

# 1234 GRANT AVENUE

FOR SALE | PRIME NORTH BEACH PROPERTY

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



[WWW.TCPRE.COM](http://WWW.TCPRE.COM)

**ETHAN MANN**  
C 415.990.9127  
ethan@tcpre.com

**CAMERON TU**  
C 510.919.8193  
cameron@tcpre.com

**JARON ELIOPOULOS**  
C 415.608.6336  
jaron@tcpre.com

**GEORGE FARLEY**  
C 415.994.5767  
george@tcpre.com



# 1234 GRANT AVENUE

## EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer owner/users and investors an opportunity to purchase the fee simple interest in 1234 Grant Avenue, San Francisco, CA 94133.

The approximately 6,800 square feet, three-story building with a lower level sits on approximately 2,300 square feet of land. Located at the heart of North Beach, this is a unique and rare opportunity to purchase a building in one of San Francisco's most desirable neighborhoods.

The property will be delivered partially vacant at the close of escrow, making this a perfect opportunity for a user or investor to purchase this one-of-a-kind property.

## PROPERTY SUMMARY

<b>ADDRESS</b>	1234 Grant Avenue, San Francisco, CA 94133
<b>APN</b>	0145/044
<b>BUILDING SIZE</b>	Third Floor: +/- 684 Square Feet Second Floor : +/- 2,016 Square Feet Ground Floor: +/- 2,300 Square Feet Lower Level: +/- 1,800 Square Feet <b>TOTAL: +/- 6,800 Square Feet</b>
<b>PARCEL SIZE</b>	+/- 2,300 Square Feet
<b>ZONING</b>	NCD - North Beach Neighborhood Commercial
<b>STORIES</b>	3 (Plus Usable Basement)





**1234** GRANT AVENUE

## OFFERING SUMMARY

SALE PRICE	\$2,650,000
PRICE PER FOOT	\$389

## INVESTMENT HIGHLIGHTS



### LOCATION

*Historic North Beach Neighborhood Location*



### CORNER LOT

*Trophy Hard Corner Real Estate on Heavily Trafficked Street*



### DEDICATED TENANTS

*Ground Floor Tenant (The Showdown) has Exercised an Extension Option Showing Dedication to the Site*



### VALUE-ADD POTENTIAL

*Office Improvement Work or Resi Conversion*



### DEMOGRAPHICS

*Excellent Demographics - 579,823 Residents w/ Average Household Incomes of \$108,675 in a 1-Mile Radius*







