

1945 HYDE STREET

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

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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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
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INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

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



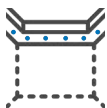
HIGH-END FOOD & BEVERAGE INFRASTRUCTURE

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

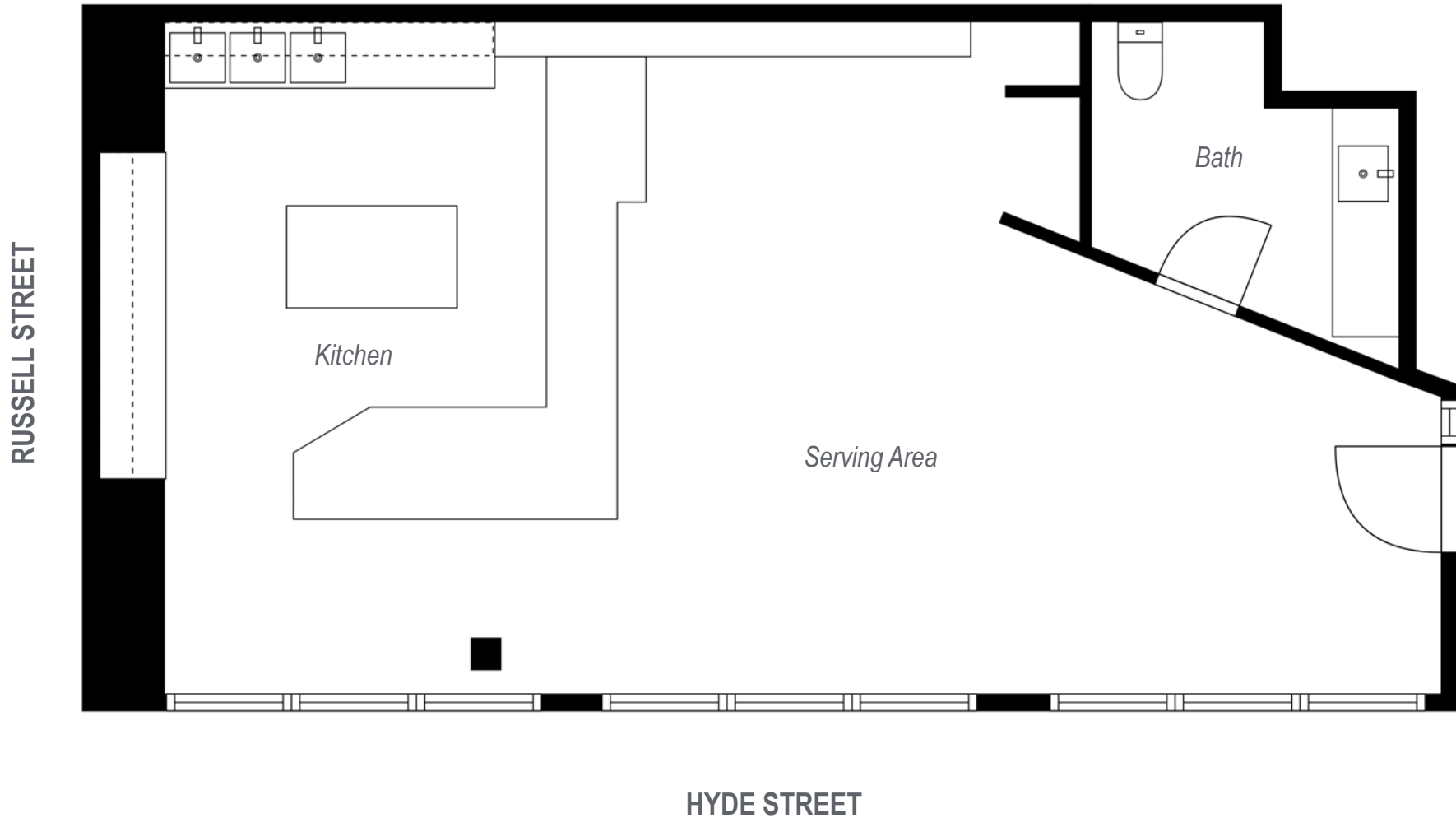
Highly Desirable Russian Hill Location along the Hyde Street Cable Car Line





