1945 HYDE STREET

FOR SALE | HIGH-END FOOD/BEVERAGE COMMERCIAL CONDO | RUSSIAN HILL

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EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer owner-users and investors the opportunity to purchase the fee simple interest in 1945 Hyde Street #Commercial, San Francisco, CA 94109.

Situated at the base of one of the most prestigious boutique redevelopments in San Francisco (7 high end residential units), the subject commercial condo is impeccably built out as a food and wine bar, currently home to Union Larder. This is a rare opportunity to purchase a truly one of a kind property in a coveted location.

Union Larder's lease expires on January 31, 2029 with no options to renew. Union Larder may entertain a business sale to allow for immediate owner-user occupancy. Contact agent for additional details.

PROPERTY SUMMARY

ADDRESS	1945 Hyde Street #Commercial, San Francisco, CA 94109
APN	0123/093
CONDO SIZE	+/- 780 Square Feet
ADDITIONAL STORAGE SIZE	+/- 93 Square Feet
ZONING	NC-1 - Neighborhood Commercial, Cluster
YEAR BUILT	1920 / Redeveloped 2013

OFFERING SUMMARY

PRICE	$1,750,000

INVESTMENT HIGHLIGHTS

RARE OPPORTUNITY
To Purchase a Renovated, Income Generating Commercial Asset in Established Neighborhood Cluster of Restaurants, Wine Bars, Cafés and Specialty Retailers

HIGH-END FOOD & BEVERAGE INFRASTRUCTURE
Turnkey Commercial Condo with Premium F&B Buildout

BRIGHT INTERIORS
Large Windows with Natural Light Throughout and Excellent Pedestrian Visibility

IMPRESSIVE CEILING HEIGHT
Generous Ceiling Height Enhances the Space's Open Feel and Architectural Character.

OWNER USER OPPORTUNITY
Potential To Buy Out Remaining Lease Or Take Over 2/1/2029

