



## TOWN<sup>2</sup>

±8,000 SF RETAIL  
BUILDING FOR SALE

SAN FRANCISCO, CA

Call for Pricing  
###.###.###



# CONTENTS

TOWN<sup>2</sup>  
±8,000 SF RETAIL  
BUILDING FOR SALE

OVERVIEW	3
PROPERTY PHOTOS	4
TENANT PROFILES	5
AERIAL MAP	6
STREET MAP	7
FINANCIAL SUMMARY	8
RENT ROLL	9
COMMUNITY OVERVIEW	10
COMPANY SUMMARY	11



# OVERVIEW

TOWN<sup>2</sup>  
±8,000 SF RETAIL  
BUILDING FOR SALE

Modern building with upside at this busy intersection in San Francisco. Quality 2004 construction with an excellent tenant mix. Adjacent to high-end retail and in affluent neighborhood, as well as a huge population base of nearby patrons. Ample parking and terrific visibility. Other great features: Low maintenance, impressive finishes & professionally managed. A good returning, easy to own investment property!



## PROPERTY HIGHLIGHTS

- Great visibility
- Daily Traffic Counts ##,###
- Signage
- ## Parking Spaces

## PROPERTY SUMMARY

- Asking Price: Call for Pricing
- Year Built: ####
- Lot Size: ## Acres
- Building SF: 8,000SF



# PROPERTY PHOTOS

TOWN<sup>2</sup>  
±8,000 SF RETAIL  
BUILDING FOR SALE



# TENANT PROFILES

TOWN<sup>2</sup>  
±8,000 SF RETAIL  
BUILDING FOR SALE



NAME focuses on medical needs including stress, allergies, headaches, sinus issues, sleep disorders, fatigue, irritability, pain and more.



NAME is a high-fashion clothing store specializing in men's suits and designer fashions.



NAME is a restaurant serving tapas and Mediterranean food.



NAME is a Fortune 500 chain store that sells high-end sunglasses.





# AERIAL MAP

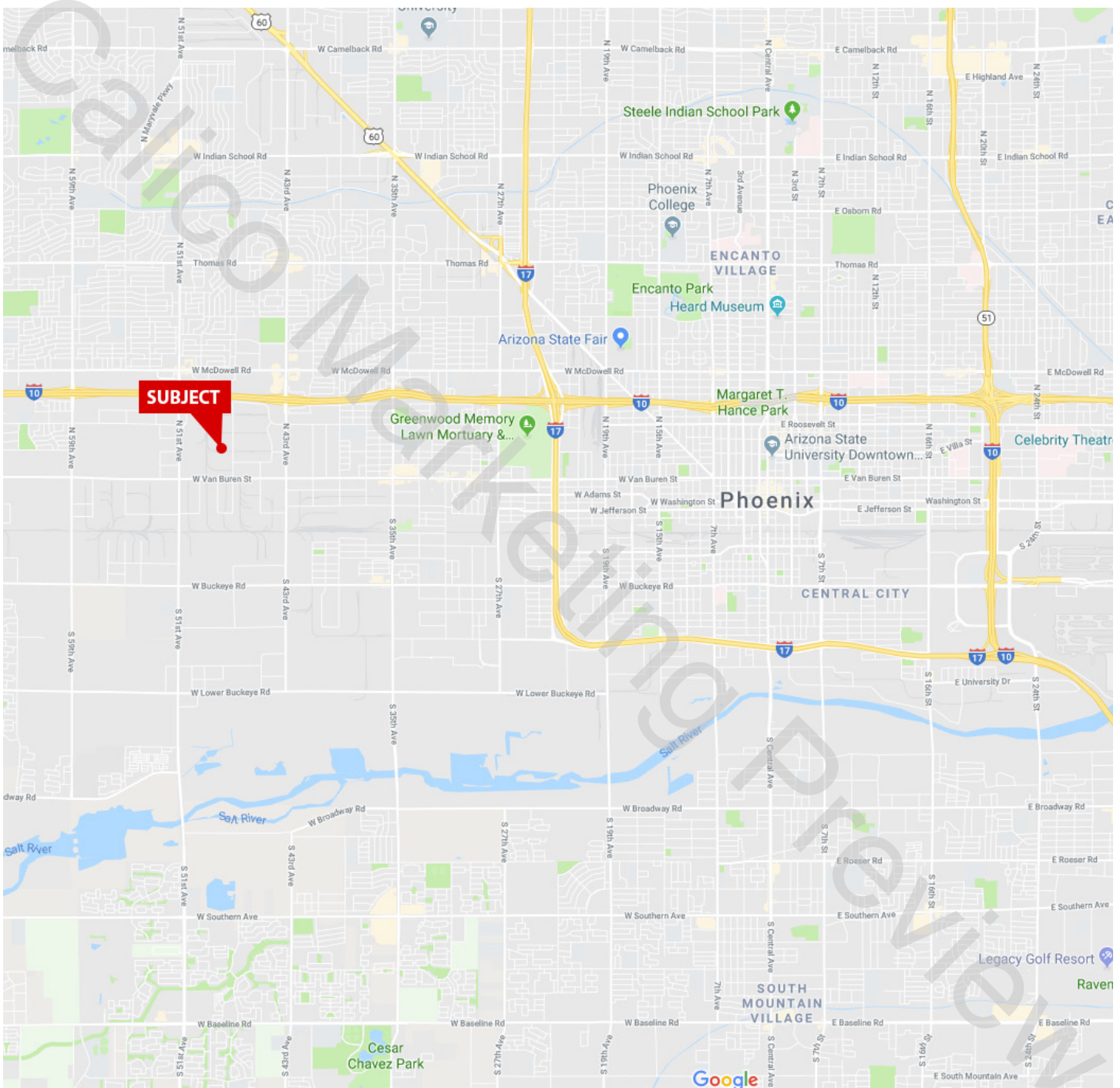
TOWN<sup>2</sup>  
±8,000 SF RETAIL  
BUILDING FOR SALE





