COMPASS
COMMERCIAL

1149-1151 FOLSOM STREET

SAN FRANCISCO CA 94103

BAR / NIGHTCLUB BUILDING FOR SALE | ± 3,620 SQUARE FEET

EXCLUSIVELY LISTED BY:

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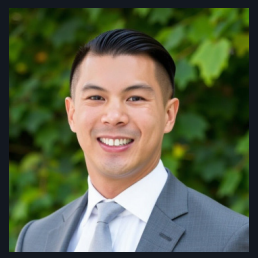
TABLE OF CONTENTS

03 Executive Summary

04 Financial Overview

05 Location Map

06 Confidentiality & Disclosure



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COMPASS COMMERCIAL

EXECUTIVE SUMMARY

1149-1151 FOLSOM ST

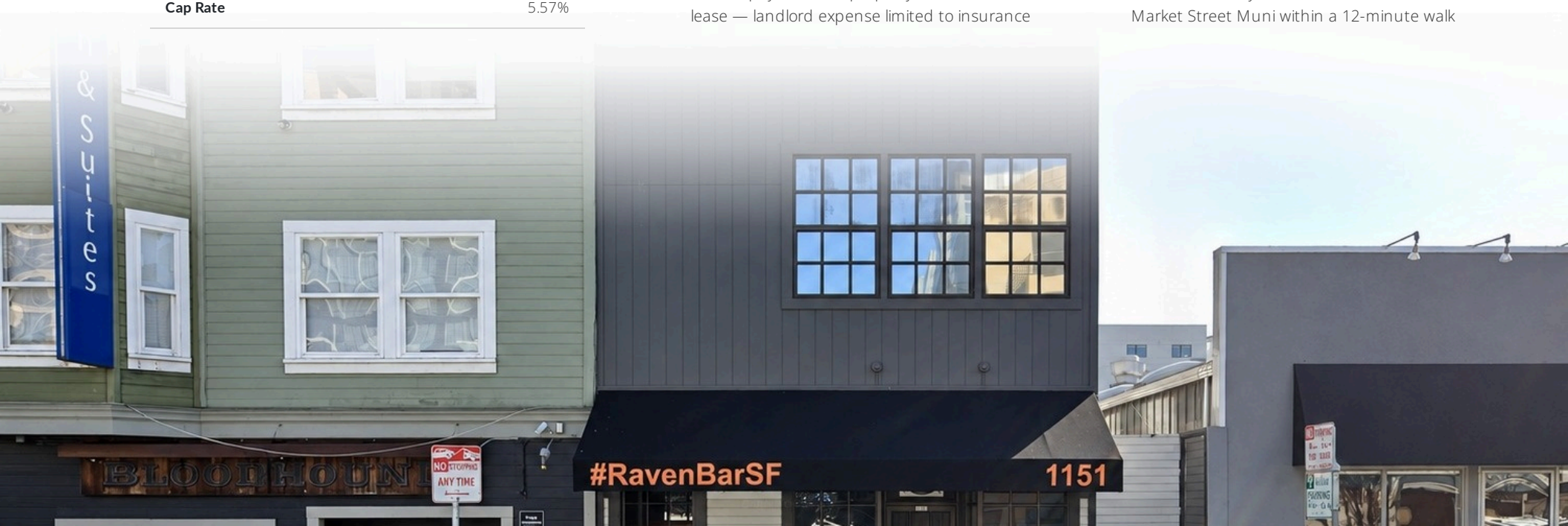
San Francisco CA 94103

Offered at $2,150,000

APN	3755-078
Building Size	± 3,620 Square Feet
Lot Size	± 2,250 Square Feet
Zoning	NCT - Folsom Street
Height Limit	65-X
Year Built	1987
Cap Rate	5.57%

1149-1151 Folsom Street is a freestanding, single-tenant bar/nightclub building in the heart of San Francisco's Western SoMa entertainment corridor. The ±3,620 SF two-story building sits on a ±2,250 SF lot at the corner of Hallam Street, between 7th and 8th Streets, and is 100% leased to a bar/nightclub operator in place since 2004 at $11,000 per month ($132,000 annually) under a lease running through March 31, 2028. At the asking price of $2,150,000 ($594/SF) the in-place income produces a 5.57% cap rate and a 16.3 GRM. The property is zoned Folsom Street NCT (Neighborhood Commercial Transit) with a 65-X height limit and shares the block with the Bloodhound, The Stud, Cat Club and F8, with I-80 / US-101 access two blocks south.

