



INNOVATION PROPERTIES GROUP

345 West Portal Avenue

San Francisco
CALIFORNIA

Innovation Properties Group

181 2nd Street, San Francisco, CA

www.ipgsf.com | CL 02031924

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345 W. Portal Ave



Executive Summary

Innovation Properties Group, Inc. is pleased to offer investors the opportunity to purchase the fee simple interest in 345 West Portal Ave, San Francisco, CA 94127. This medical office building consists of a mix of dental and professional services tenants across 4 floors. The subject property is located in the heart of West Portal, an urban village full of hidden gems. The last major Muni station before the K, L, and M lines branch off in different directions, giving it incredible access to downtown. The building is in immediate proximity to San Francisco General Hospital and the immensely popular 24th Street Corridor and within walking distance of Valencia Street, Mission Street, the 24th Street BART station and numerous bus lines. This is a tremendous opportunity for an investor to purchase a mixed-use asset with income upside in a quickly evolving neighborhood.

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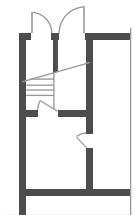
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Basement



Address:

345 West Portal

APN:

3012-018, 3012-019

Building Size:

9,583 SF

Parcel Size:

11,113 SF

Property Type:

Medical Office

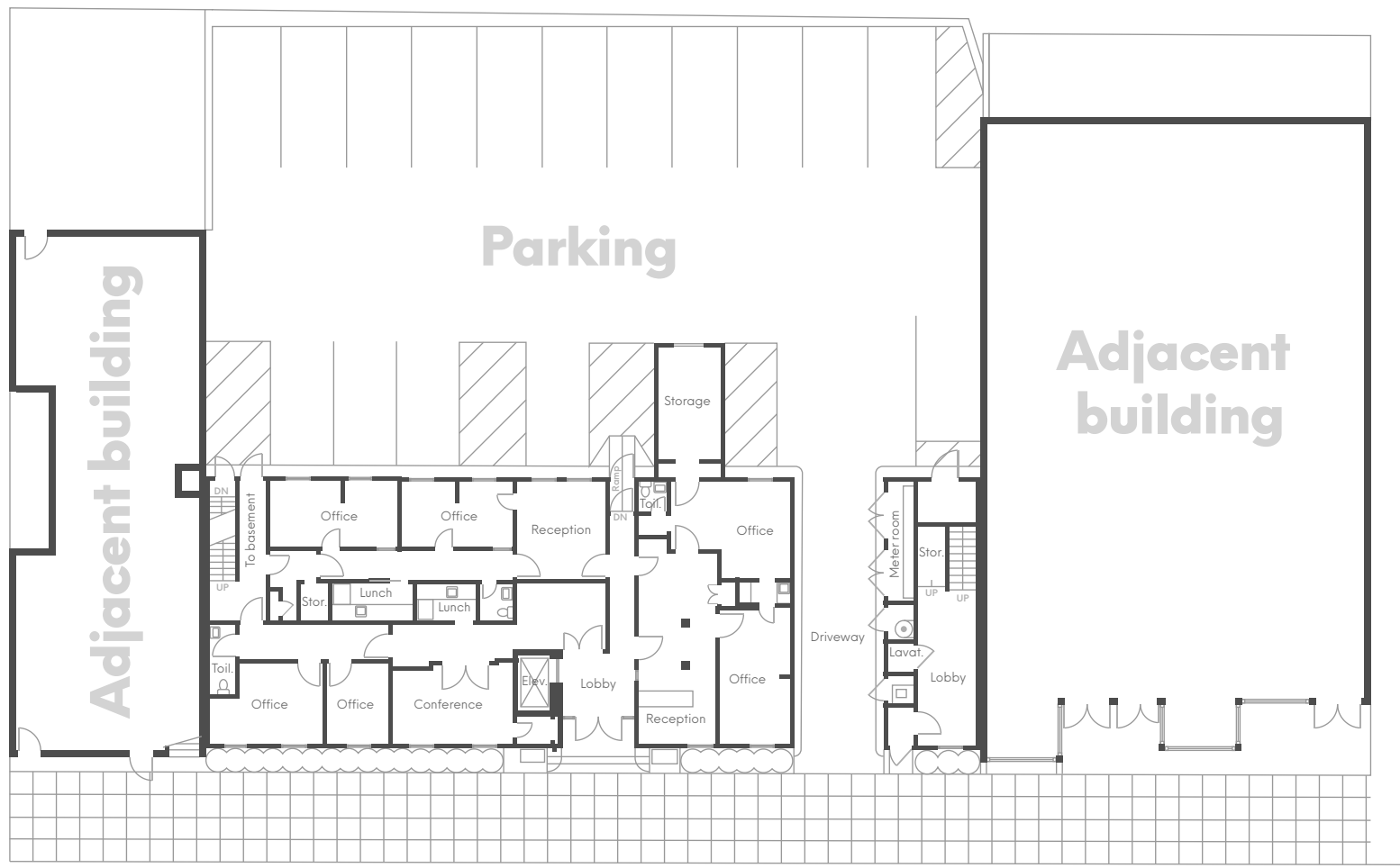
Zoning:

