

1501 AVENUE
GRANT 

FOR SALE

**MIXED USE TROPHY PROPERTY
IN NORTH BEACH**

**INVESTOR AND/OR
OWNER-USER OPPORTUNITY**

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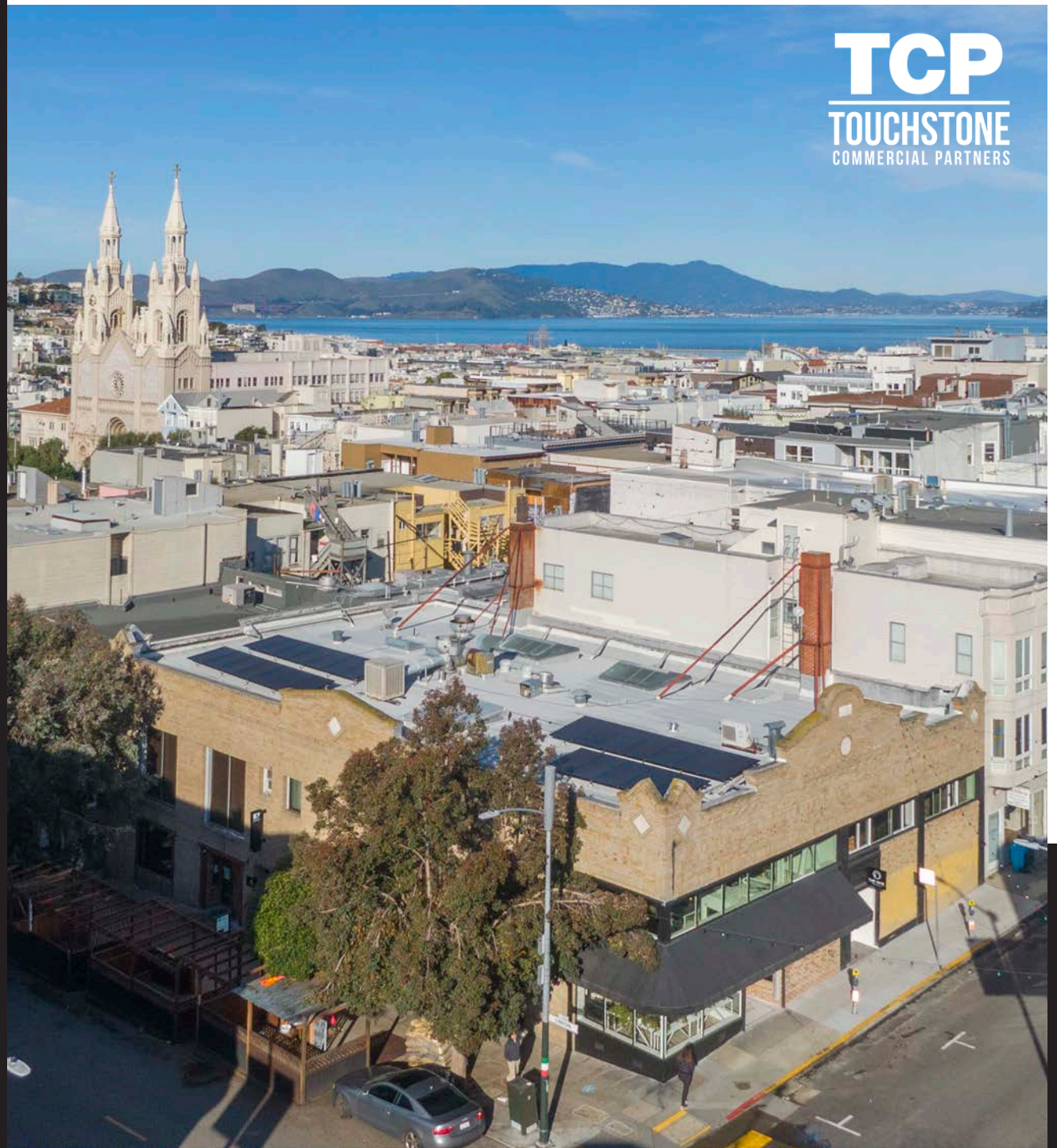
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TCP
TOUCHSTONE
COMMERCIAL PARTNERS



EXECUTIVE SUMMARY

Touchstone Commercial Partners, Inc. is pleased to offer investors the opportunity to purchase the fee simple interest in 1501 Grant Avenue, San Francisco, CA 94133.

This trophy asset is situated in the heart of the covered North Beach submarket. The property has received significant recent upgrades to the units and is a turnkey investment with long term upside. The subject property consists of three (3) ground floor retail / restaurant units and one (1) second floor office unit.