GROUND FLOOR







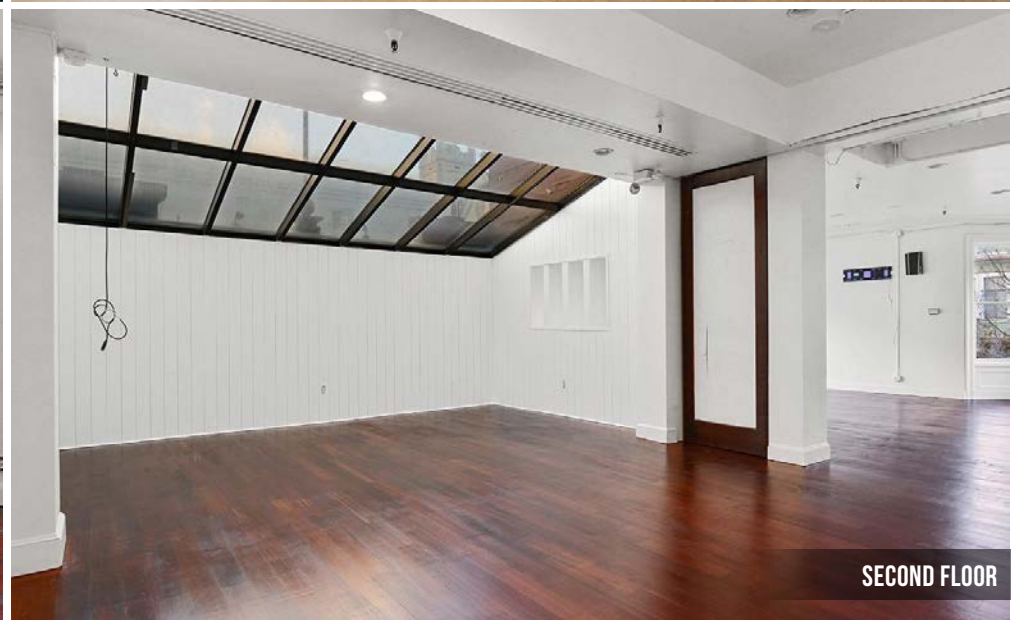
THIRD FLOOR ROOF DECK



THIRD FLOOR



SECOND FLOOR



SECOND FLOOR

## RENT ROLL

SUITE	TYPE	TENANT	SQ. FT.	MONTHLY RENT	PSF	STRUCTURE	EXPIRATION	OPTION
2nd Floor & 3rd Floor	Office	VACANT	2,700	\$7,500	\$2.78	IG		
1st Floor & Lower Level	Bar / Restaurant	The Showdown	4,100	\$16,776	\$4.09	NNN	12/31/2026	5 Years @ 4% Increase
<b>TOTAL MONTHLY</b>			6,800	\$24,276	\$3.57			
<b>TOTAL ANNUAL INCOME</b>				<b>\$291,312</b>				

## NET OPERATING INCOME

	ANNUAL	PSF	NOTES
Annual Income	\$ 291,312.00	\$ 42.84	
Annual Expenses	\$ (73,747.33)	\$ 10.85	
Annual Reimbursement	\$ 26,366.73	\$ 3.88	
<b>NOI</b>	<b>\$ 243,931.40</b>	<b>\$ 35.87</b>	
<b>Purchase Price</b>	<b>\$ 2,650,000.00</b>	<b>\$ 389.71</b>	
<b>Improvements</b>	<b>\$ 250,000.00</b>	<b>\$ 92.59</b>	
<b>Leasing Commissions</b>	<b>\$ 100,000.00</b>	<b>\$ 14.71</b>	
<b>Total Cost</b>	<b>\$ 3,000,000.00</b>	<b>\$ 441.18</b>	
<b>Cap Rate</b>	<b>8.13%</b>		

## OPERATING EXPENSES

	ANNUAL	PSF	NOTES
Property Taxes	\$ (31,208.89)	\$ 4.59	1.17769382%
Special Assessments	\$ (885.96)	\$ 0.13	Actual
Insurance	\$ (20,000.00)	\$ 2.94	Estimated
Repairs & Maintenance	\$ (10,000.00)	\$ 1.47	Estimated
Management	\$ (11,652.48)	\$ 1.71	4%
<b>TOTAL ANNUAL</b>	<b>\$ (73,747.33)</b>	<b>\$ 10.85</b>	

## REIMBURSEMENTS

	ANNUAL	PSF	NOTES
Property Tax Reimbursement	\$ 16,366.73	\$ 2.41	50% of 2018-19 Tax Year
Insurance Reimbursement	\$ 10,000.00	\$ 1.47	50% of Total
<b>TOTAL ANNUAL</b>	<b>\$ 26,366.73</b>	<b>\$ 3.88</b>	

\*The information presented has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



## LOCATION OVERVIEW

Desirable North Beach location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



