

# 1628 UNION STREET

FOR SALE OR LEASE | COW HOLLOW COMMERCIAL CONDO

SIGNIFICANT  
PRICE REDUCTION



# 1628 UNION STREET

## EXECUTIVE SUMMARY

Touchstone Commercial Partners, Inc. is pleased to offer investors the opportunity to purchase the fee simple interest in 1628 Union Street, San Francisco, CA 94123. This second floor commercial condominium in a four level Victorian consists of nine offices, two restrooms, and a kitchenette, plus access to a common area patio.

The subject property is situated on coveted Union Street in the highly desirable Cow Hollow neighborhood. Surrounded by amenities including popular eateries, world class retail, and lifestyle services, the location of this opportunity is outstanding. This is a tremendous opportunity for an owner/user or investor.

## PROPERTY SUMMARY

ADDRESS	1628 Union St, San Francisco, CA 94123
APN	0528-025
SQUARE FOOTAGE	+/- 2,139 Square Feet
HOA FEES	\$450 / Month
ZONING	NCD - Union Street Neighborhood Commercial
ORIGINAL PRICE	<del>\$1,275,000 / \$596 PSF</del>
NEW PRICE	\$950,000 / \$444 PSF
RENTAL RATE	\$36 / Year / SF, Industrial Gross
AVAILABLE SPACE	+/-1,000 - 2,139 Square Feet



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## BUILDING ATTRIBUTES

YEAR BUILT	1900
CONSTRUCTION TYPE	Concrete Slab-On-Grade, Wood Framing
FIRE SUPPRESSION	Fully Sprinklered
HEATING TYPE	Central Furnace
HOT WATER SOURCE	Central Water Heater



## INVESTMENT HIGHLIGHTS



### UNIQUE SAN FRANCISCO OPPORTUNITY

*to Purchase a Commercial Condo in Cow Hollow*



### LOCATION

*In a Charming and Highly Sought After Neighborhood  
With Easy Access to Public Transportation and Bridges*



### EXCELLENT OWNER/USER ACQUISITION

*With SBA Financing Available*



### SUPERIOR DEMOGRAPHICS

*In an Affluent Submarket With an Average Individual  
Income of \$132,709 and Median Age of 34*

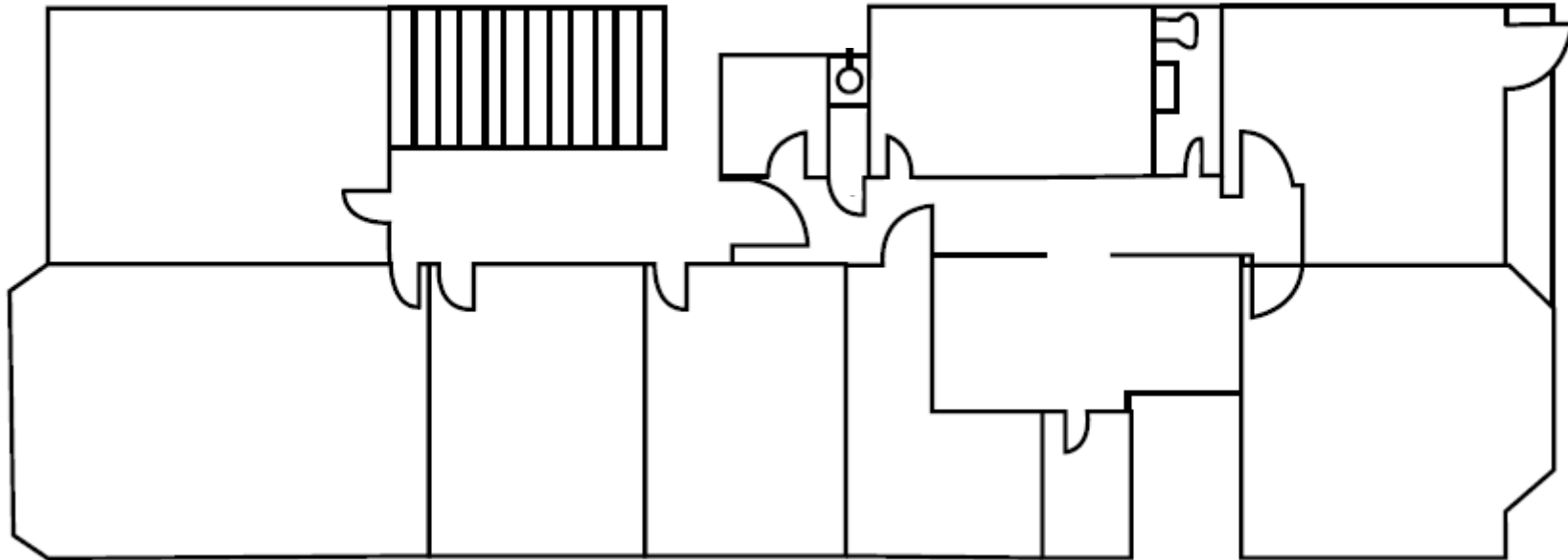
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## FLOOR PLAN

