



645

Larkin Street

**FOR SALE | STANDALONE RESTAURANT / COMMERCIAL BUILDING
DELIVERED VACANT AT CLOSE | OWNER-USER / INVESTOR OPPORTUNITY**

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

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Larkin Street

EXECUTIVE SUMMARY

Touchstone Commercial Partners, Inc. is pleased to offer owner-users and investors the opportunity to purchase the fee simple interest in 645 Larkin Street.

The subject property is a two-story plus basement, standalone commercial building. The subject property received a major renovation in 2012 converting it to its current use. The building is equipped with full service kitchen infrastructure with a second floor for overflow/ private dining as well as back office spaces and additional restrooms (one with a shower). The basement comes partially built out as usable kitchen prep space with additional storage and sidewalk loading access.

The property shall be delivered 100% vacant at close of escrow. 645 Larkin Street is ready for a restaurant operator, production kitchen or nonprofit to take advantage of the in place infrastructure.

OFFERING SUMMARY

PRICE	\$1,800,000
PPF (Above Grade)	\$477
PPF (Including Lower Level)	\$307



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PROPERTY SUMMARY

ADDRESS	645 Larkin St, San Francisco, CA 94109
APN	0740/003
YEAR BUILT	1921
BUILDING SIZE	Second Floor: +/- 1,668 Square Feet Ground Floor: +/- 2,100 Square Feet Lower Level: +/- 2,100 Square Feet TOTAL: +/- 5,868 Square Feet
PARCEL SIZE	+/- 2,100 Square Feet
STORIES	2 (Plus Usable Basement)
CONSTRUCTION	Concrete
ZONING	RC-4 - Residential - Commercial, High Density
HEIGHT LIMIT	80-T

INVESTMENTS HIGHLIGHTS

- + Owner User Opportunity
- + Well Maintained Restaurant Property
- + High Density Location
- + In-place Restaurant Infrastructure
- + Two (2) 9' Type 1 Hoods
- + Large Walk-In Refrigerator
- + Dumbwaiter Servicing All 3 Floors
- + Walker's Paradise (99)
- + Rider's Paradise (100)



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SECOND FLOOR OFFICE



SECOND FLOOR BANQUET ROOM



LOWER LEVEL STORAGE



LOWER LEVEL STORAGE

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Larkin Street



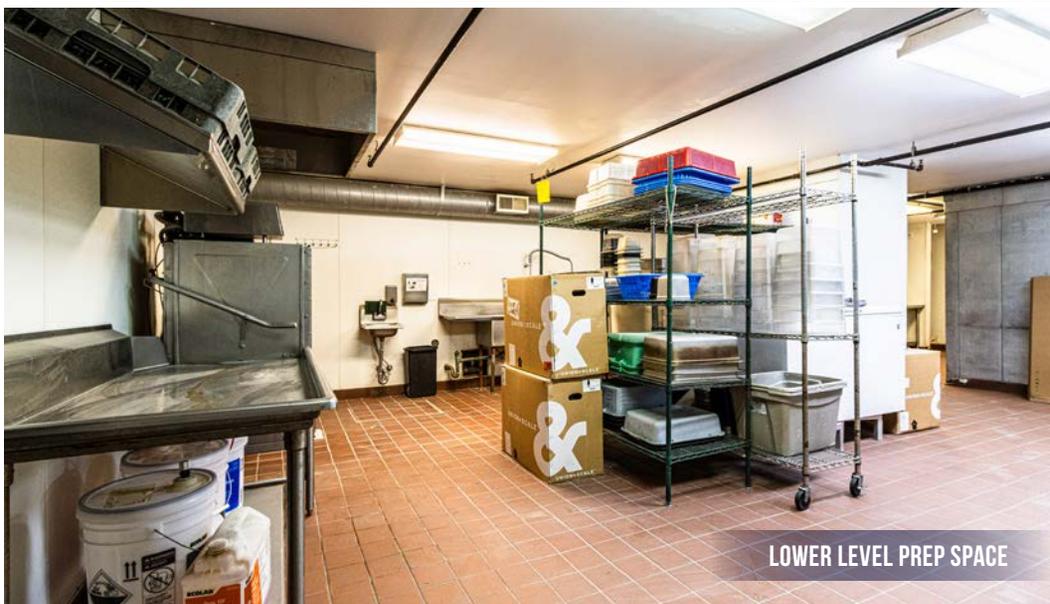
GROUND FLOOR KITCHEN



GROUND FLOOR KITCHEN



LOWER LEVEL PREP SPACE



LOWER LEVEL PREP SPACE

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LOCATION OVERVIEW

Located on a highly trafficked retail / restaurant corridor and just a one block walk to Polk Street.



