

440 ELLIS STREET

FOR SALE OR LEASE | STANDALONE COMMERCIAL BUILDING WITH HIGH CEILINGS

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer the opportunity to purchase the fee simple interest in a flexible, commercial building located at 440 Ellis Street, San Francisco, CA 94012. This opportunity allows for flexibility of uses or a future development site.

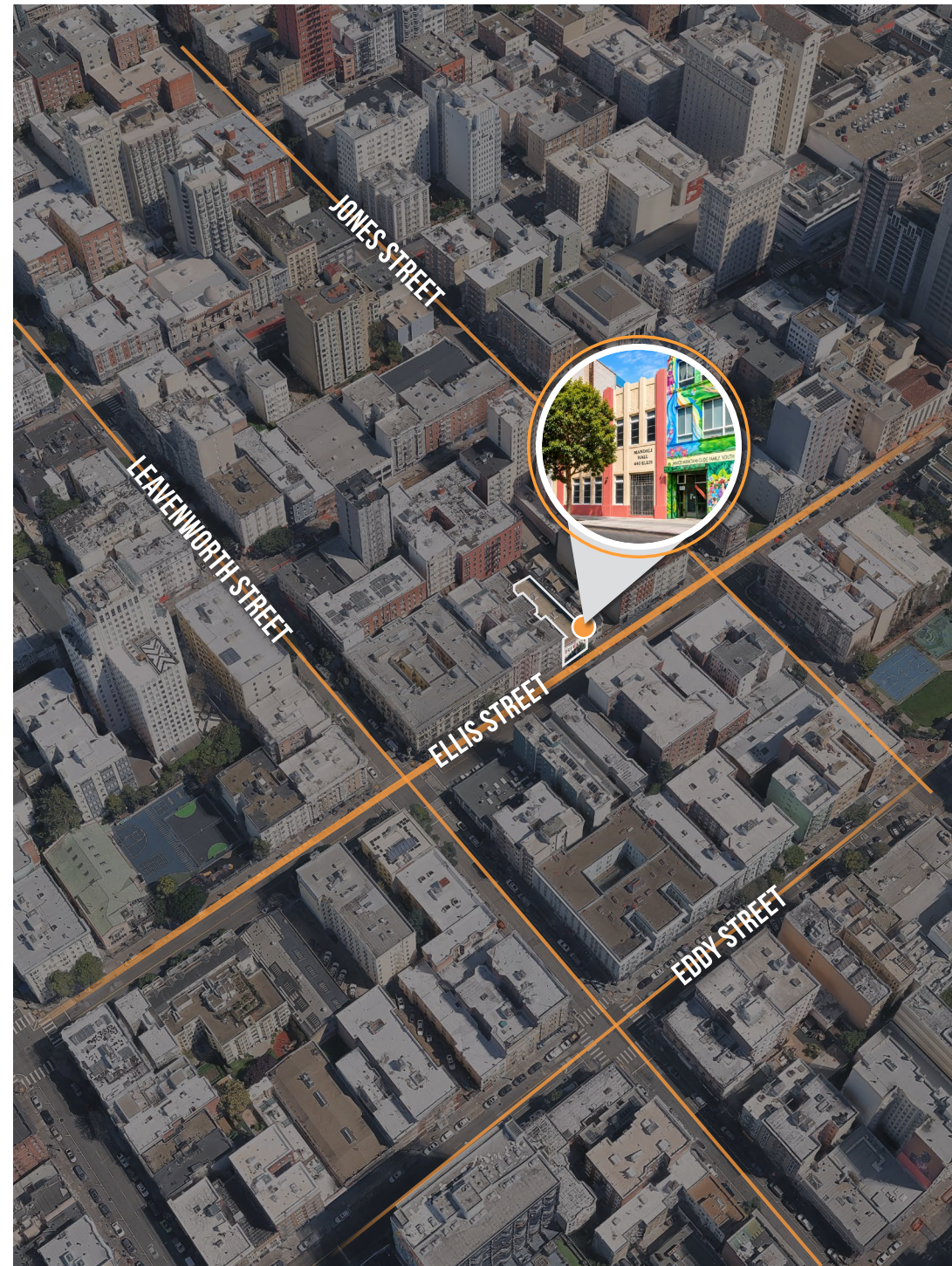
The subject property offers the unique opportunity for a standalone building in the heart of San Francisco. A large open floor plan and high ceilings allows for a wide variety of uses.

The property is easily accessible by Bart, Light Rail and has parking garages within a one block radius. Many uses considered such as: Retail, Personal Services, Entertainment, Public Facilities, Design Professional.

The property is also available for lease.