- ± 3,620 SF freestanding two-story bar/nightclub building on a ± 2,250 SF lot — Western SoMa, built 1987
- 100% leased to a single bar/nightclub tenant at $11,000/month; lease term through March 31, 2028
- 5.57% cap rate and 16.3 GRM on in-place income — $594 per square foot
- Tenant pays 100% of property taxes under the lease — landlord expense limited to insurance
- Folsom Street NCT zoning with 65-X height limit — supports bar, restaurant, entertainment and mixed-use; future redevelopment potential
- Established nightlife corridor: neighbors include Bloodhound, The Stud, Cat Club, F8, Powerhouse and Hole in the Wall
- Two blocks to I-80 / US-101 on-ramps via Harrison and Bryant; Civic Center BART and Market Street Muni within a 12-minute walk



FINANCIAL OVERVIEW

OFFERING PRICE

$2,150,000

Price / SF	Cap Rate	GRM
$594	5.57%	16.3

PROPERTY OVERVIEW

Address	1149-1151 Folsom St, San Francisco CA 94103
APN	3755-078
Neighborhood	SoMa (Western SoMa)
Cross Street	Hallam Street
Building Size	± 3,620 SF
Lot Size	± 2,250 SF
Stories	2
Year Built	1987
Zoning / Height	NCT - Folsom Street / 65-X
Tenancy	Single tenant — bar / nightclub

ANNUALIZED OPERATING DATA

	CURRENT
Scheduled Gross Income	$132,000
Less Vacancy	$0
Gross Operating Income	**$132,000**
Less Expenses	($12,300)
Net Operating Income	**$119,700**
Cap Rate	5.57%
GRM	16.29

ESTIMATED EXPENSES

	ANNUAL
Property Taxes	Paid by Tenant
Insurance	$12,300
Total Expenses	**$12,300**
Expenses / SGI	9.3%

