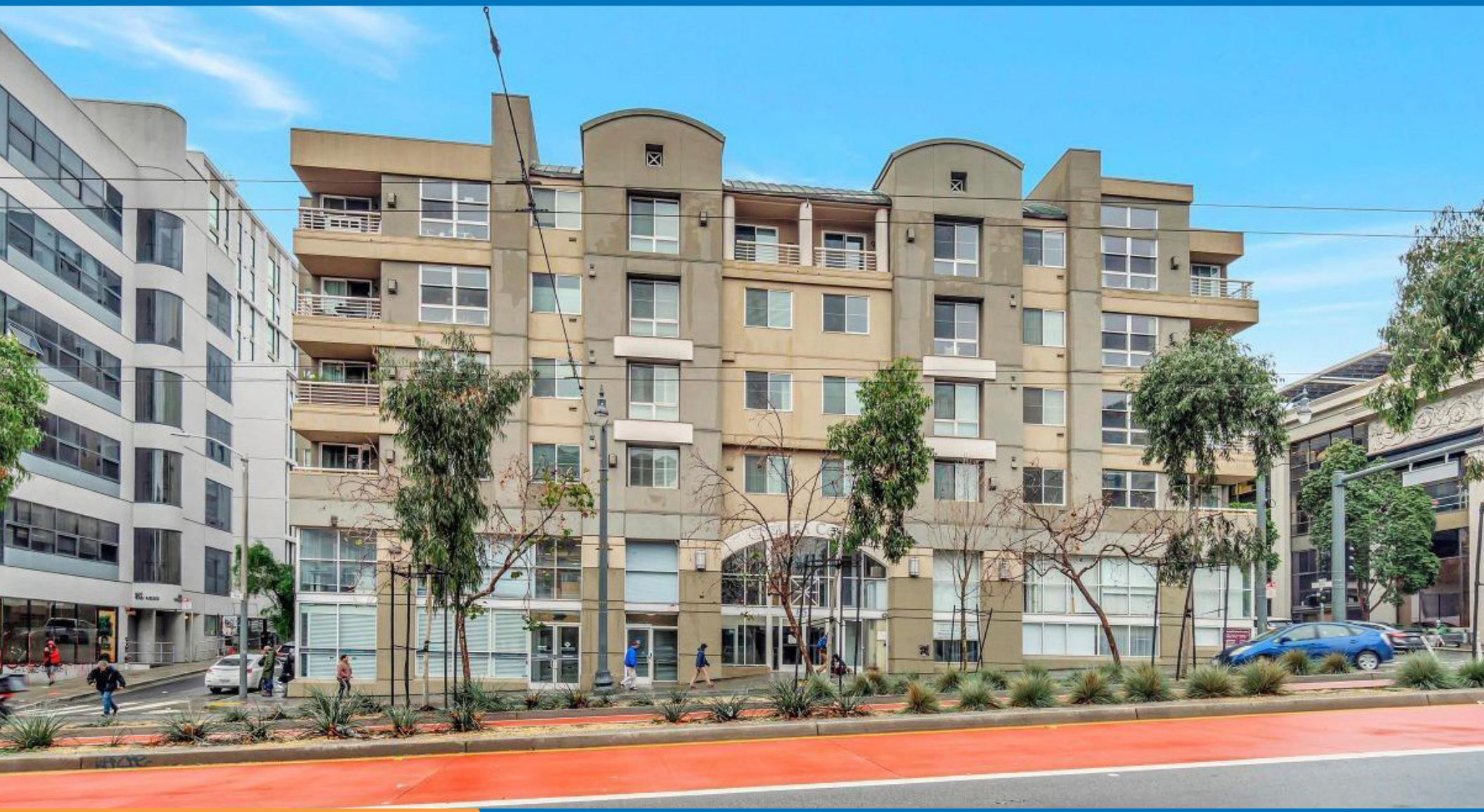


851 VAN NESS AVENUE UNIT C2

FOR SALE OR LEASE | GROUND FLOOR RETAIL / OFFICE UNIT | CATHEDRAL HILL

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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851 VAN NESS AVENUE

EXECUTIVE SUMMARY

Touchstone Commercial Partners, Inc. is pleased to offer owner-users and investors the opportunity to purchase 851 Van Ness Avenue, ground floor unit C2, San Francisco, CA 94109.

