

877-879 BRYANT STREET

FOR SALE | 3-STORY MIXED-USE MULTI-TENANT BUILDING | SOMA

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



CAMERON TU

510.919.8193 | cameron@tcpre.com

JARON ELIOPOULOS

415.608.6336 | jaron@tcpre.com

WWW.TCPRE.COM

EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer owner-users and investors an opportunity to purchase the fee simple interest in 877-879 Bryant Street, San Francisco, CA 94103.

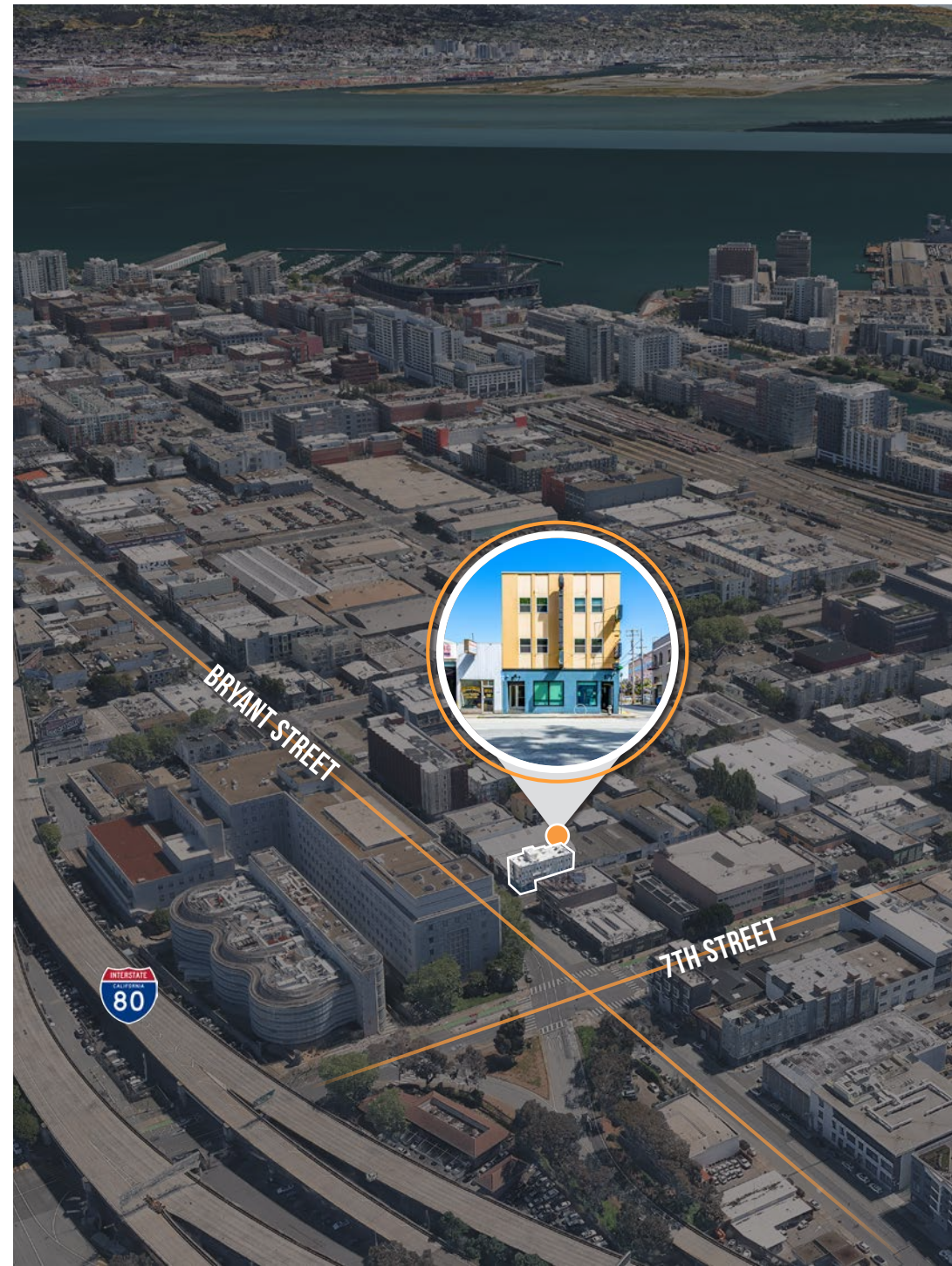
The subject property is a 3-story mixed-use multi-tenant commercial building anchored by an established cannabis retail, production and distribution tenant occupying the ground floor, lower level, and second level suites. The property is 100% occupied. The building has been meticulously improved and maintained by the owner.