# STREET MAP

TOWN<sup>2</sup>  
±8,000 SF RETAIL  
BUILDING FOR SALE



# FINANCIAL SUMMARY

TOWN<sup>2</sup>  
±8,000 SF RETAIL  
BUILDING FOR SALE

Asking Price: \$  
# of Suites: #  
Price / SF: \$  
Occupancy: %

## ANNUALIZED FINANCIAL SUMMARY

INCOME: ###,###  
REVENUE: ###,###  
OTHER REVENUE: ###,###  
GROSS REVENUE: ###,###  
TOTAL EXPENSES: ###,###

## NET OPERATING INCOME

DEBT SERVICE: <\$>  
DEBT COVERAGE RATIO: %  
NET CASH AFTER DEBT SERVICE: \$  
PRINCIPLE REDUCTION: \$  
TOTAL RETURN: \$

## FINANCING

DOWN PAYMENT: %  
LOAN AMOUNT: \$  
INTEREST RATE: %  
AMORTIZATION: ## YEARS

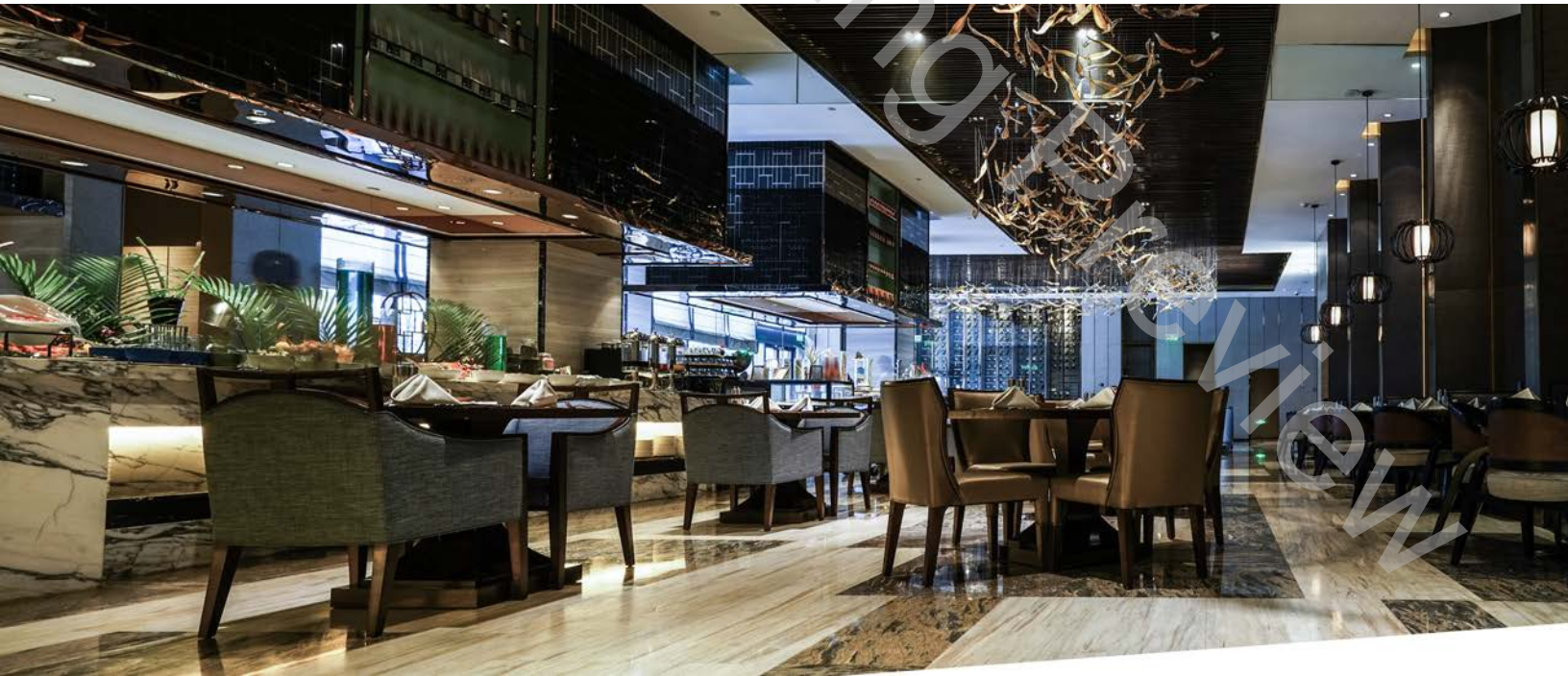




# RENT ROLL

**TOWN<sup>2</sup>**  
**±8,000 SF RETAIL**  
**BUILDING FOR SALE**

TENANT	SUITE	SF	TERM	RENT	RENT PSF	TYPE OF LEASE	ADJUSTMENTS
Name	A100	#	Mo-## to Mo-##	\$	\$	NNN	% Annual Increase
Name	A200	#		\$	\$	NNN	
Name	A300	#		\$	\$	NNN	
Name	A400	#		\$	\$	NNN	
Name	A500	#		\$	\$	NNN	
Name	B100	#		\$	\$	NNN	
Name	B200	#		\$	\$	NNN	
Name	B300	#		\$	\$	NNN	
Name	B400	#		\$	\$	NNN	
Name	B500	#		\$	\$	NNN	
<b>TOTAL</b>		<b>8,000</b>		<b>\$</b>			



# COMMUNITY OVERVIEW

TOWN<sup>2</sup>  
±8,000 SF RETAIL  
BUILDING FOR SALE

This is where you put some basic information about the community the building is located in. Community overview goes here. Community overview goes here. Community overview goes here. Community overview goes here. Community overview goes here. Community overview goes here. Community overview goes here. Community overview goes here. Community overview goes here.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	#	#	#
MEDIAN HH INCOME	\$	\$	\$
MEDIAN AGE	#	#	#
HOUSEHOLDS	#	#	#
DAILY TRAFFIC	##,### CARS PER DAY ON STREET	##,### CARS PER DAY ON STREET	





# COMPANY SUMMARY

TOWN<sup>2</sup>  
±8,000 SF RETAIL  
BUILDING FOR SALE

This is where you put some basic information about the company. About the company information goes here. About the company information goes here. About the company information goes here. About the company information goes here. About the company information goes here. About the company information goes here. About the company information goes here. About the company information goes here. About the company information goes here.



## AGENT NAME TITLE

name@website.com  
###.###.### Office  
###.###.### Mobile

This is where you put some basic information about the agent on the property. Biography of the agent goes here. Biography of the agent goes here. Biography of the agent goes here. Biography of the agent goes here. Biography of the agent goes here. Biography of the agent goes here. Biography of the agent goes here. Biography of the agent goes here.