PROPERTY SUMMARY

ADDRESS	440 Ellis Street, San Francisco, CA 94102
APNS	0323/010
TOTAL BUILDING SIZE	Second Floor: +/- 4,156 Square Feet Ground Floor: +/- 4,410 Square Feet Lower Level: +/- 569 Square Feet TOTAL: +/- 9,135 Square Feet
TOTAL PARCEL SIZE	+/- 4,356 Square Feet
ZONING	RC-4 - Residential- Commercial, High Density



OFFERING SUMMARY

PRICE	\$2,150,000
RENTAL RATE	\$1.50 / SF / Month, IG

INVESTMENT HIGHLIGHTS



FLEXIBLE LAYOUT

High Ceilings And Wide Open Spaces Allow For Many Uses



OWNER USER OPPORTUNITY

Entire Building Delivered Vacant At Close



RECENTLY UPGRADED POWER

400 AMPs Single Phase Power



SECOND FLOOR



GROUND FLOOR



SECOND FLOOR





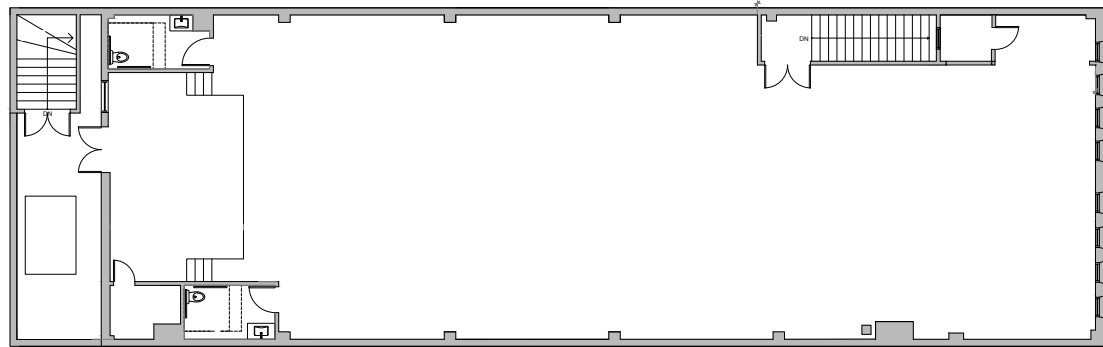
GROUND FLOOR



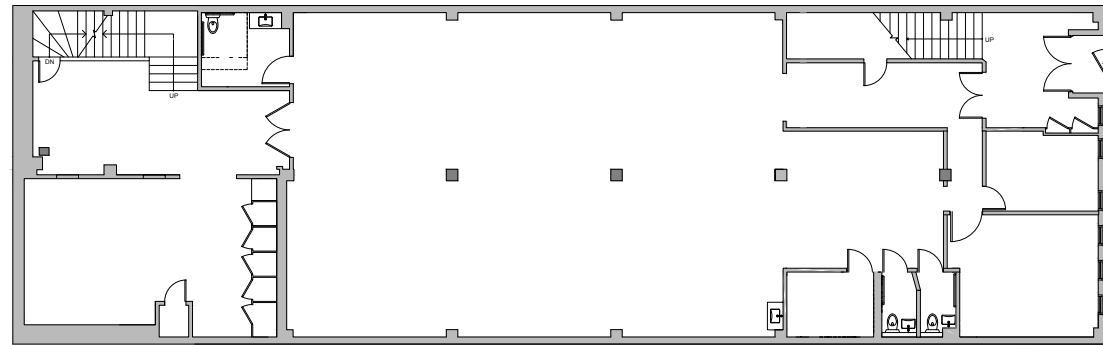
FLOOR PLAN

Second Floor: +/- 4,156 Square Feet
 Ground Floor: +/- 4,410 Square Feet
 Lower Level: +/- 569 Square Feet
TOTAL: +/- 9,135 Square Feet