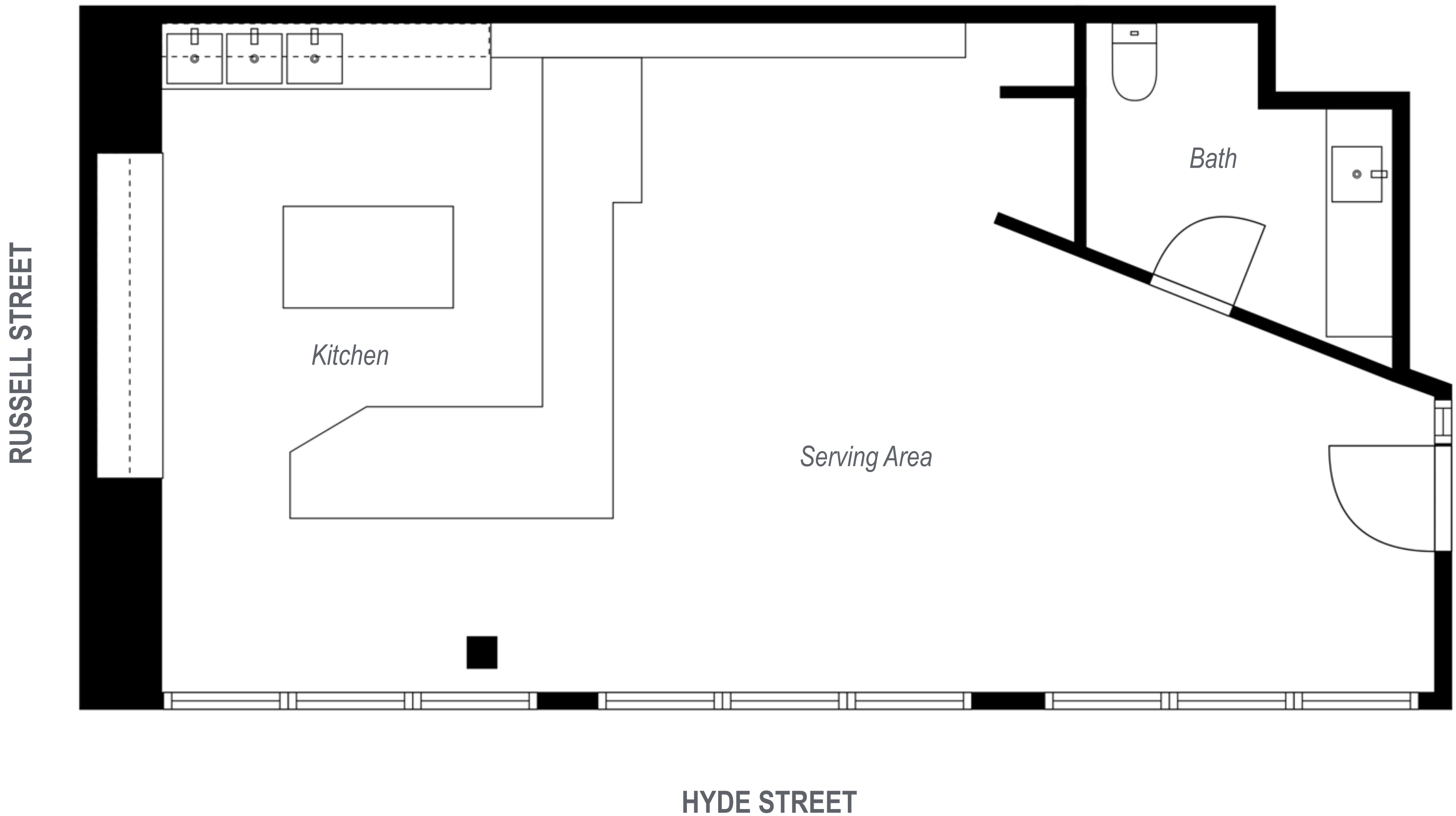
EXCELLENT WALKING SCORE
98 Walk Score - Walker's Paradise

PRIME LOCATION
Highly Desirable Russian Hill Location along the Hyde Street Cable Car Line

