



INNOVATION PROPERTIES GROUP

345 West Portal Avenue

San Francisco
CALIFORNIA

Innovation Properties Group

181 2nd Street, San Francisco, CA

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Chris Baker

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Justin Fink

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BRE 02100750



345 W. Portal Ave



Executive Summary

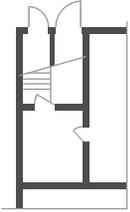
Innovation Properties Group, Inc. is pleased to offer investors the opportunity to purchase the fee simple interest in 345 West Portal Ave, San Francisco, CA 94127. This medical office building consists of a mix of dental and professional services tenants across 4 floors. The subject property is located 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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Basement



Address:

345 West Portal

APN:

3012-018, 3012-019

Building Size:

9,583 SF

Parcel Size:

11,113 SF

Property Type:

Medical Office

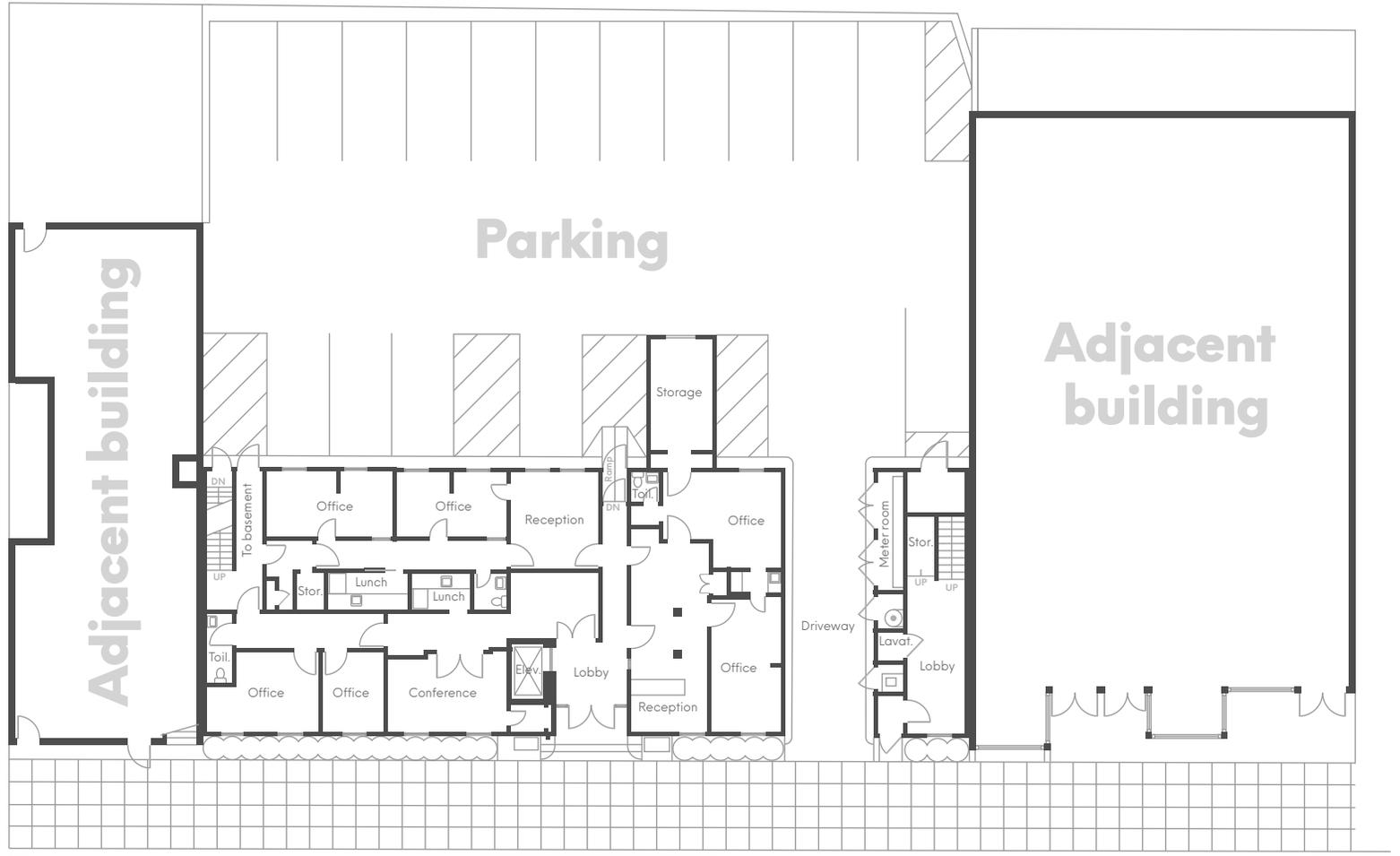
Zoning:

