

# 1929 VAN NESS AVE

FOR SALE | GROUND FLOOR COMMERCIAL CONDO | VAN NESS CORRIDOR

**TCP**  
TOUCHSTONE  
COMMERCIAL PARTNERS



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### EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer owner-users and investors an opportunity to purchase the fee simple interest in 1929 Van Ness Ave, San Francisco, CA 94109.

The approximately 1,455 square foot ground floor commercial office condominium with 2 car parking spaces, is located along the prominent Van Ness Avenue corridor in San Francisco, CA. 1929 Van Ness Avenue offers a rare opportunity to acquire a well-positioned office and/or retail property in the heart of the city. The unit features a functional and efficient layout, including a welcoming lobby, conference room, one ADA-compliant restroom, a kitchenette, and three (3) private offices.

The property will be delivered fully vacant at the close of escrow, this is a perfect opportunity for an owner-user or investor to purchase this centrally-located property with immediate access to public transportation and nearby neighborhood amenities.

### PROPERTY SUMMARY

ADDRESS	1929 Van Ness Ave, San Francisco, CA 94109 AKA 1701 Jackson St #R02
APN	0599-130
UNIT SIZE	+/- 1,455 Square Feet
HOA DUES	\$1,386.93 per month
ZONING	RC-4



LOBBY



OFFICE

### INVESTMENT HIGHLIGHTS



#### RARE OPPORTUNITY

To Purchase a Renovated, Office and/or Retail Commercial Condominium Along the Prominent Van Ness Avenue corridor



#### CORNER LOT

High-Visibility Corner Location Offering Strong Street Presence and Exposure in a Central San Francisco Neighborhood



#### OFFICE FEATURES

Functional Layout Featuring a Lobby, Conference Room, Kitchen, One (1) ADA-Compliant Restroom, and Three (3) Private Offices



#### PARKING

Two (2) Dedicated Parking Spaces #17 and #71



#### VALUE-ADD POTENTIAL

Through Renovation and Lease-Up of Ground Floor Commercial Space



#### OWNER/USER OPPORTUNITY

Ideal For Owner-Occupiers or Investors Seeking a Centrally Located Property



#### LOCATION

Prime Van Ness Avenue Location with Convenient Access to Public Transportation, Neighborhood Amenities, and Major City Corridors