*If desired, the restaurant unit can be delivered vacant at close of escrow.



OFFERING SUMMARY

PRICE	\$5,500,000
CAP	5.00%
PRO FORMA CAP	5.76%
GRM	18.69
PRO FORMA GRM	16.34
\$/SQ. FT.	\$588
\$/UNIT	\$1,375,000

PROPERTY SUMMARY

ADDRESS	1501 Grant Ave
APN	0103/007
YEAR BUILT	1917
BUILDING SIZE (SQ FT)	9,360
PARCEL SIZE (SQ FT)	5,580
UNITS	4
UNIT MIX	(3) Retail, (1) Office





BUILDING FEATURES

CONSTRUCTION	Brick and Timber
FOUNDATION	Concrete
EXTERIOR WALLS	Brick
ELECTRICAL SERVICE	400 Amp
ELECTRICAL METERING	*3 (bookstore / fitness share 1 meter)
GAS METERS	1 Meter (2 Inch Line)
HEAT SOURCE	Central
HEAT TYPE	Electrical/Gas
EARTHQUAKE RETROFIT	UMB Retrofit Completed 2001

*Shared meter held in owner's name. Bookstore pays \$35 per month. Fitness tenant pays the balance.

INVESTMENT HIGHLIGHTS



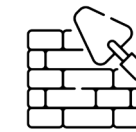
COVETED LOCATION



**100 WALK SCORE
(WALKER'S PARADISE)**



IMPECCABLY MAINTAINED



EXPOSED BRICK AND TIMBER



SIGNIFICANT UNIT UPGRADES



OWNER-USER OPPORTUNITY

FINANCIAL SUMMARY

Price	\$5,500,000
Building Size	9,360
Parcel Size	5,580
Units	4
CAP	5.00%
Pro Forma CAP	5.76%
GRM	18.69
Pro Forma GRM	16.34
\$/Sq. Ft.	\$588
\$/Unit	\$1,375,000

ANNUALIZED OPERATING INCOME

INCOME ANALYSIS	ACTUAL	PRO FORMA	NOTES
Gross Annual Income	\$294,244.32	\$336,676.32	
Vacancy Reserve	\$(5,884.89)	\$(6,733.53)	2% of Gross Income
Effective Gross Income	\$288,359.43	\$329,942.79	
Gross Expenses	\$(71,193.20)	\$(71,193.20)	
Reimbursements	\$57,813.83	\$57,813.83	
Net Operating Income	\$274,980.06	\$316,563.42	

RENT ROLL

ADDRESS	UNIT TYPE	SQUARE FEET*	ACTUAL	PROFORMA	MOVE IN	EXPIRATION	TYPE	INCREASES	OPTIONS
**510 Union St	Restaurant	4,130	\$8,764.00	\$10,500.00	1/1/2003	5/28/2028	NNN (40%)	3%	None
512 Union St	Office	1,200	\$6,556.36	\$6,556.36	6/1/2020	5/31/2025	IG (11.92%)	3%	None
1501 Grant Ave	Bookstore	1,650	\$3,500.00	\$5,000.00	4/1/2022	4/1/2032	NNN (16.95%)	5%	(1) 5 Year
1503 Grant Ave	Fitness	2,200	\$5,200.00	\$5,500.00	1/15/2023	1/18/2026	NNN (22.80%)	3%	(1) 2 Year
Storage	Office		\$500.00	\$500.00					
			\$24,520.36	\$28,056.36	14.42% Upside				
			\$294,244.32	\$336,676.32	Annual Rent				

*All square footages are estimates. Buyer to verify actual square footages.

**510 Union St (Restaurant) can be delivered vacant at close of escrow.

EXPENSES

EXPENSE ANALYSIS	ACTUAL	PRO FORMA	NOTES
New Property Taxes	\$(64,885.58)	\$(64,885.58)	1.18% of purchase price
Special Assessments	\$(732.62)	\$(732.62)	Per SF Treasury
Insurance	\$(5,575.00)	\$(5,575.00)	Per Owner
Repairs & Maintenance	\$ -	\$ -	Paid by Tenants
Water & Sewage	\$ -	\$ -	Paid by Tenants
PG&E	\$ -	\$ -	Paid by Tenants
Trash & Recycling	\$ -	\$ -	Paid by Tenants
Annual Gross Expenses	\$(71,193.20)	\$(71,193.20)	
% of Gross Income	24.69%	21.58%	



510 UNION ST - DON PISTOS

RENTABLE SF
+/- 4,130 Square Feet

CURRENT RENT
\$8,764 / Month, NNN

LEASE EXPIRATION DATE
May 28, 2028

USE
Restaurant

*Can be delivered vacant at close of escrow.