WPORTL

Sale Price:

Withheld

PLEASE INQUIRE FOR
 BUILDING RENT ROLL

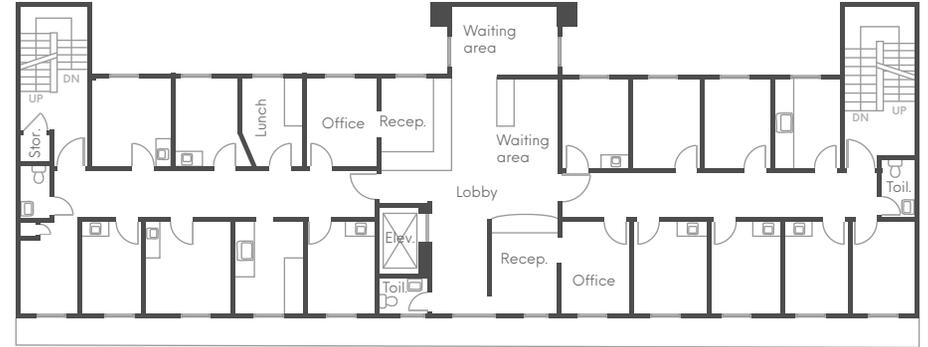


West Portal Avenue

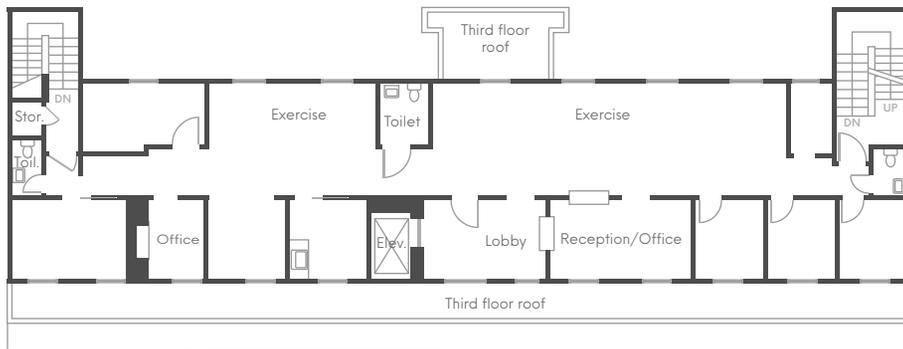
2nd Floor



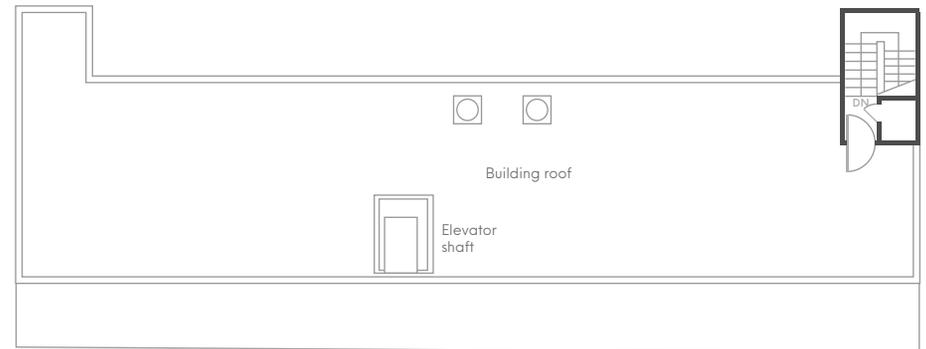
3rd Floor



4th Floor



Roof





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Location Overview

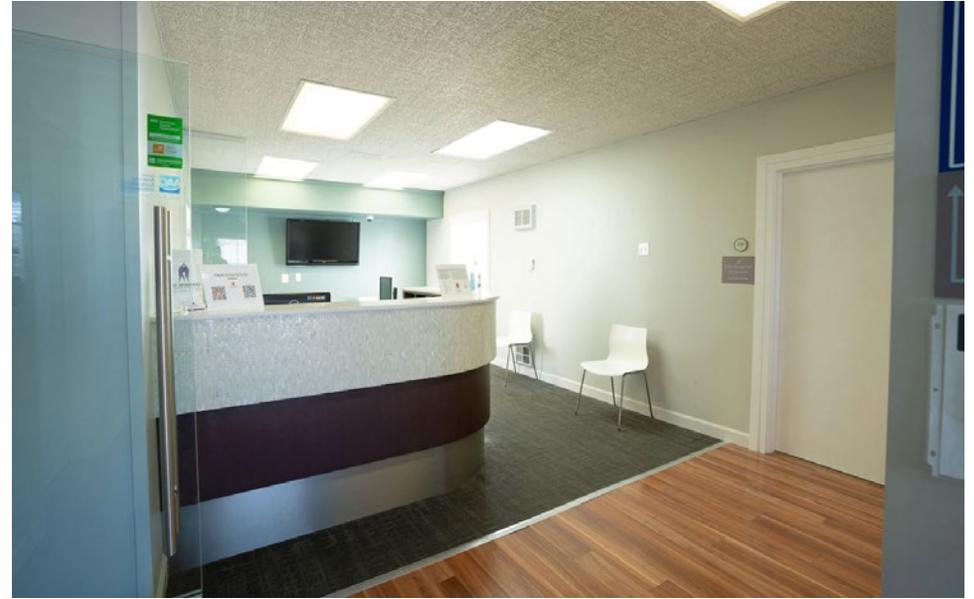


Though small, West Portal is a sought-after location, and the residential areas of this neighborhood are gorgeous! Just a simple walk down one of its side streets offers views of the hills, large homes, and surrounding parks. If you're ever in need of a beautiful walk, West Portal has you covered. Possibly 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.