PROPERTY SUMMARY

ADDRESS	877-879 Bryant Street, San Francisco, CA 94103
APN	3779/067
YEAR BUILT	1963
BUILDING SIZE	+/- 9,295 Square Feet
PARCEL SIZE	+/- 2,395 Square Feet

OFFERING SUMMARY

PRICE	\$ 2,500,000
CAP	12.19%
PRO FORMA CAP	12.61%
\$/SQ. FT.	\$ 269



BUILDING FEATURES

CONSTRUCTION	Wood
FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR WALLS	Stucco / Wood
ELECTRICAL SERVICE	400A
ELECTRICAL METERING	Seperate
GAS METERS	Combined
HEAT SOURCE	Mixed
AIR CONDITIONING	Yes

INVESTMENT HIGHLIGHTS



CORNER PARCEL

Hard Corner Location at Bryant Street and Jeff Adachi Way



WELL MAINTAINED

Pride of Ownership Asset Maintained by Owner (Experienced Builder)



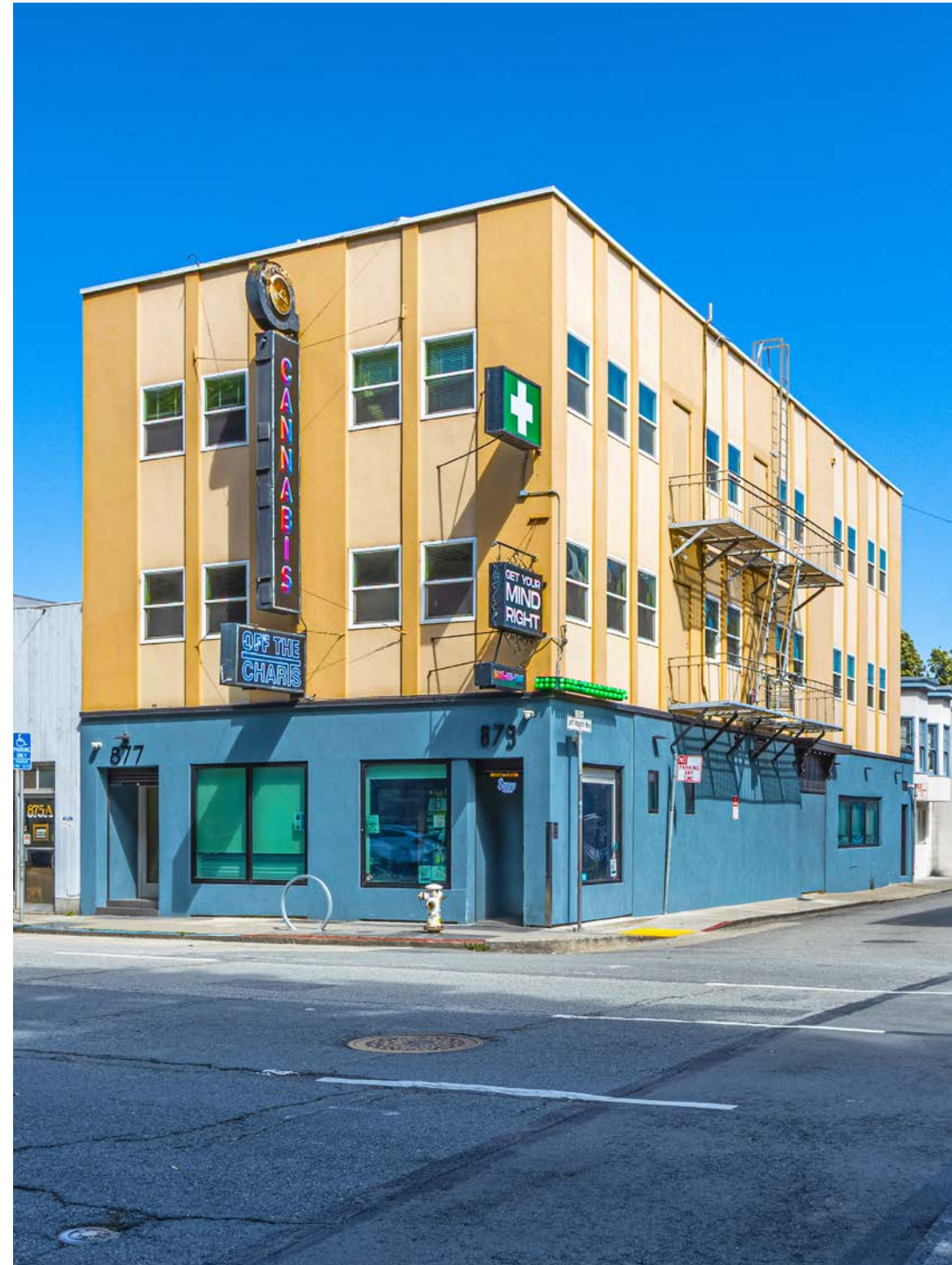
HIGH TRAFFIC LOCATION

High Foot and Vehicle Visibility From The Hall of Justice



FULLY OCCUPIED

100% Of Units Occupied With Limited Historical Vacancy



FINANCIAL SUMMARY

PRICE	\$ 2,500,000
BUILDING SIZE	9,295
PARCEL SIZE	2,395
CAP	12.19%
PRO FORMA CAP	12.61%
\$/SQ. FT.	\$ 269

ANNUALIZED OPERATING INCOME