WPORTL

Sale Price:

Withheld

PLEASE INQUIRE FOR
BUILDING RENT ROLL

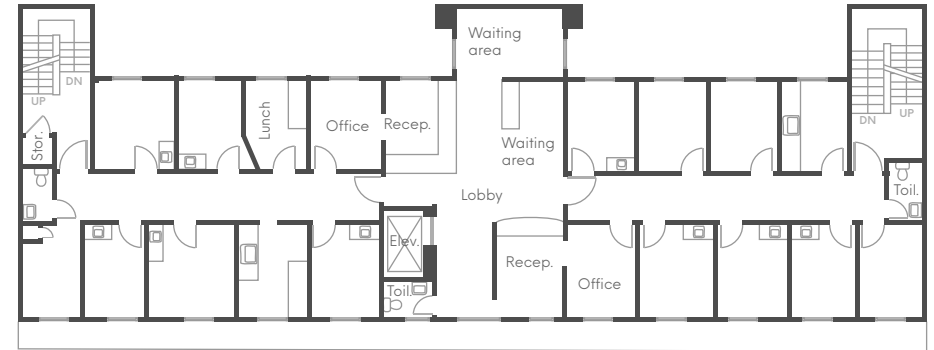


West Portal Avenue

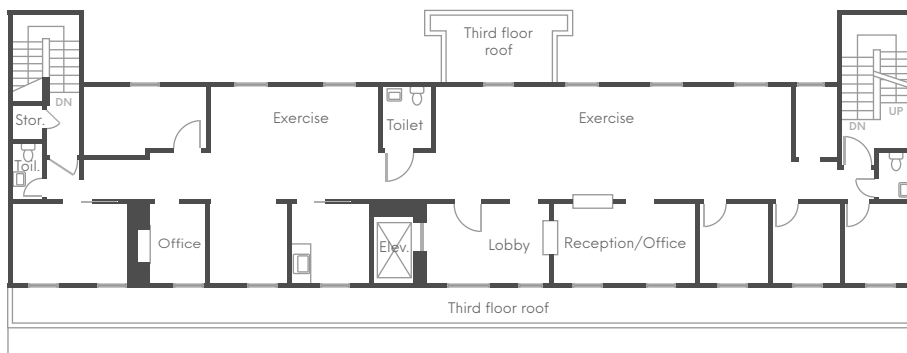
2nd Floor



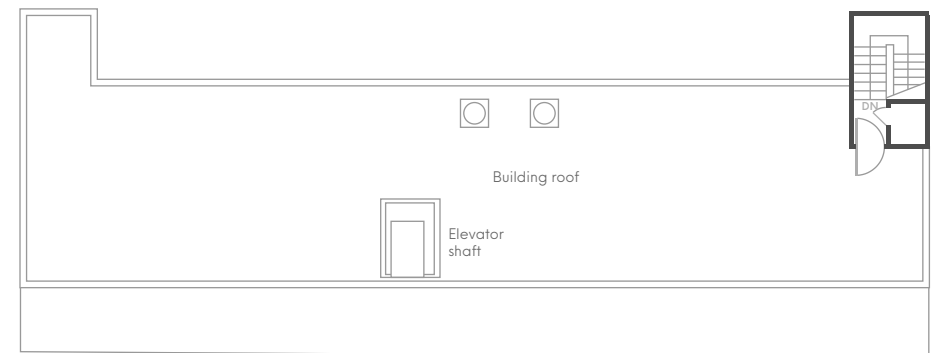
3rd Floor



4th Floor

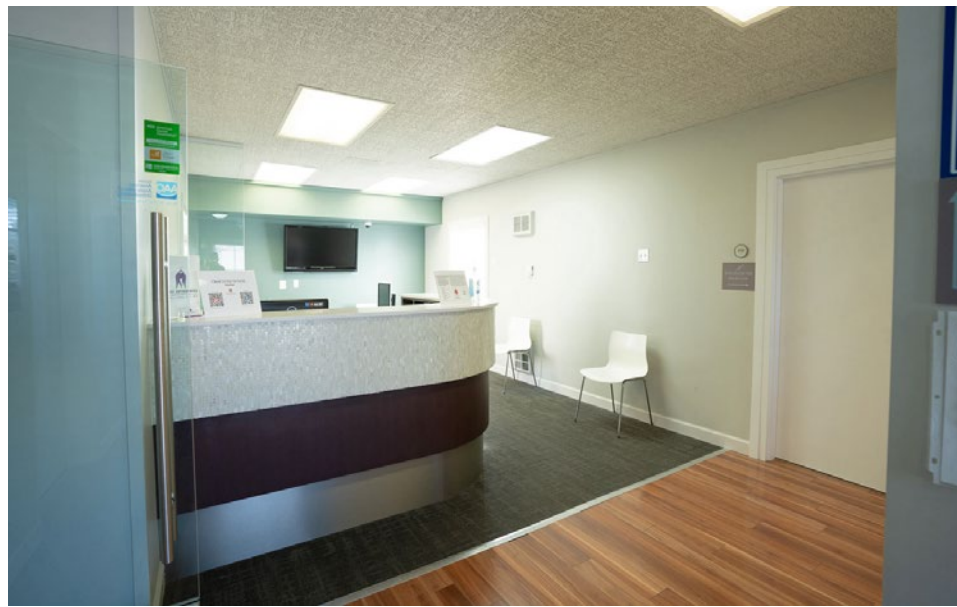


Roof





Though small, West Portal is a sought-after location, and the residential areas of this neighborhood are gorgeous! Just a simple walk down one of its side streets offers views of the hills, large homes, and surrounding parks. If you're ever in need of a beautiful walk, West Portal has you covered. Possibly the best part of West Portal is that it is the first transfer hub for the inbound Muni. From the West Portal train station, you could catch any number of buses, or any Muni line from the L to the T. If you're out of things to do in this area, hit the city. One of the coolest parts of West Portal is its vintage movie theater. The CinéArts at the Empire is a hit with locals as well as college students in the area. This theater is intimate, with only four screens, and it truly feels like the old days when movies were still visual magic. Come here to cozy up and indulge yourself in one of the newest flicks.



345 West Portal Ave is being offered for sale. All prospective buyers should assume the subject property will be delivered on an "As-Is, Where-Is" basis at the Close of Escrow. OFFERING TERMS 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 Innovation Properties Group, Inc.