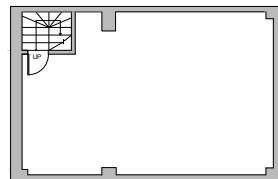
SECOND FLOOR



GROUND FLOOR



LOWER LEVEL



ELLIS STREET

LOCATION OVERVIEW

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



04 MIN to Geary St MUNI
08 MIN to Powell St BART
10 MIN to Union Square



08 MIN to Chinatown
09 MIN to Financial District
10 MIN to Mission District

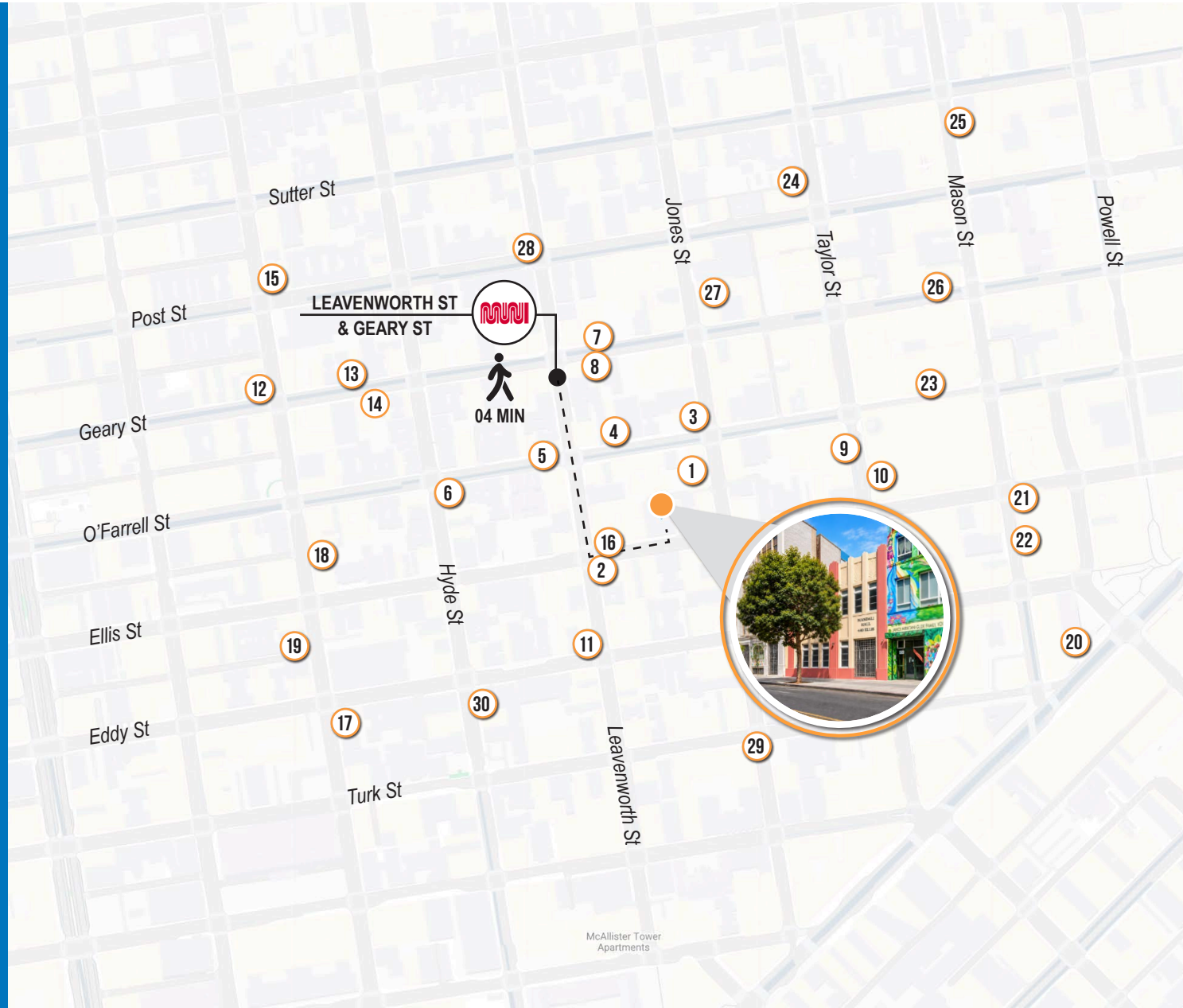


07 MIN to 80 On-Ramp
08 MIN to 280 On-Ramp
08 MIN to 101 On-Ramp



NEARBY AMENITIES

- 1 The Zombie Village
- 2 Azalina's
- 3 Bourbon & Branch
- 4 Cantoo Latin Asian Rotisserie
- 5 Ararat Kebab & Gyros
- 6 Nite Cap Bar
- 7 Mensho Tokyo SF
- 8 Pasha SF
- 9 Taylor Street Coffee Shop
- 10 Cityscape
- 11 Black Cat Jazz Supper Club
- 12 House of Thai
- 13 Fishmandu Sushi
- 14 HolyShred - Thai Street Food
- 15 Meski
- 16 Tadu Ethiopian Kitchen
- 17 Saigon Sandwich
- 18 Lers Ros
- 19 Pho 2000
- 20 Jollibee
- 21 Kin Khao
- 22 Bodega SF
- 23 The Halal Guys
- 24 Ryoko's Japanese Restaurant
- 25 Akiko's Sushi Bar
- 26 The ThongLor SF
- 27 620 Jones
- 28 The Royale
- 29 Hot Spot
- 30 SUNGHO







440 ELLIS STREET

OFFERING TERMS

440 Ellis is being offered for sale or lease with an asking price of \$#,###,###. 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 440 Ellis Street, San Francisco, CA 94102 (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 or Yash Patel (415) 592-4862.