INCOME ANALYSIS	ACTUAL	PRO FORMA	NOTES
GROSS ANNUAL INCOME	\$ 384,744.00	\$ 396,144.00	
VACANCY RESERVE	\$ (13,466.04)	\$ (13,865.04)	3.5% of Gross Income
EFFECTIVE GROSS INCOME	\$ 371,277.96	\$ 382,278.96	
GROSS EXPENSES	\$ (87,844.07)	\$ (88,504.13)	
REIMBURSEMENTS	\$ 21,403.92	\$ 21,403.92	2026 Estimated Reimbursments
NET OPERATING INCOME	\$ 304,837.81	\$ 315,178.75	

EXPENSES

EXPENSE ANALYSIS	ACTUAL	PRO FORMA	NOTES
NEW PROPERTY TAXES	\$ (29,567.08)	\$ (29,567.08)	1.18% of Purchase Price
SPECIAL ASSESSMENTS	\$ (2,552.98)	\$ (2,552.98)	2025 Actual
INSURANCE	\$ (18,662.18)	\$ (18,662.18)	2025 Actual
REPAIRS & MAINTENANCE	\$ (5,388.95)	\$ (5,388.95)	2025 Actual
HOUSE UTILITIES	\$ (5,652.20)	\$ (5,652.20)	2025 Actual
JANITORIAL	\$ (2,604.00)	\$ (2,604.00)	2025 Actual
ELEVATOR MAINTENANCE	\$ (1,140.00)	\$ (1,140.00)	2025 Actual
MANAGEMENT	\$ (22,276.68)	\$ (22,936.74)	6% of Effective Gross Income
ANNUAL GROSS EXPENSES	\$ (87,844.07)	\$ (88,504.13)	
% OF GROSS INCOME	23.66%	23.15%	

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.