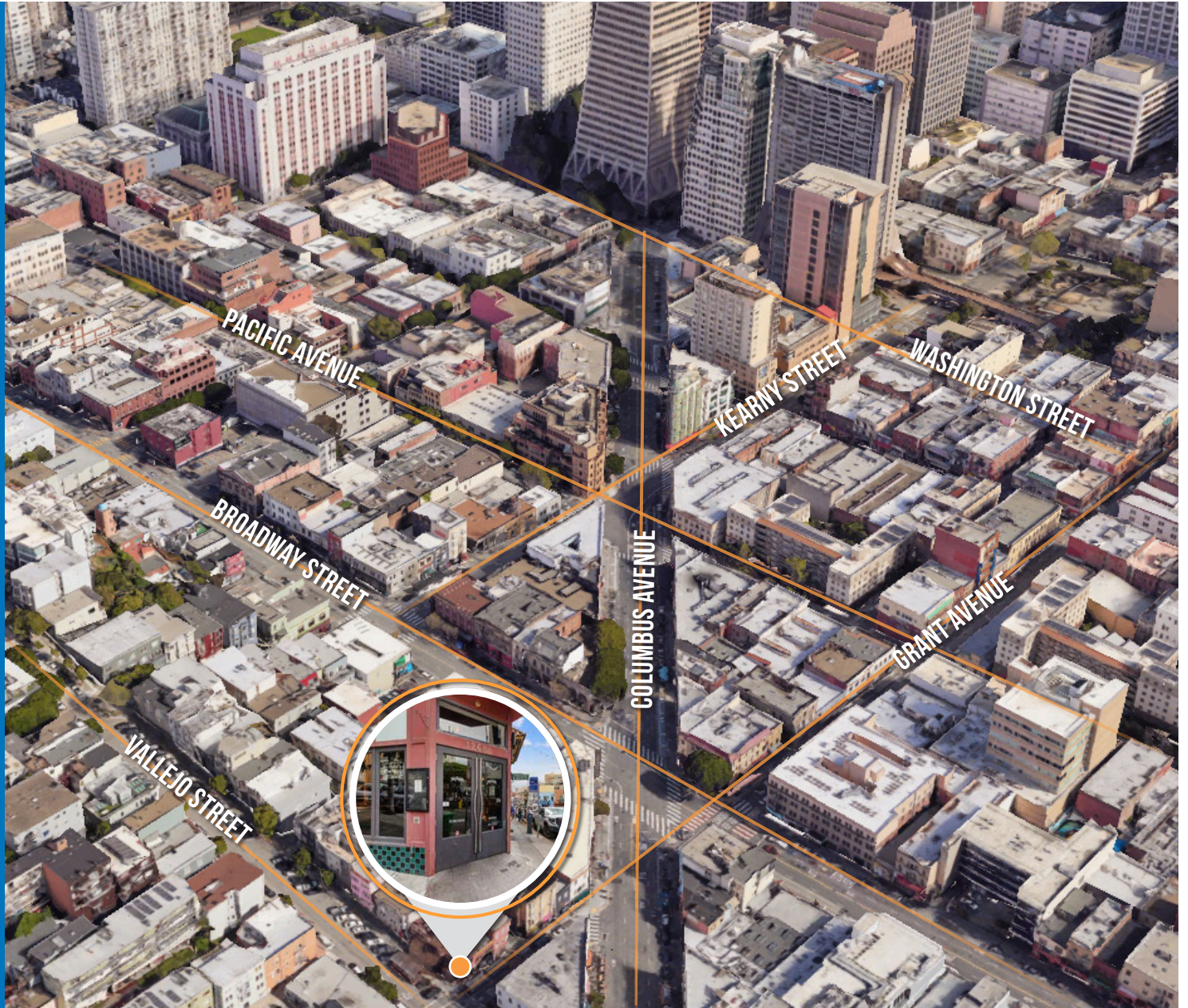
**06 MIN** to Stockton Bart  
**09 MIN** to Embarcadero  
**12 MIN** to Financial District