The information contained in this marketing brochure ("Materials") is proprietary and confidential. It is intended to be reviewed only by the person or entity receiving the Materials from Innovation Properties Group ("Agent"). The Materials are intended to be used for the sole purpose of preliminary evaluation of the subject property/properties ("Property") for potential purchase. The Materials have been prepared to provide unverified summary financial, property, and market information to a prospective purchaser to enable it to establish a preliminary level of interest in potential purchase of the Property. The Materials are not to be considered fact. The information contained in the Materials is not a substitute for thorough investigation of the financial, physical, and market conditions relating to the Property. The information contained in the Materials has been obtained by Agent from sources believed to be reliable; however, no representation or warranty is made regarding the accuracy or completeness of the Materials. Agent makes no representation or warranty regarding the Property, including but not limited to income, expenses, or financial performance (past present, or future);

size, square footage, condition, or quality of the land and improvements; presence or absence of contaminating substances (PCB's, asbestos, mold, etc.); compliance with laws and regulations (local, state, and federal); or, financial condition or business prospects of any tenant (tenants' intentions regarding continued occupancy, payment of rent, etc). A prospective purchaser must independently investigate and verify all of the information set forth in the Materials. A prospective purchaser is solely responsible for any and all costs and expenses incurred in reviewing the Materials and/or investigating and evaluating the Property. By receiving the Materials you are agreeing to the Confidentiality and Disclaimer set forth herein.