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

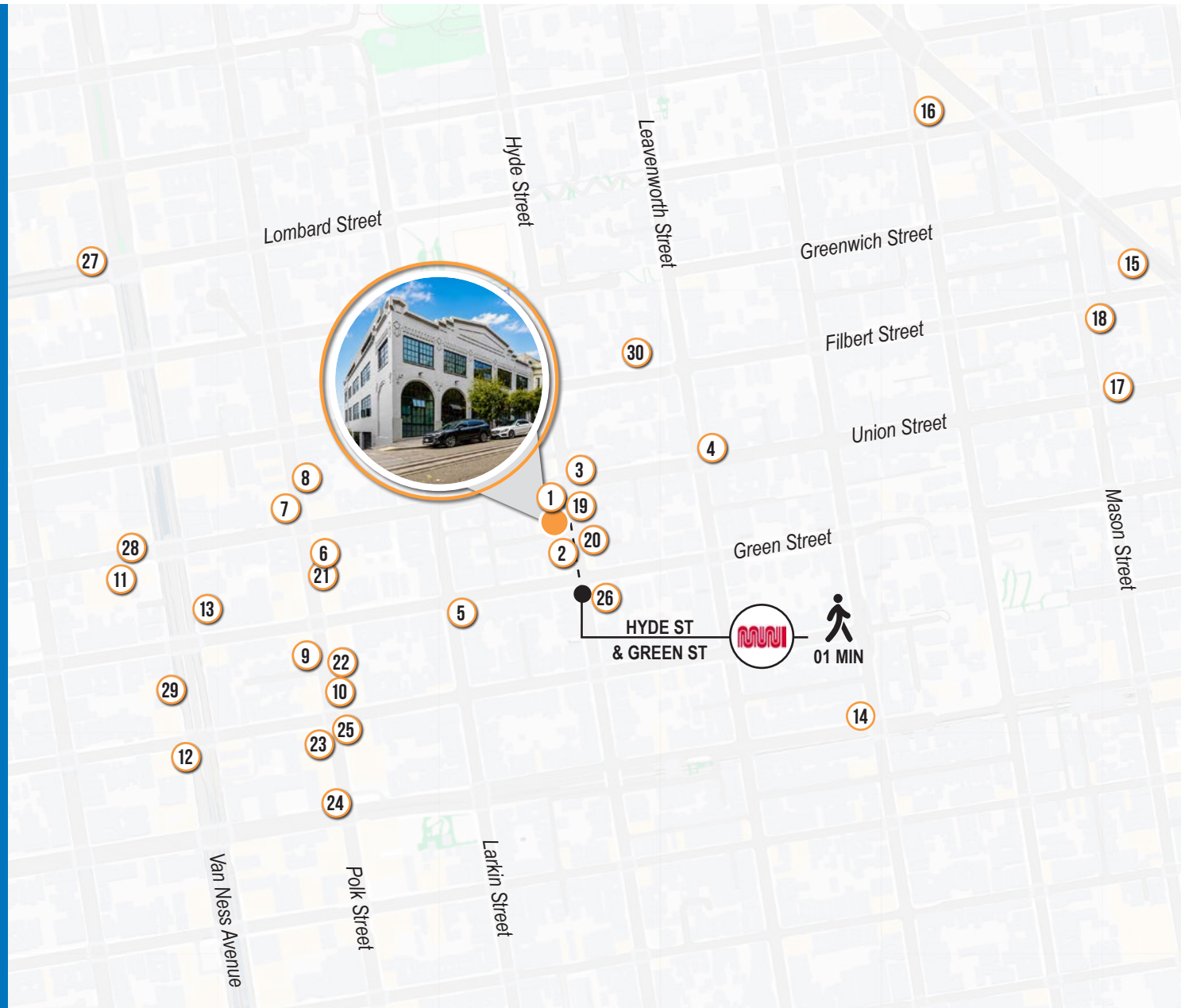


12 MIN to 101 On-Ramp
15 MIN to 80 On-Ramp
16 MIN to 280 On-Ramp



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.



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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 1945 Hyde 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.