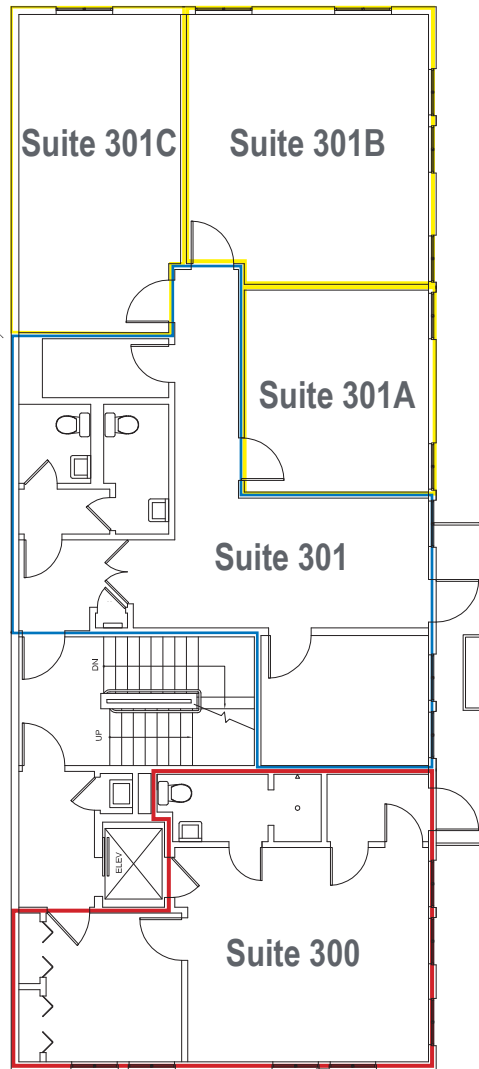
RENT ROLL

UNIT	UNIT TYPE	TENANT	SQUARE FEET	ACTUAL	PRO FORMA	EXPIRATION	NOTES
877/879/200/210/ Basement	Retail	Off The Chart Cannabis	5,862	\$ 28,137.00	\$ 28,137.00	07/10/2027	
877 Bryant #300	Office	Iron Law	526	\$ 1,250.00	\$ 2,200.00	MTM	
877 Bryant #301A	Office	Silas Geneson Attorney	684	\$ 775.00	\$ 775.00	MTM	
877 Bryant #301B	Office	Cheryl Rich Attorney	829	\$ 1,000.00	\$ 1,000.00	MTM	
877 Bryant #301C	Office	Christina Iriart Attorney	760	\$ 600.00	\$ 600.00	MTM	
877 Bryant #400	Storage	Bail Hot Line (Storage)	70	\$ 300.00	\$ 300.00	MTM	
				\$ 32,062.00	\$ 33,012.00		
				\$ 384,744.00	\$ 396,144.00	<i>Annual Rent</i>	

*All square footages are estimates. Buyer to verify actual square footages.

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877 BRYANT STREET - THIRD FLOOR