Coffee Shops, Bars & Restaurants

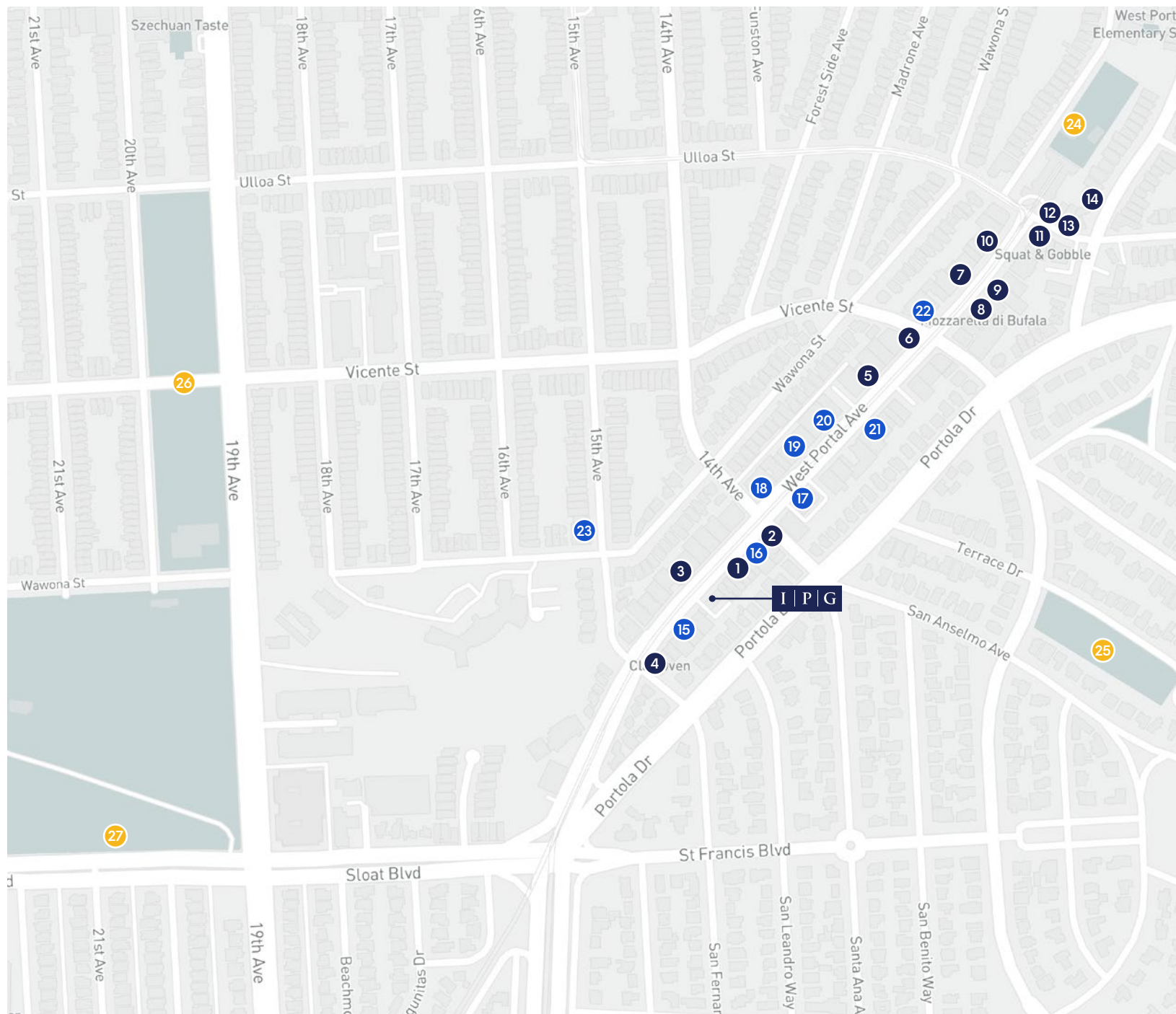
- 1 Tsing's Chinese Restaurant
- 2 Fuji Japanese Restaurant
- 3 Sushi Suki
- 4 Little Original Joe's
- 5 Trattoria da Vittorio
- 6 Starbucks
- 7 Bursa
- 8 Mozzarella Di Bufala Pizzeria
- 9 Roti Indian Bistro
- 10 Noe Valley Bakery West Portal
- 11 Squat & Gobble Café
- 12 Burrito Loco
- 13 Submarine Center
- 14 Chaiya Thai Restaurant

Utility

- 15 Healthy Pets Veterinary Hospital
- 16 US Postal Service
- 17 First Republic Bank
- 18 Bank of America Financial Center
- 19 The UPS Store
- 20 Walgreens Pharmacy
- 21 Urgent Care
- 22 Chase Bank
- 23 Vicky's Too Family Childcare

Recreation

- 24 West Portal Recreation Center
- 25 Saint Francis Wood Park
- 26 Carl Larsen Park
- 27 Stern Grove Playground





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