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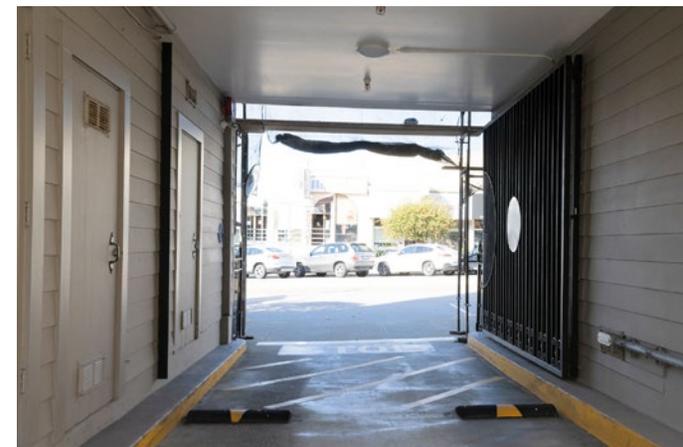
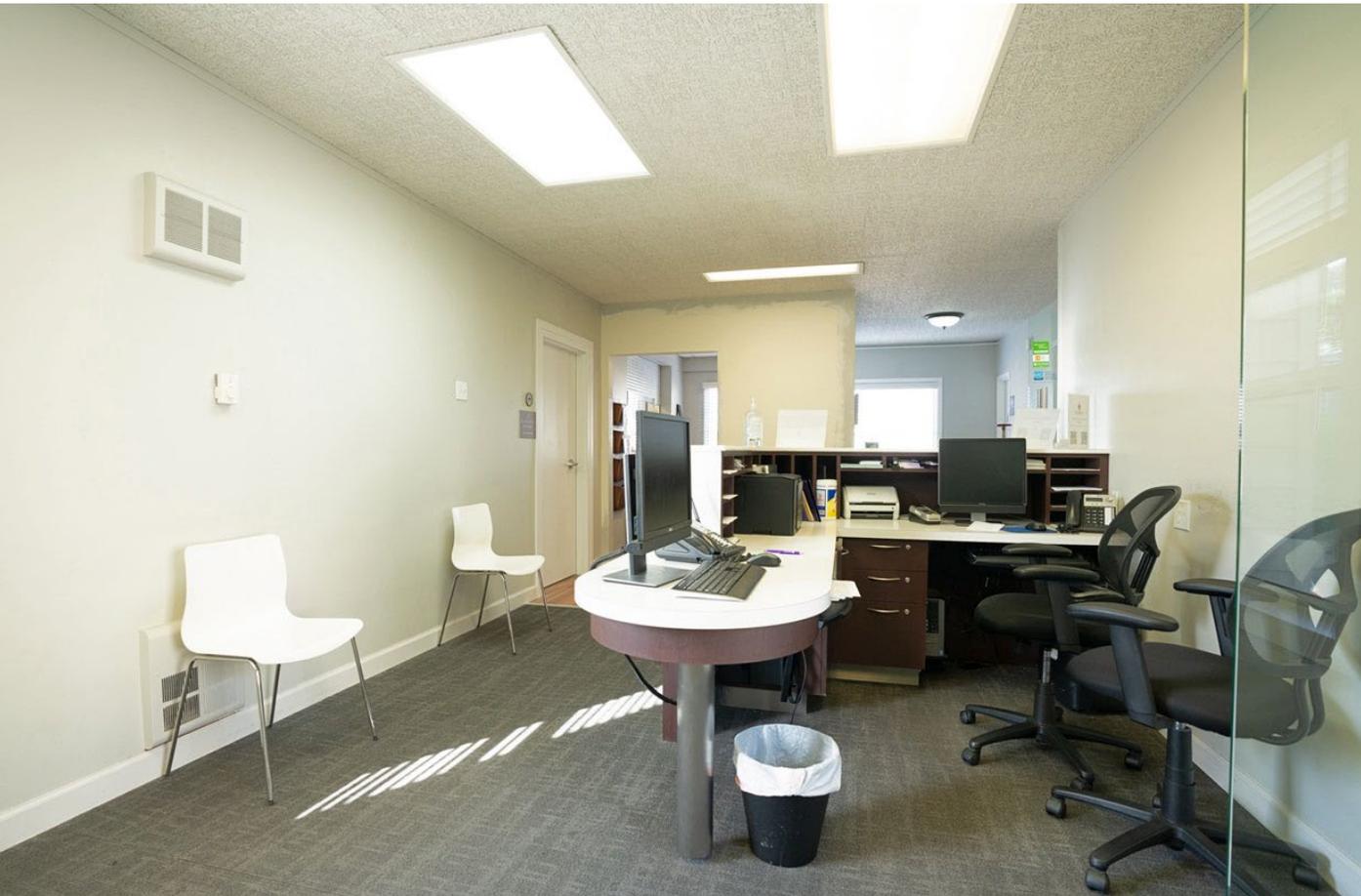


345 West Portal Ave is being offered for sale. All prospective buyers should assume the subject property will be delivered on an "As-Is, Where-Is" basis at the Close of Escrow. OFFERING TERMS OFFERING OUTLINE Prospective buyers will have the opportunity to tour the subject property and begin initial 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.