JEFF ADACHI WAY

BRYANT STREET



SUITE 300

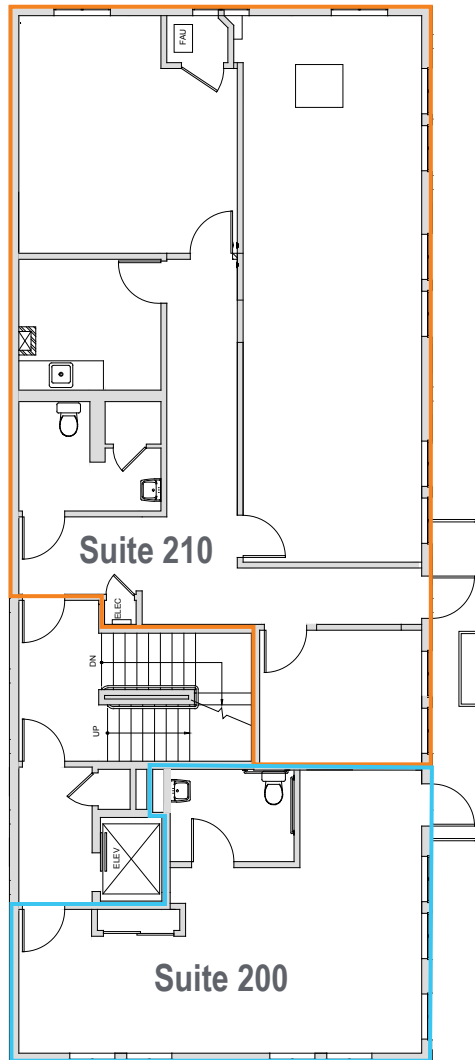


SUITE 300



SUITE 301

877 BRYANT STREET - SECOND FLOOR



JEFF ADACHI WAY

BRYANT STREET



SUITE 200

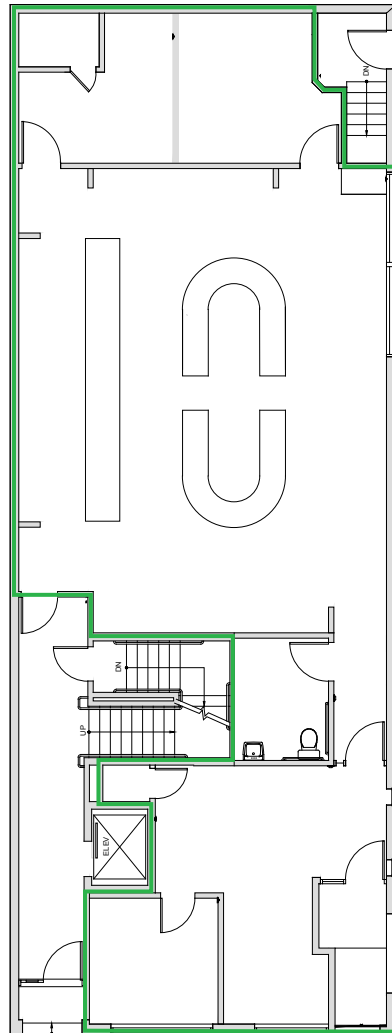


SUITE 210



SUITE 210

879 BRYANT STREET - FIRST FLOOR



JEFF ADACHI WAY

BRYANT STREET



FIRST FLOOR

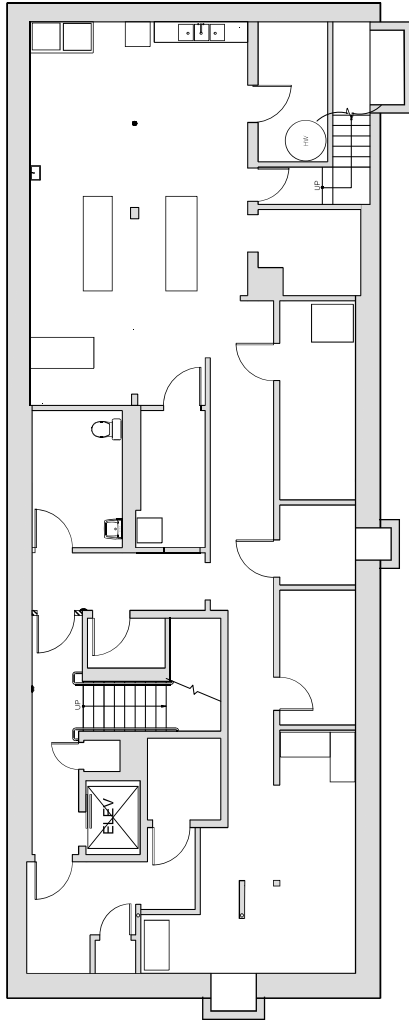


FIRST FLOOR



FIRST FLOOR

879 BRYANT STREET - BASEMENT



BRYANT STREET

JEFF ADACHI WAY



LOCATION OVERVIEW

Desirable South of Market location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