This unit is also available for lease.

The subject commercial condominium offers an ideal opportunity for retailers or office users seeking a high exposure presence in a modern building. The unit is delivered with an ADA compliant entrance and restrooms. Additionally, this unit has the rare advantage of three (3) secured parking spaces.



PROPERTY SUMMARY

ADDRESS	851 Van Ness Avenue, Unit C2, San Francisco, CA 94109
APN	0738-046
BUILDING SIZE	+/- 1,504 Square Feet
SALE PRICE	\$1,245,000
RENTAL RATE	\$2.25 PSF / Month, NNN



851 VAN NESS AVENUE

BUILDING ATTRIBUTES

- + Hard Corner Location
- + Common Area ADA Compliant Restrooms
- + Interior Access To Parking Garage
- + Kitchenette
- + Three (3) Private Offices
- + Large Open Area
- + Signage Opportunities
- + Steps To New Van Ness Golden Gate Transit

INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

To Purchase or Lease a Flexible Commercial Property



HIGHLY VISIBILITY

Hard Corner Unit With Significant Glass Line



HVAC

Heating And Air Conditioning



PARKING

3 Dedicated Secure Parking Spaces



LOCATION

Centrally Located in the Van Ness Corridor. Nearby San Francisco City Hall and CPMC Van Ness Campus.