645 Larkin Street

TRANSIT OVERVIEW



10 MIN WALK
to Civic Center BART Station

11 MIN WALK
to METRO MUNI Market & 8th St Station



8 MIN DRIVE
to US-101

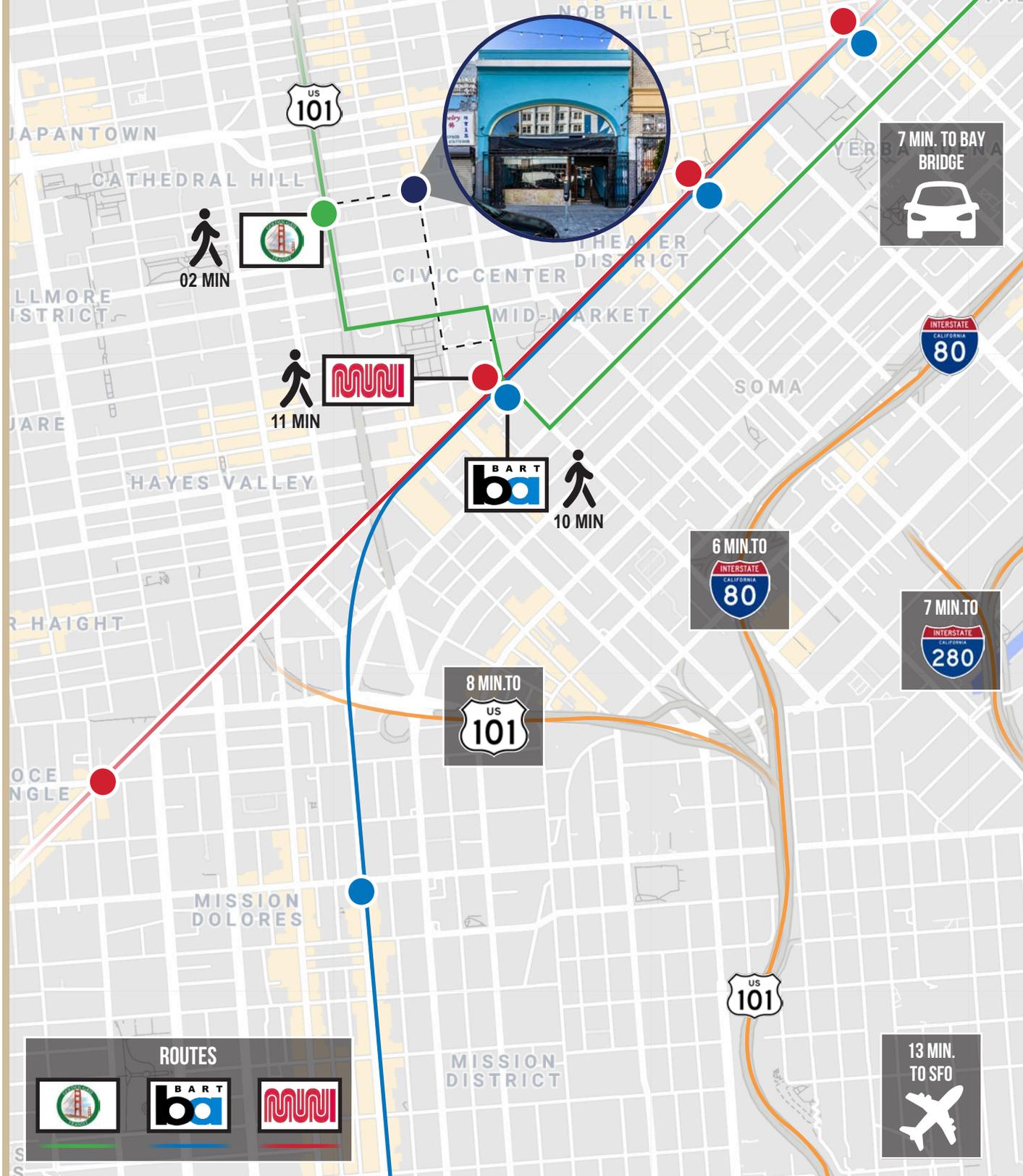
6 MIN DRIVE
to I-80

7 MIN DRIVE
to Bay Bridge

7 MIN DRIVE
to I-280



23 MIN DRIVE
to SFO

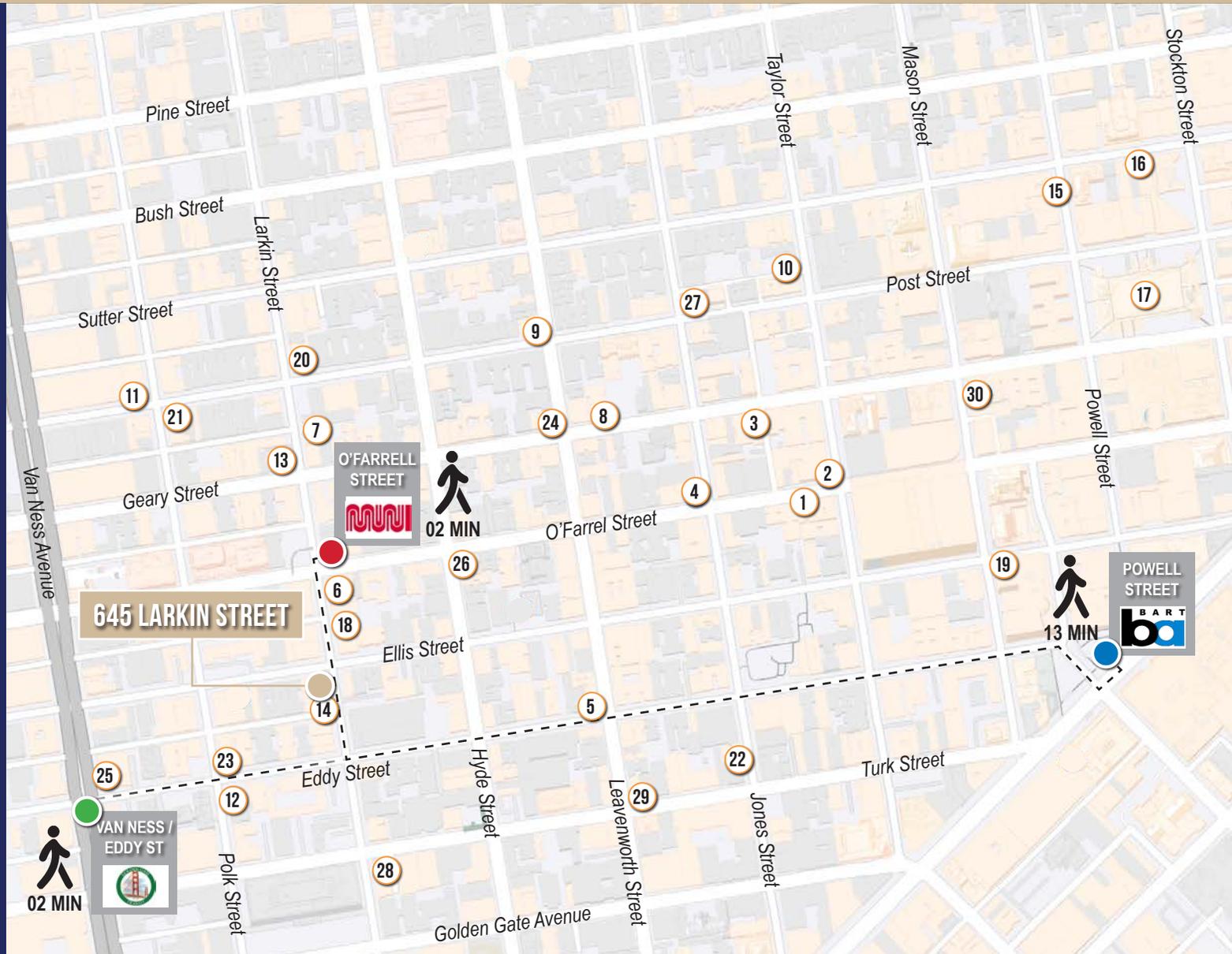


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NEARBY AMENITIES

- 1..... Marrakech Restaurant
- 2... Jasper's Corner Tap and Kitchen
- 3..... Bottle Club Pub
- 4..... Bourbon & Branch
- 5..... Black Cat Jazz Supper Club
- 6..... Piccolo Italia
- 7..... Aria Korean Street Food
- 8..... Mensho Tokyo SF
- 9..... The Royale
- 10..... Ryoko's Japanese Restaurant
- 11..... Sushi Sato
- 12..... Brenda's French Soul Food
- 13..... House Of Thai
- 14..... Pho 2000
- 15..... Golden Gate Tap Room
- 16..... OneUp Restaurant & Lounge
- 17..... Union Square
- 18..... Lers Ros
- 19..... Kin Khao
- 20..... Meski
- 21..... Kuma Sushi + Sake
- 22..... Hot Spot
- 23..... Son and Garden
- 24..... Angel Cafe & Deli
- 25..... Hinata
- 26..... Nite Cap Bar
- 27..... Lapisara Eatery
- 28..... Outta Sight Pizza
- 29..... Casa Mayah Restaurant
- 30..... Mastro's Steakhouse



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OFFERING TERMS

645 Larkin Street is being offered for sale with an asking price of \$1,800,000. 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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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 645 Larkin Street, 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.