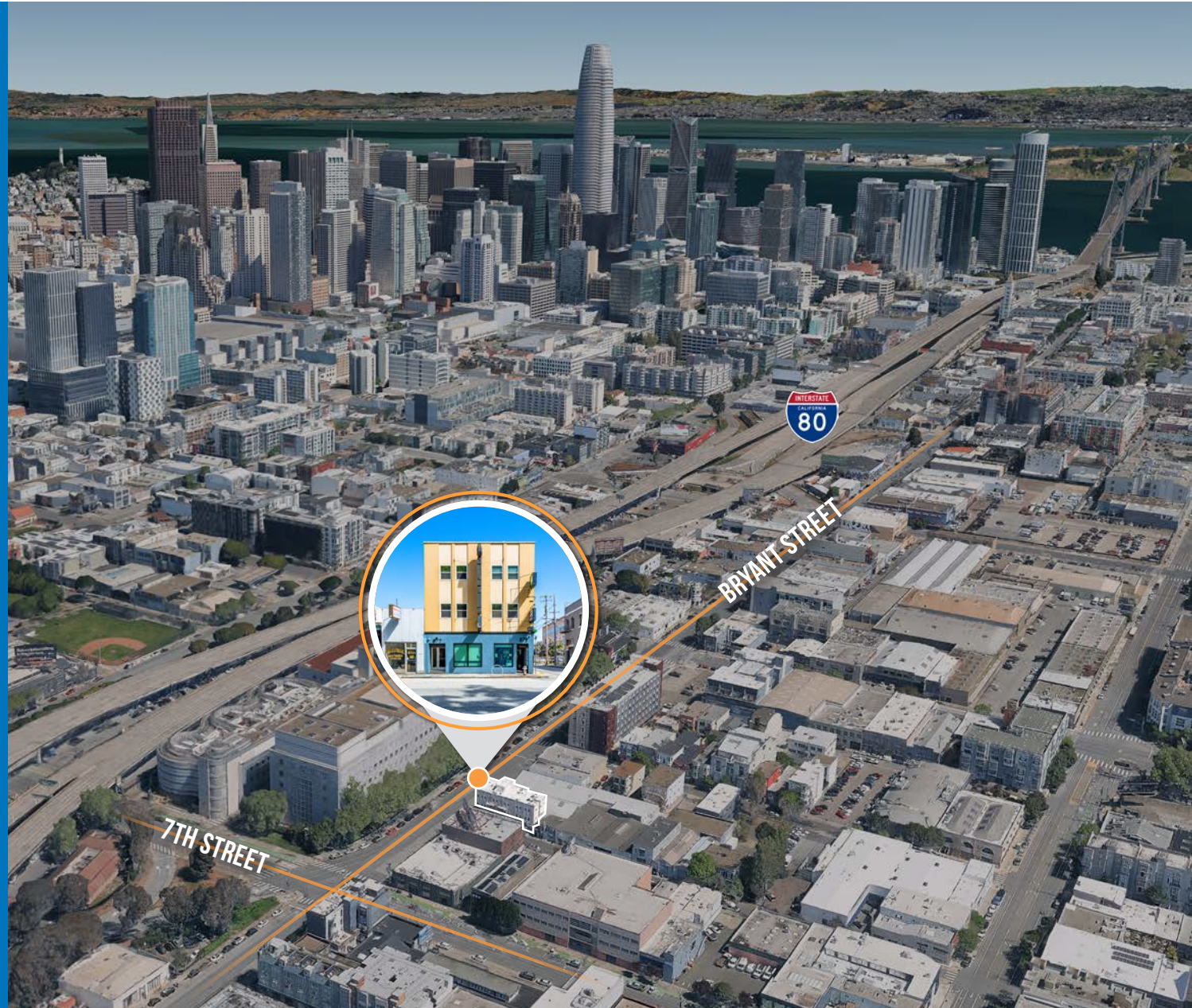
12 MIN to 4th St Rail MUNI
16 MIN to SF Caltrain Station
18 MIN to Civic Center BART