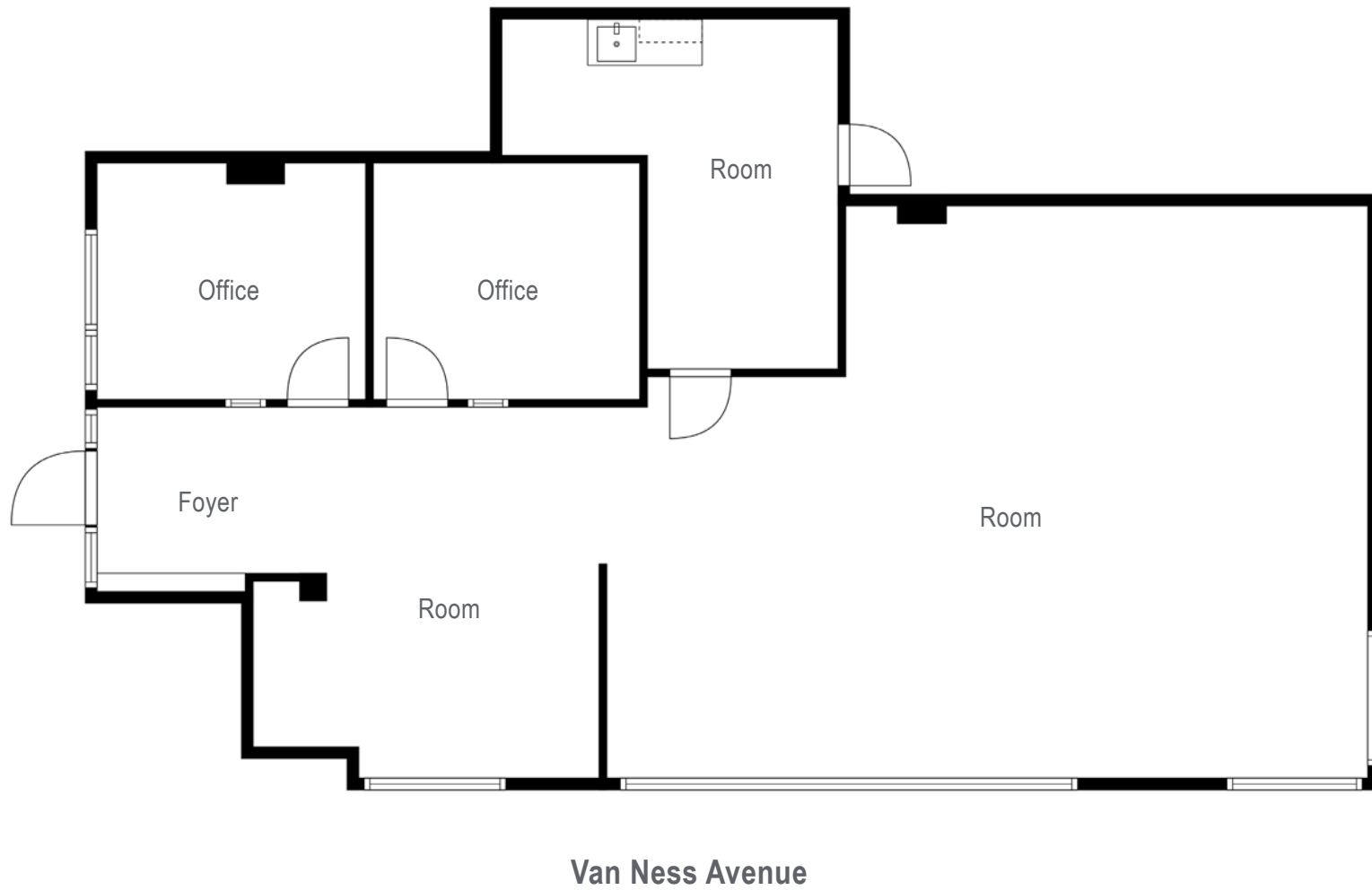
851 VAN NESS AVENUE



851 VAN NESS AVENUE

FLOOR PLAN

+/- 1,504 Square Feet



851 VAN NESS AVENUE

LOCATION OVERVIEW

Located on the Van Ness Corridor of San Francisco. The subject property is well located in a rapidly changing neighborhood.