512 UNION ST - KREKOW JENNINGS

RENTABLE SF
+/- 1,200 Square Feet

CURRENT RENT
\$6,556.36 / Month, Industrial Gross *

LEASE EXPIRATION DATE
May 31, 2025

USE
Office

*Includes Storage for an extra \$500 / Month



1501 GRANT AVE - LIBRERIA PINO

RENTABLE SF
+/- 1,650 Square Feet

CURRENT RENT
\$3,500 / Month, NNN

LEASE EXPIRATION DATE
April 1, 2032

USE
Bookstore



1503 GRANT AVE - THE HIVE SF

RENTABLE SF
+/- 2,200 Square Feet

CURRENT RENT
\$5,200 / Month, NNN

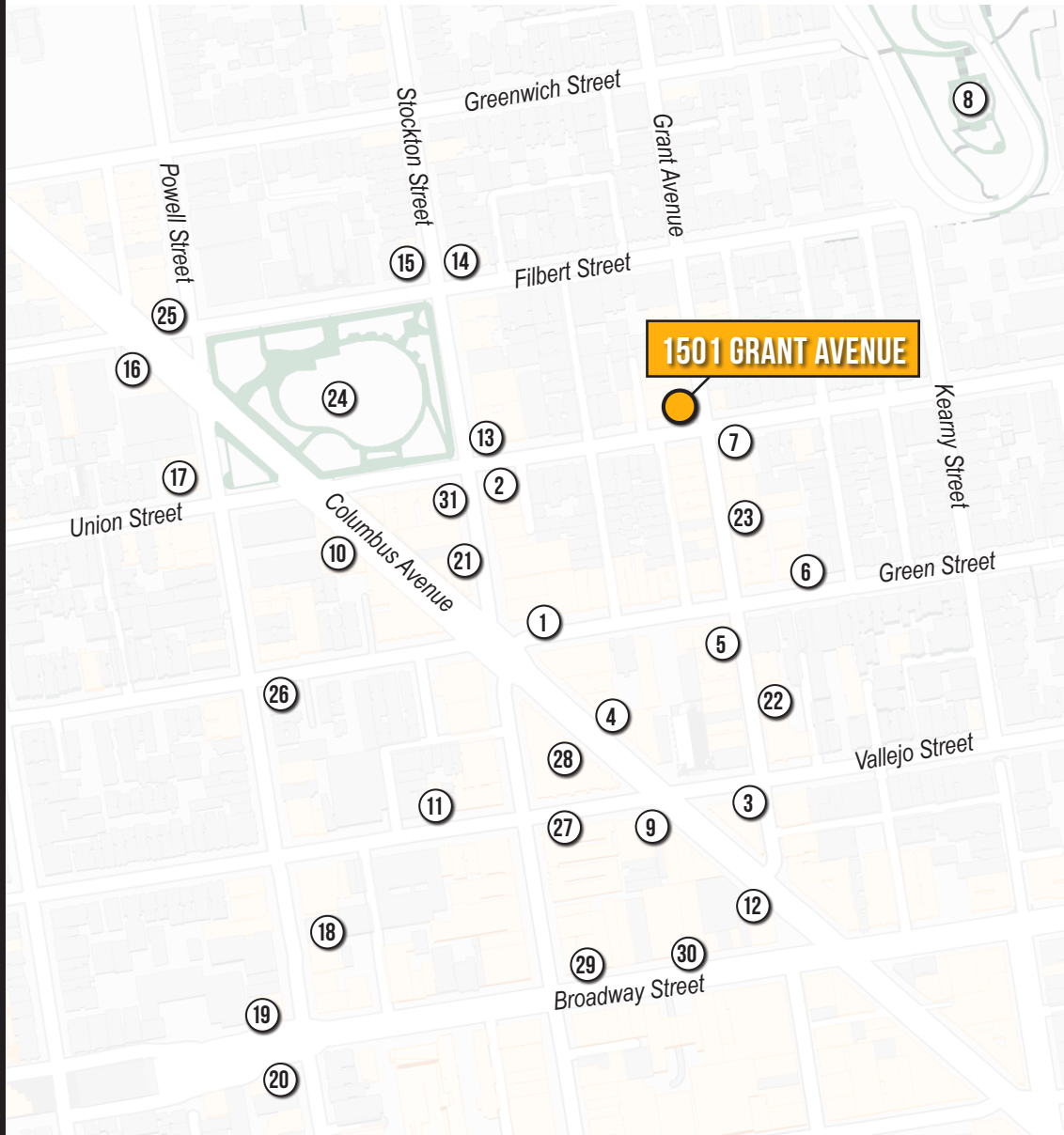
LEASE EXPIRATION DATE
January 18, 2026

USE
Fitness

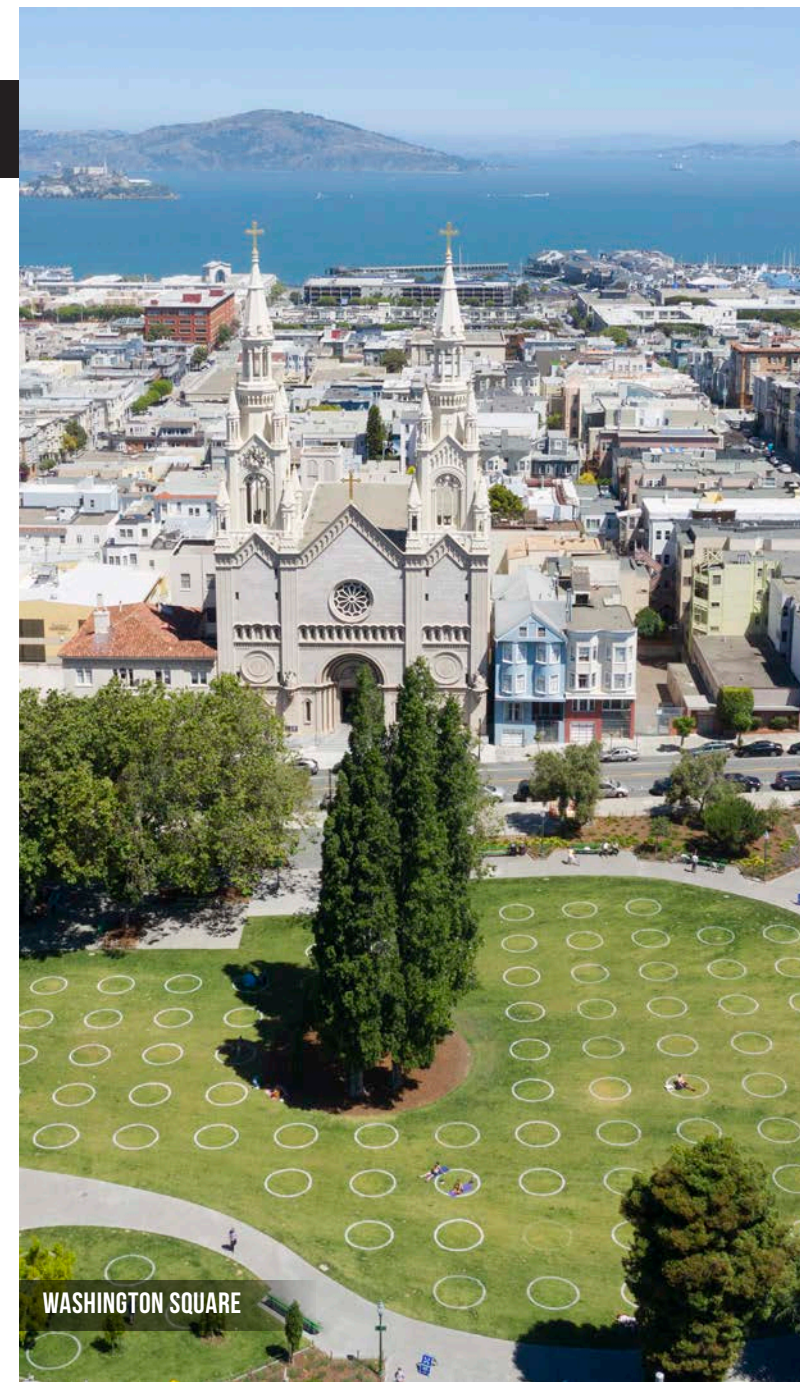


NEARBY AMENITIES

- 1..... Soto Mare
- 2..... Tony's Pizza Napoletana
- 3..... Caffè Trieste
- 4..... The Stinking Rose
- 5..... Maggie McGarry's
- 6..... Maykadeh
- 7..... North Beach Pizza
- 8..... Coit Tower
- 9..... Molinari Delicatessen
- 10..... North Beach Gyros
- 11..... Dago Bagel
- 12..... The Baked Bear
- 13..... Acquolina
- 14..... Liguria Bakery
- 15.. Mama's On Washington Square
- 16..... Piazza Pellegrini
- 17..... Noren Izakaya
- 18..... Lai Hong Lounge
- 19..... Enter the Cafe
- 20..... Kam Po Kitchen
- 21..... Red Window
- 22..... Mo's Grill
- 23..... PF Candle Co.
- 24..... Washington Square
- 25..... Victoria Pastry
- 26..... NorthStar Cafe
- 27..... Fancy Wheat Field Bakery
- 28..... Caffè Greco
- 29..... Yuet Lee Seafood
- 30..... China Live
- 31..... Original Joe's