1945 HYDE STREET

FLOOR PLAN

+/- 780 Square Feet



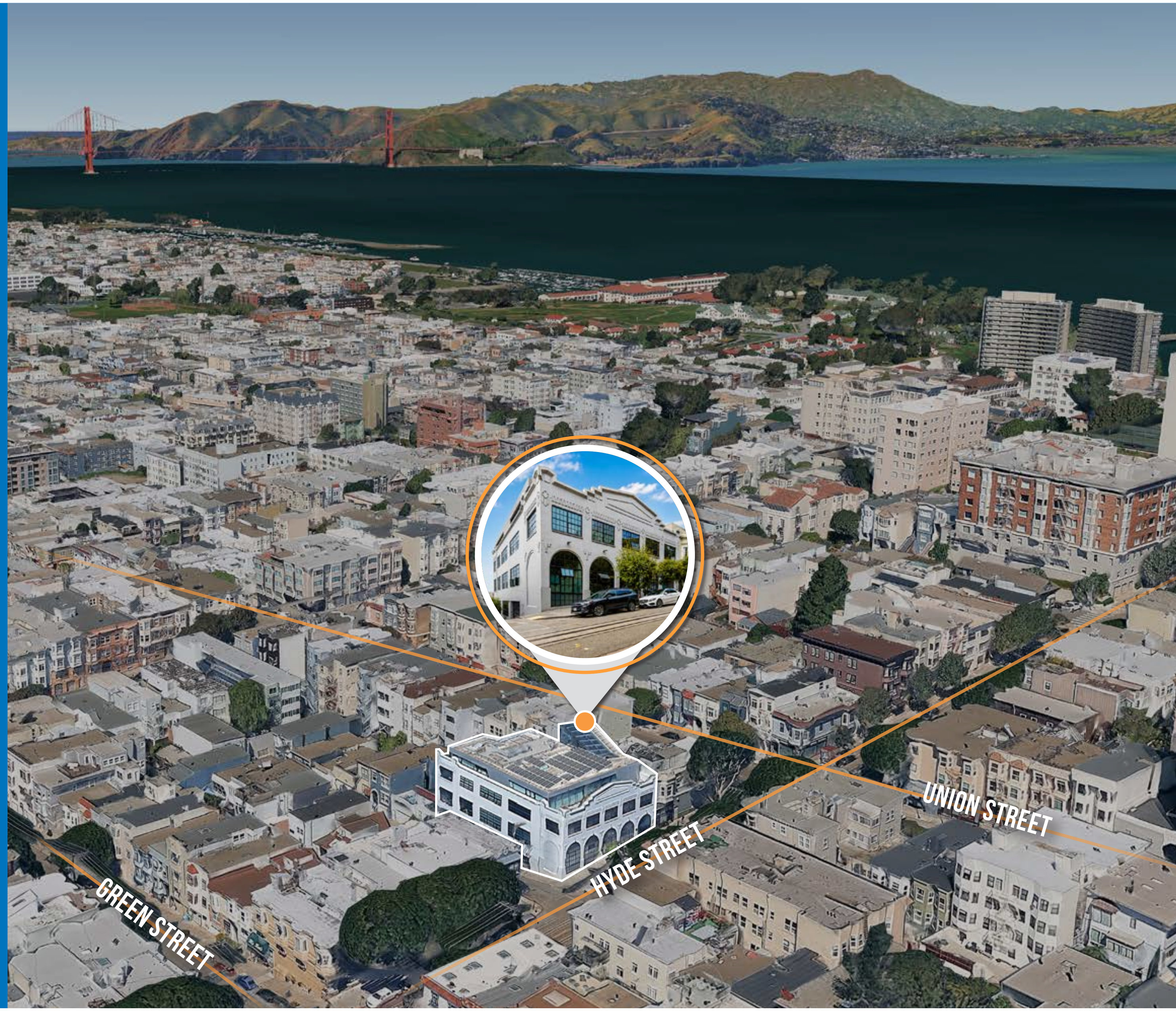
LOCATION OVERVIEW

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

01 MIN to Green St MUNI
05 MIN to The Lombard Street
17 MIN to Ghirardelli Square

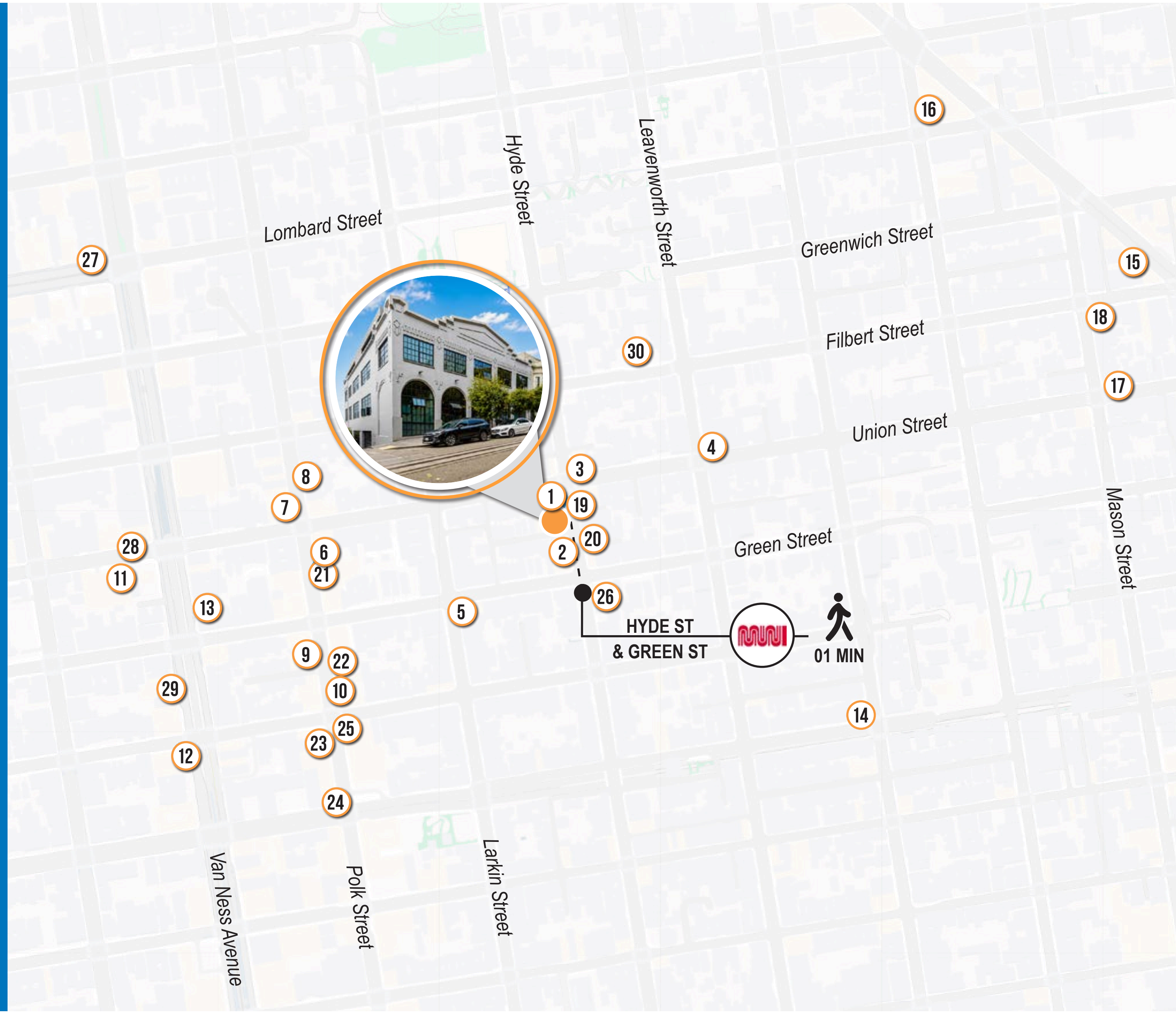
06 MIN to Pacific Heights
11 MIN to Union Square
14 MIN to Mission District

12 MIN to 101 On-Ramp
15 MIN to 80 On-Ramp
16 MIN to 280 On-Ramp



NEARBY AMENITIES

1. Swensen's
2. Za Pizza
3. Abrazo
4. Sumac | Modern Street Food
5. Amarena
6. Saint Frank Coffee
7. The New Spot On Polk
8. Fueling Station Cafe
9. Blue Barn Polk
10. Saru Handroll Bar
11. Motoring Coffee
12. Wasabi & Ginger
13. Helmand Palace
14. Serafina
15. Piccolo Forno
16. Fiddle Fig Cafe & Coffee
17. Trattoria Contadina
18. Chez Brando
19. Bacchus Wine Bar
20. Elephant Sushi
21. Crunch Fitness
22. Fiorella Polk
23. The Buccaneer
24. Sabor Gaúcho Prime Brazilian
25. Hummus Mediterranean Kitchen
26. Seven Hills
27. The Coffee Berry SF
28. Black Horse London Pub
29. Matterhorn Restaurant
30. Mezzi Bloom



MOTORING COFFEE

BLUE BARN

CRUNCH FITNESS POLK

SWENSEN'S

SAINT FRANK COFFEE

1945 HYDE STREET

OFFERING TERMS

1945 Hyde Street is being offered for sale with an asking price of $1,750,000. 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 and Gaetani Real Estate.

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

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CONFIDENTIAL OFFERING MEMORANDUM