## AGENT NAME TITLE

name@website.com  
###.###.### Office  
###.###.### Mobile

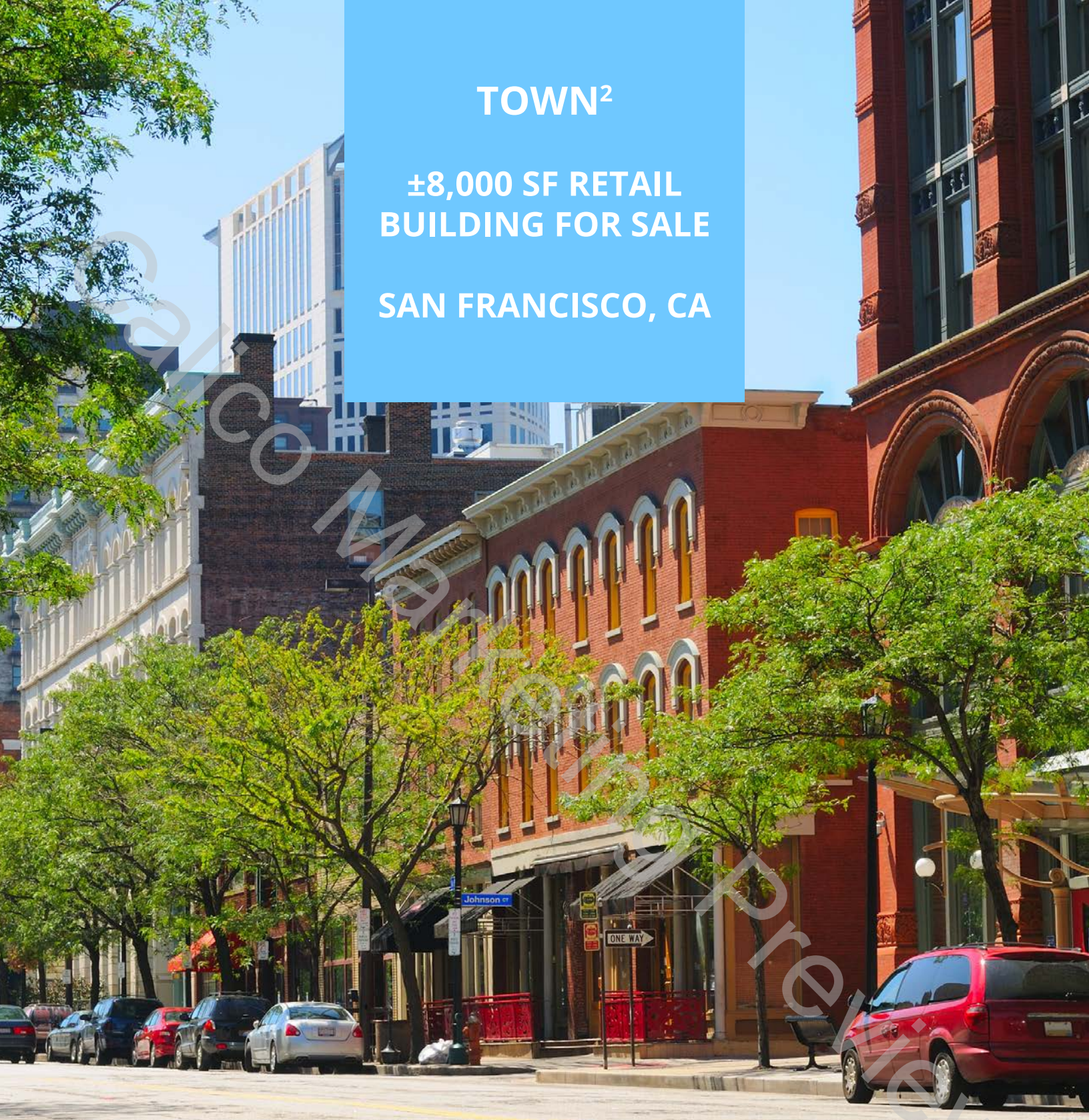
This is where you put some basic information about the agent on the property. Biography of the agent goes here. Biography of the agent goes here. Biography of the agent goes here. Biography of the agent goes here. Biography of the agent goes here. Biography of the agent goes here. Biography of the agent goes here. Biography of the agent goes here.



# TOWN<sup>2</sup>

±8,000 SF RETAIL  
BUILDING FOR SALE

SAN FRANCISCO, CA



COMMERCIAL REAL ESTATE FIRM  
123 OFFICE ADDRESS | SUITE # | CITY, STATE, ZIP  
[www.website.com](http://www.website.com)