**03 MIN** to Financial District  
**07 MIN** to Union Square  
**09 MIN** to SOMA



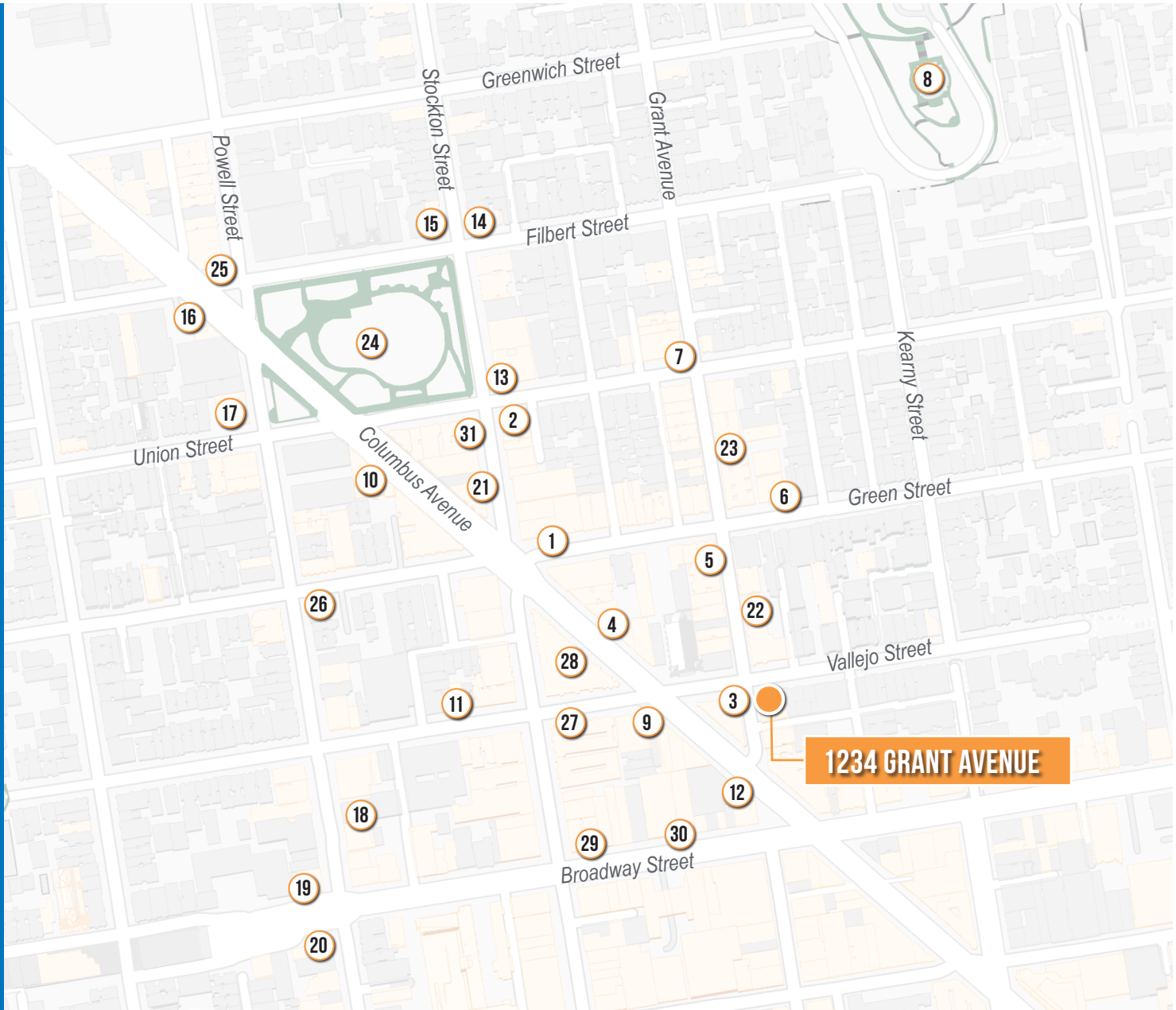
**04 MIN** to Hwy 101  
**08 MIN** to 80 On-Ramp





## NEARBY AMENITIES

- 1..... Soto Mare
- 2..... Tony's Pizza Napoletana
- 3..... Caffe Trieste
- 4..... The Stinking Rose
- 5..... Maggie McGarry's
- 6..... Maykadeh
- 7..... North Beach Pizza
- 8..... Coit Tower
- 9..... Molinari Delicatessen
- 10..... North Beach Gyros
- 11..... Dago Bagel
- 12..... The Baked Bear
- 13..... Acquolina
- 14..... Liguria Bakery
- 15.. Mama's On Washington Square
- 16..... Piazza Pellegrini
- 17..... Noren Izakaya
- 18..... Lai Hong Lounge
- 19..... Enter the Cafe
- 20..... Kam Po Kitchen
- 21..... Red Window
- 22..... Mo's Grill
- 23..... PF Candle Co.
- 24..... Washington Square
- 25..... Victoria Pastry
- 26..... NorthStar Cafe
- 27..... Fancy Wheat Field Bakery
- 28..... Caffe Greco
- 29..... Yuet Lee Seafood
- 30..... China Live
- 31..... Original Joe's







ORIGINAL JOE'S



WASHINGTON SQUARE



TONY'S



IL CASARO



FLOUR AND WATER PIZZERIA



# 1234 GRANT STREET



## OFFERING TERMS

1234 Grant Avenue is being offered for sale with an asking price of \$2,650,000. 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.

### ETHAN MANN

C 415.990.9127  
ethan@tcpre.com DRE # 02223262

### CAMERON TU

C 510.919.8193  
cameron@tcpre.com DRE # 02100436

### GEORGE FARLEY

C 415.994.5767  
george@tcpre.com DRE # 02233755

### JARON ELIOPOULOS

C 415.608.6336  
jaron@tcpre.com DRE # 01975155



## 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 1234 Grant Avenue, San Francisco, CA 94133 (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 Ethan Mann at 415-990-9127 or George Farley at 415-994-5767 or Cameron Tu at 510-919-8193.