OFFICE



LOBBY



OFFICE



LOBBY



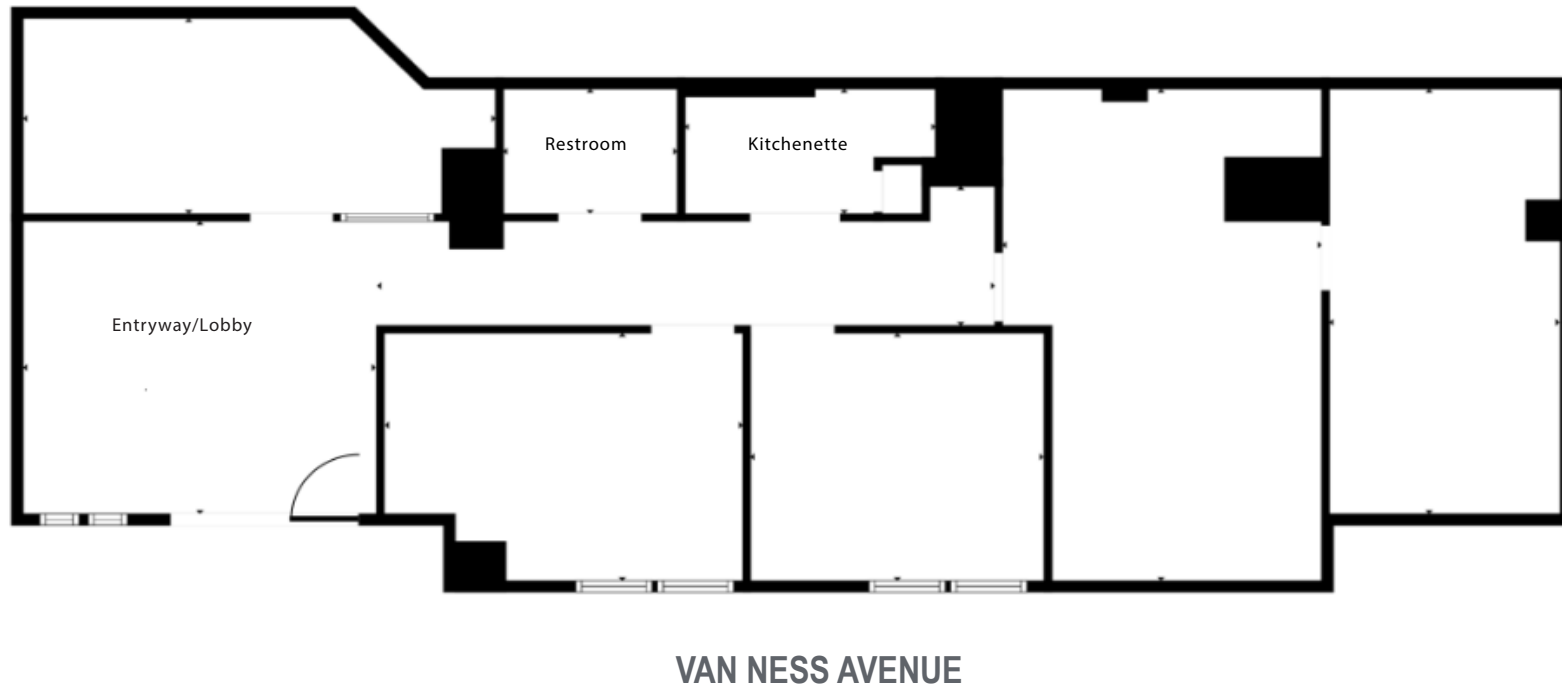
LOBBY



OFFICE

### FLOOR PLAN

Commercial Unit +/- 1,455 Square Feet



### LOCATION OVERVIEW

This property is located between Pacific Heights and Nob Hill neighborhood in the San Francisco Bay Area. The subject property is well located in a rapidly changing neighborhood.