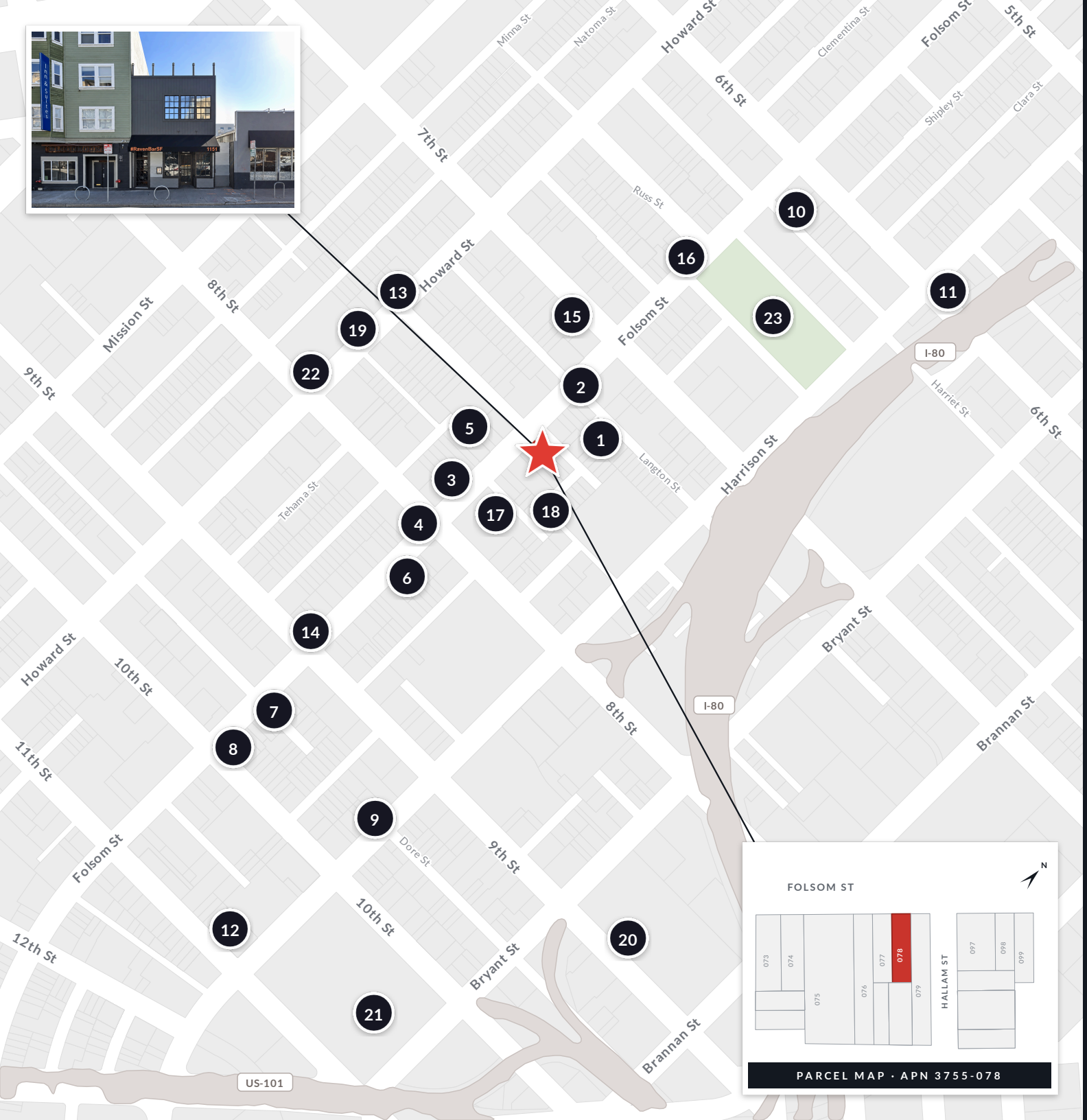
RENT ROLL

TENANT	MONTHLY RENT
Bar / Nightclub	$11,000
Lease Term	Through 3/31/2028
Monthly Total	**$11,000**
Annual Total	**$132,000**
Rent / SF / Month	$3.04
Rent / SF / Year	$36.46

PRICING SUMMARY

Price	$2,150,000
Price / SF (Building)	$593.92
Price / SF (Land)	$955.56
Net Operating Income	$119,700
Cap Rate	5.57%

Income and expense figures are provided by ownership and have not been independently verified. The tenant currently pays 100% of property taxes under the lease; accordingly, property taxes are not shown as a landlord expense. Buyer to verify all figures, lease terms, and square footages and to conduct its own due diligence.



LOCATION MAP

1. Bloodhound
2. The Stud
3. Cat Club
4. F8
5. Decant SF
6. Driftwood
7. Powerhouse
8. Hole in the Wall
9. Lone Star Saloon
10. 1015 Folsom
11. The EndUp
12. DNA Lounge
13. Enterprise Brewing Co.
14. Azucar Lounge
15. Sightglass Coffee
16. Deli Board
17. Basil Thai Restaurant & Bar
18. Akari Japanese Bistro
19. Rize Up Bakery
20. Trader Joe's
21. Costco
22. Harvest Urban Market
23. Victoria Manalo Draves Park

Commute Times

Bay Bridge **5 mins** by car
SFO Airport **20 mins** by car
Golden Gate Bridge **20 mins** by car
Civic Center BART **12 mins** on foot

CONFIDENTIALITY & DISCLOSURE

COMPASS COMMERCIAL

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial - San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.

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