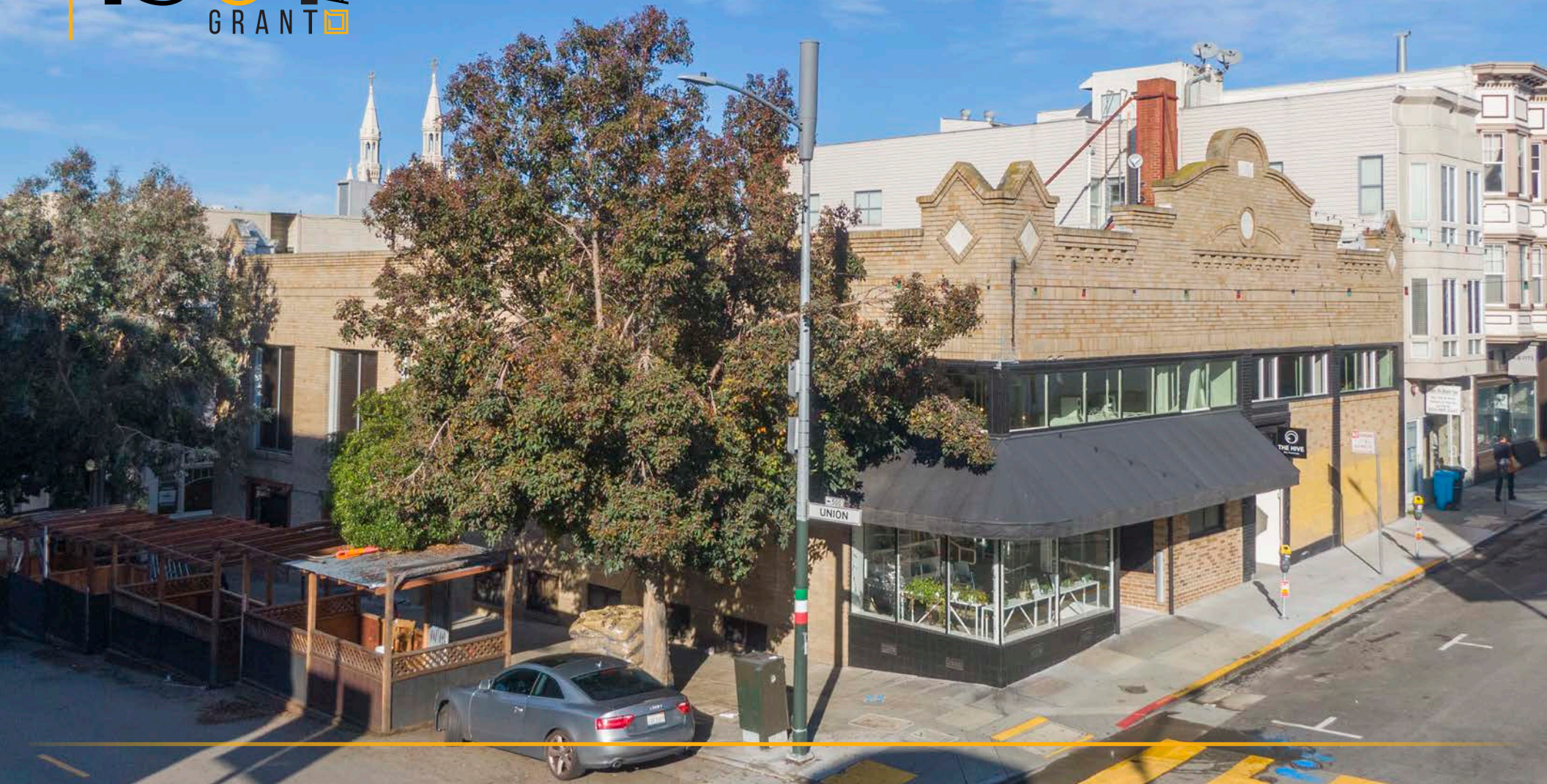
COIT TOWER



WASHINGTON SQUARE



NORTH BEACH



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