**01 MIN** to Van Ness Ave Muni  
**05 MIN** to to Lafayette Park  
**20 MIN** to China Town



**08 MIN** to Union Square  
**09 MIN** to South of Market  
**12 MIN** to Mission District

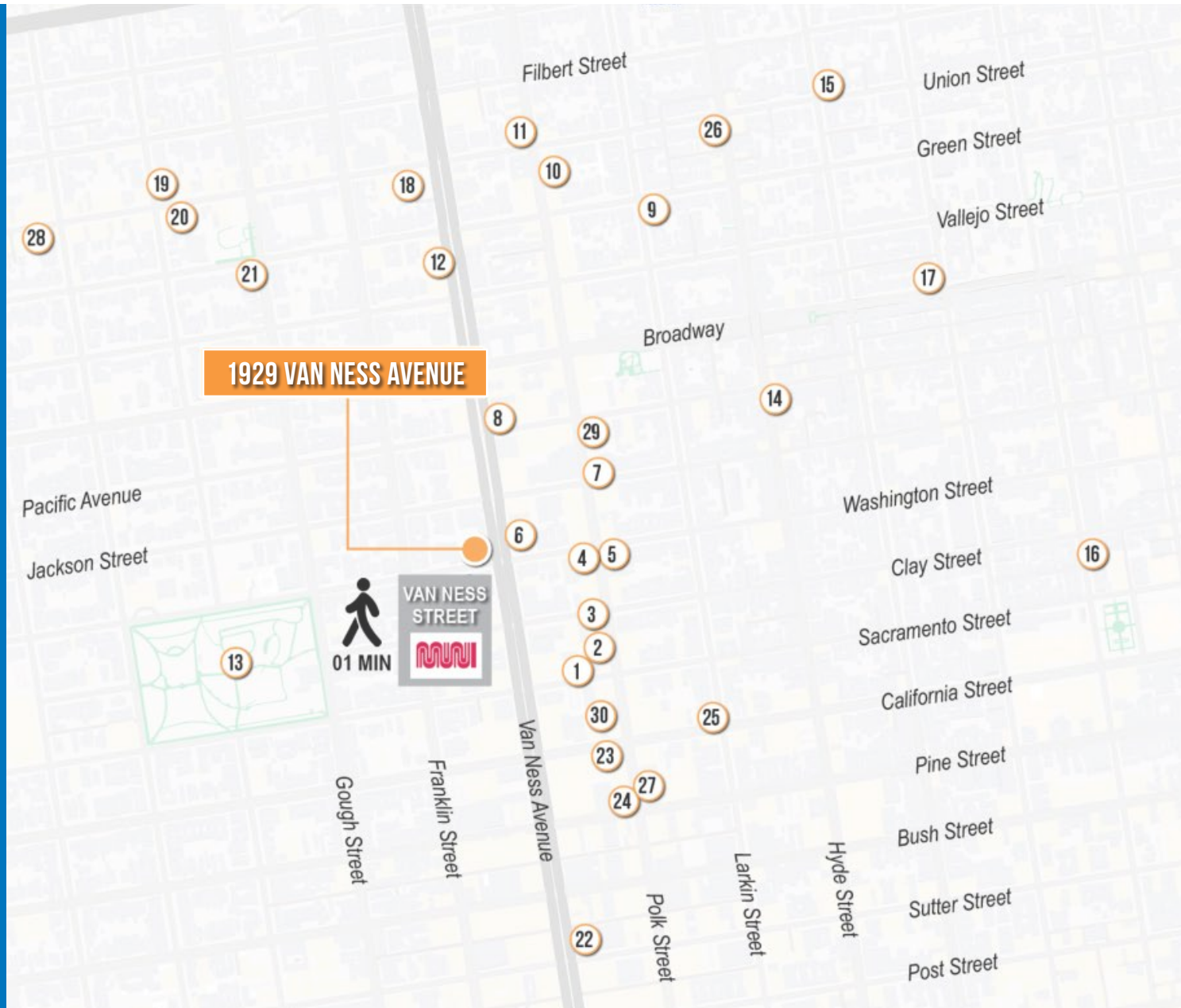


**08 MIN** to 101 On-Ramp  
**16 MIN** to 80 On-Ramp  
**17 MIN** to 280 On-Ramp



### NEARBY AMENITIES

- 1.....Acquerello
- 2..... Bob's Donut & Pastry Shop
- 3..... Harper & Rye
- 4.....The Crepe House
- 5.....Sorella
- 6.....House of Prime Rib
- 7..... Bell Tower
- 8..... Harris' Restaurant
- 9..... Amarena
- 10..... Saint Frank Coffee
- 11..... The New Spot On Polk
- 12.....Matterhom Restaurant
- 13.....Lafayette Park
- 14..... Collina
- 15.....Sumac | Modern Street Food
- 16.....Nob Hill Cafe
- 17.....Serafina
- 18..... Moting Coffee
- 19..... Avotoasty
- 20.....Roam Artisan Burgers
- 21.....Blue Fog Market
- 22..... The Regency Ballroom
- 23.....Crustacean Restaurant
- 24.....Juniper
- 25..... Mymy
- 26.....Swensen's
- 27..... Himalayan Cuisine SF
- 28.....Italian Homemade Company
- 29.....Cafe Réveille
- 30.....Swan Oyster Depot





LAFAYETTE PARK



HOUSE OF PRIME RIB



ACQUERELLO



NOB HILL CAFE



HARRIS RESTAURANT

**1929** VAN NESS  
AVENUE

## OFFERING SUMMARY | SALE

1929 Van Ness Ave is being offered for sale with an asking price of \$750,000 / \$517 PSF. All prospective buyers should assume the subject property will be delivered on an “As-Is, Where-Is” basis at the Close of Escrow.

Prospective buyers and tenants 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.

### ASKING PRICE

\$750,000 / \$517 PSF



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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 1929 Van Ness Ave, 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. We urge 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 Zach Hauptert at (415) 812-1219 or Michael Sanberg at (415) 697-6088.