02 MIN to Eddy St Muni
06 MIN to Jefferson Park
09 MIN to SF City Hall



08 MIN to Union Square
10 MIN to Mission District
11 MIN to South of Market



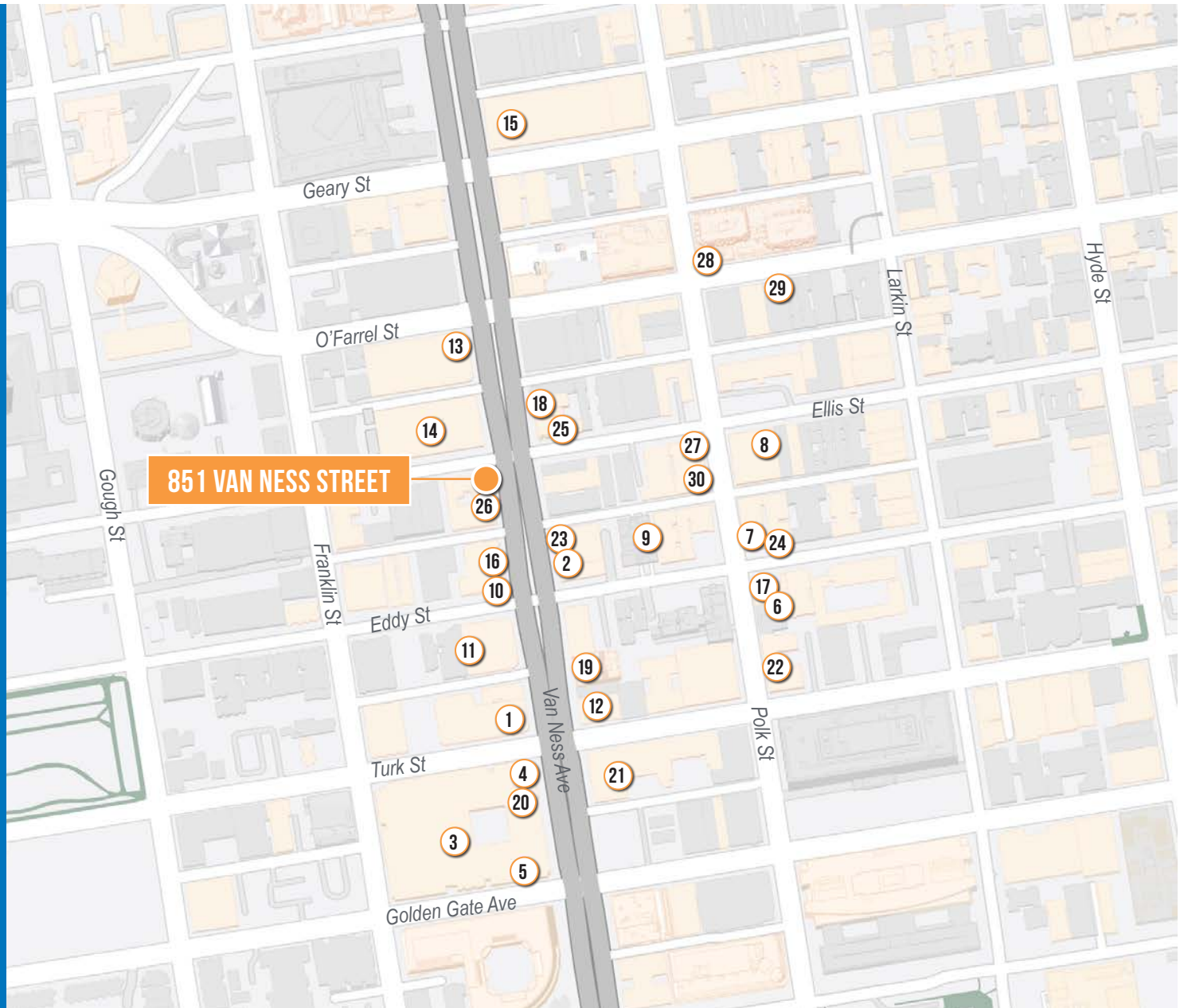
06 MIN to 101 On-Ramp
09 MIN to 80 On-Ramp
11 MIN to 280 On-Ramp



851 VAN NESS AVENUE

NEARBY AMENITIES

- 1.....CVS
- 2.....Hinata
- 3.....Opera Plaza Cinemas
- 4.....Peet's Coffee
- 5.....Max's Opera Cafe
- 6.....Brenda's French Soul Food
- 7.....Son and Garden
- 8.....Zen Yai
- 9.....City College of San Francisco
- 10.....Round Table Pizza
- 11.....MINI of San Francisco
- 12.....Music Exchange Piano Store
- 13.....Tesla
- 14.....Land Rover San Francisco
- 15.....Sutter Health - CPMC/PAMF
- 16.....Burger King
- 17.....Taco Bell
- 18.....Van Ness Market
- 19.....Salty's
- 20.....Books Inc.
- 21.....Emergency Dentist SF
- 22.....Unexpected Era Cafe
- 23.....Van Ness Cafe & Gyros
- 24.....Gladstone Market
- 25.....Metro by T-Mobile
- 26.....SF Federal Credit Union
- 27.....Sam's Bakery
- 28.....Bread & Butter Market & Deli
- 29.....Great American Music Hall
- 30.....Tobacco Barn



851 VAN NESS AVENUE



CPMC VAN NESS CAMPUS



TESLA



PEET'S COFFEE



HINATA



SF CITY HALL

851 VAN NESS AVENUE



OFFERING TERMS

851 Van Ness Avenue, Unit C2, San Francisco, CA 94109 is being offered for sale or lease. 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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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 851 Van Ness Avenue, Unit C2, San Francisco, CA 94109 (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.