Second Floor Unit +/- 2,139 Square Feet



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## LOCATION OVERVIEW

Cow Hollow is an affluent section of town that's popular with young professionals. Union Street, the main drag, is crawling with chic fashion boutiques, pilates studios, juice shops and beauty salons.



**01 MIN** to Union St MUNI  
**16 MIN** to Ghirardelli Square  
**17 MIN** to Lombard Street



**03 MIN** to Fort Mason  
**05 MIN** to Marina District  
**10 MIN** to Union Square



**05 MIN** to 101 On-Ramp  
**12 MIN** to 80 On-Ramp  
**14 MIN** to 280 On-Ramp



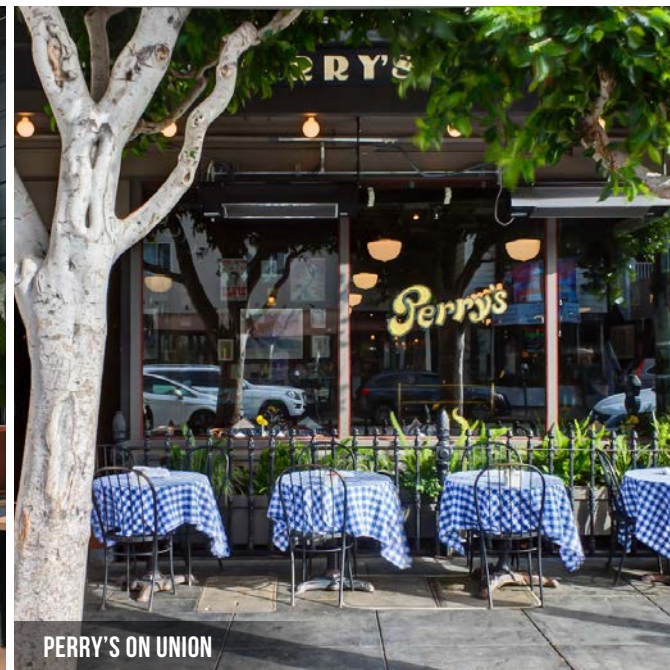
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## NEARBY AMENITIES

- 1.....Roam Artisan Burgers
- 2.....Blue Fog Market
- 3.....Camino Alto
- 4.....Rutily's Market & Deli
- 5.....Avotoasty
- 6.....Dumpling Union
- 7.....Roaming Goat
- 8.....Starbucks
- 9.....Perry's on Union
- 10.....Lululemon
- 11.....Wildseed
- 12.....Equinox Union Street
- 13.....The Brixton
- 14.....Jo Malone London
- 15.....Shake Shack Cow Hollow
- 16.....White Rabbit Bar
- 17.....Balboa Cafe
- 18.....The Brazen Head
- 19.....Fort Mason Market & Deli
- 20.....Black Horse London Pub
- 21.....Notes From Underground
- 22.....Matterhorn Restaurant
- 23.....Céleste
- 24.....Helmand Palace
- 25.....Golden Gate Valley Library
- 26 The Italian Homemade Company
- 27.....Flores SF
- 28.....Camino Alto
- 29.....Moscone Recreation Center
- 30.....Allyne Park



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## OFFERING TERMS

1628 Union Street 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.



**TERRY EVERLEY**

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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 1628 Union Street, San Francisco, CA 94123 (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 statements 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 Terry Everley at (415) 539-1108.