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Confidentiality

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Coffee Shops, Bars & Restaurants

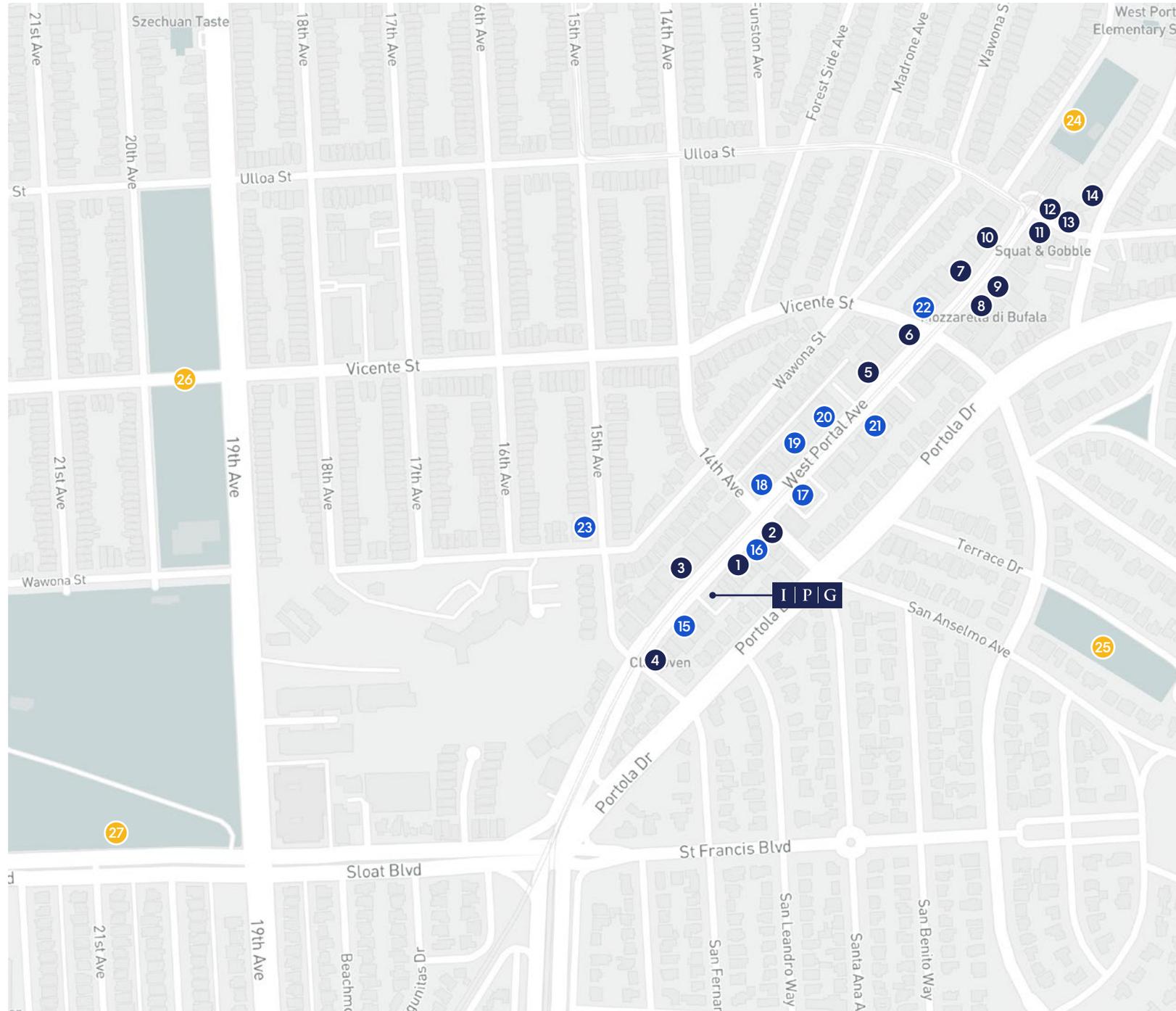
- 1 Tsing's Chinese Restaurant
- 2 Fuji Japanese Restaurant
- 3 Sushi Suki
- 4 Little Original Joe's
- 5 Trattoria da Vittorio
- 6 Starbucks
- 7 Bursa
- 8 Mozzarella Di Bufala Pizzeria
- 9 Roti Indian Bistro
- 10 Noe Valley Bakery West Portal
- 11 Squat & Gobble Café
- 12 Burrito Loco
- 13 Submarine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