08 MIN to Mission District
09 MIN to Union Square
14 MIN to Financial District

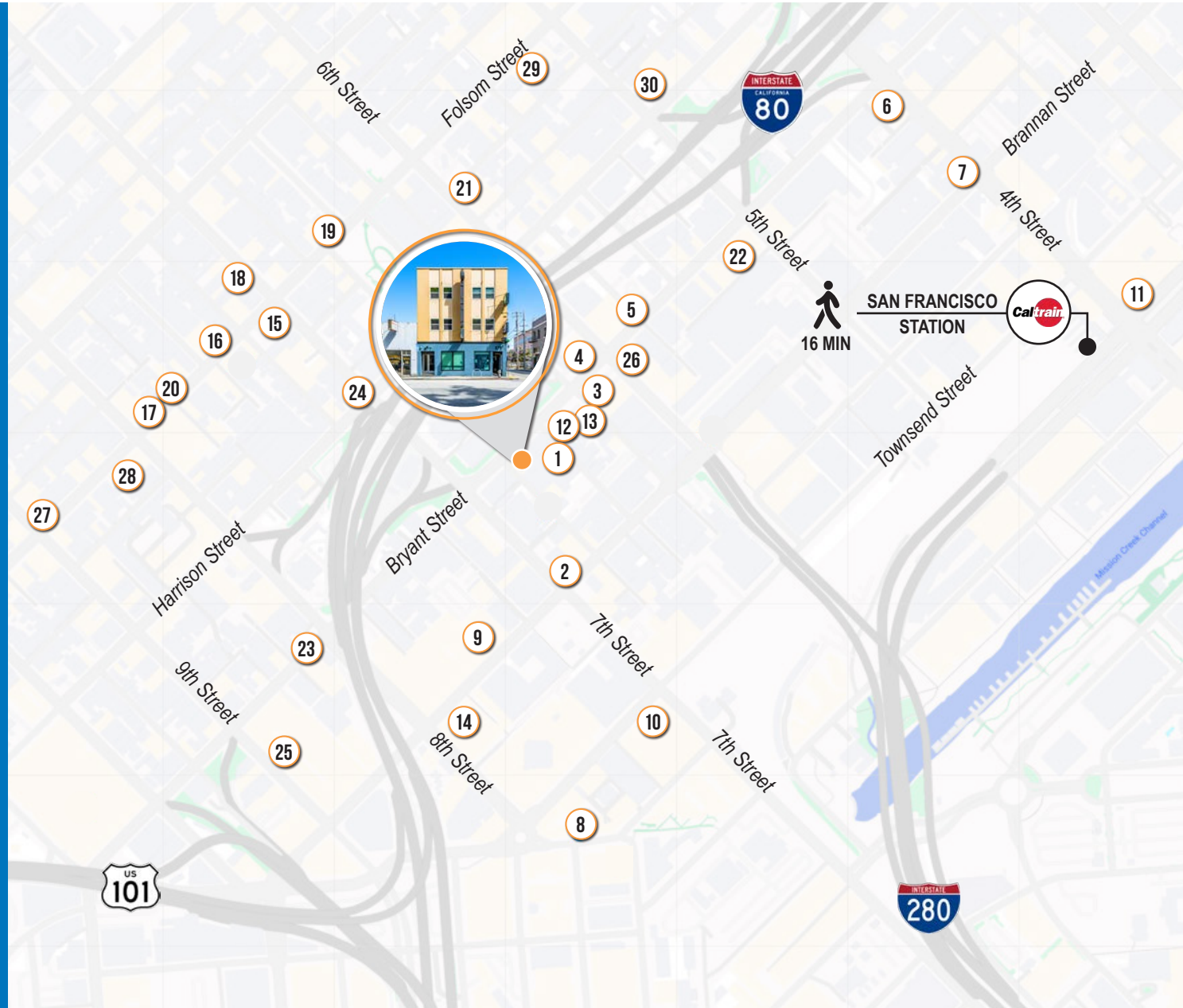


02 MIN to 80 On-Ramp
02 MIN to 280 On-Ramp
05 MIN to 101 On-Ramp



NEARBY AMENITIES

- 1 Dinosaurs Sandwiches
- 2 Mars Bar & Restaurant
- 3 El Norteño Taco Truck
- 4 Social Cafe
- 5 E&E Asian Kitchen
- 6 Thriller Social Club
- 7 Marlowe
- 8 Saap Ver Damn Good! Thai
- 9 Hall Of Justice
- 10 Adobe - San Francisco
- 11 Safeway
- 12 Kiss My Seoul
- 13 Question Mark Bar & Restaurant
- 14 Peet's Coffee
- 15 The Stud
- 16 HK Lounge Bistro
- 17 Cat Club
- 18 Sightglass Coffee
- 19 Deli Board
- 20 Bay of Burma
- 21 Telescope Coffee
- 22 Jane's Roses & Flowers
- 23 Henry's Hunan Restaurant
- 24 Yossie's Cantina
- 25 Trader Joe's
- 26 Pho de Nguyen
- 27 Azúcar Lounge
- 28 Driftwood
- 29 The Roll
- 30 All Stars Donuts





DELI BOARD



MARLOWE



PHO DE NGUYEN



QUESTION MARK BAR & RESTAURANT



SIGHTGLASS COFFEE

877-879 BRYANT STREET



OFFERING TERMS

877-879 Bryant is being offered for sale with an asking price of \$ 2,500,000 / \$269 PSF. 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.



CAMERON TU DRE # 02100436
510.919.8193 | cameron@tcpre.com

JARON ELIOPOULOS DRE # 01975155
415.608.6336 | jaron@tcpre.com

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 877-879 Bryant 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 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.