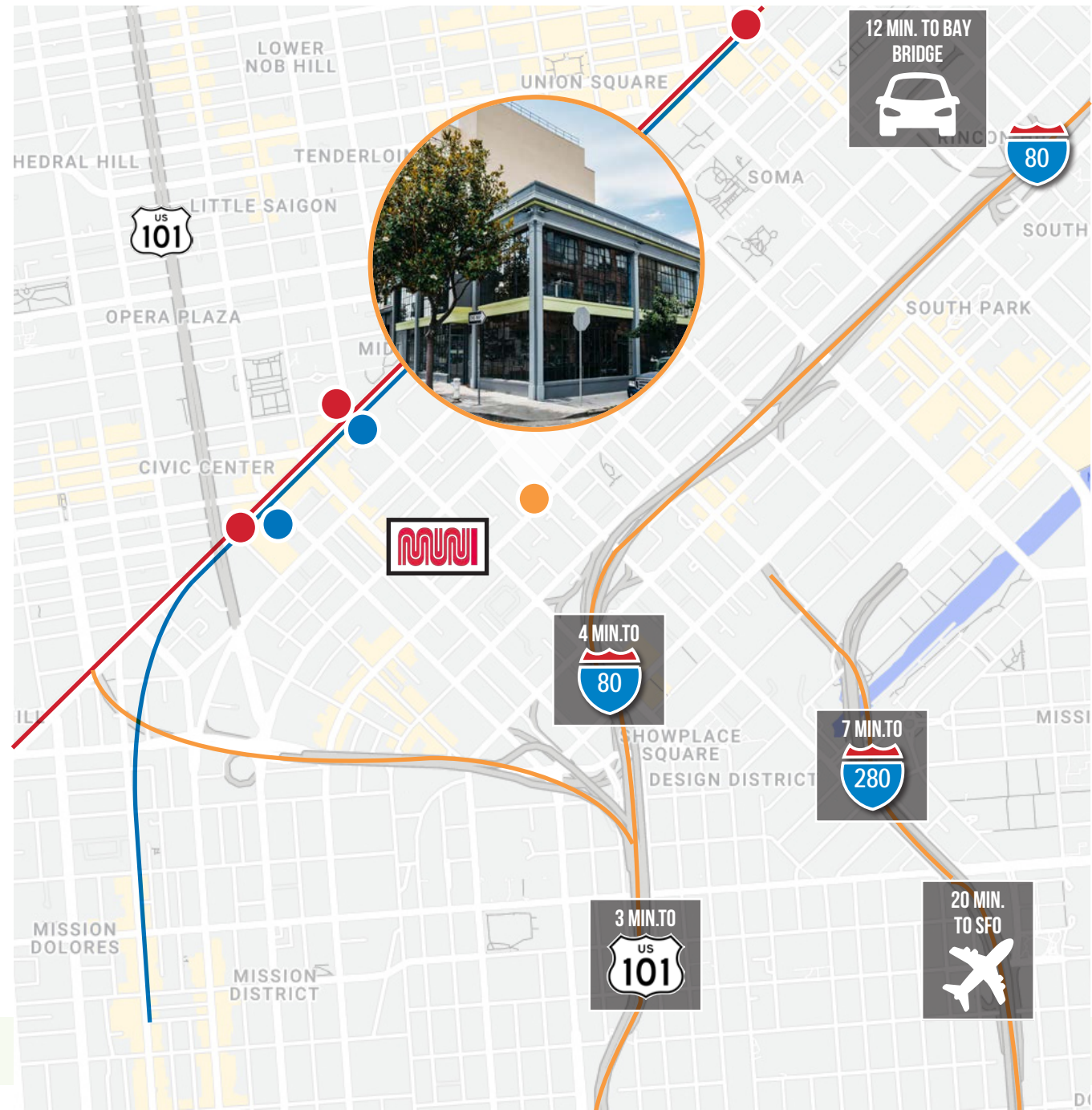
**15 MIN DRIVE**

*to Bay Bridge*



**20 MIN DRIVE**

*to SFO*



# 1122 FOLSOM STREET

## NEARBY AMENITIES



SIGHTGLASS COFFEE



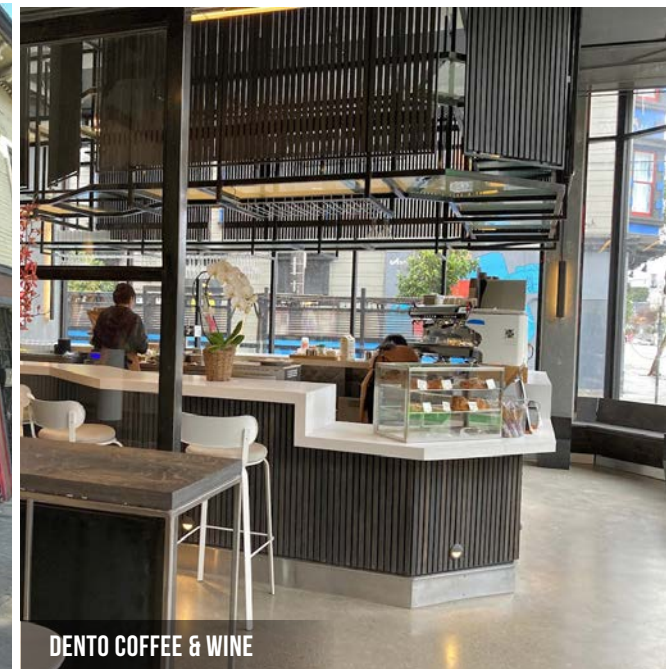
HK LOUNGE BISTRO



RITUAL HOT YOGA



DELI BOARD



DENTO COFFEE & WINE



# 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 1122 Folsom 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 sand 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 t 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.

## OFFERING TERMS

1122 Folsom Street is being offered for sale with an asking price of \$5,500,000. 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.



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