

EXISTING RESTAURANT FOR SUBLEASE WITH FF&E PURCHASE AVAILABLE

Terrific Polk Street Location, San Francisco, CA



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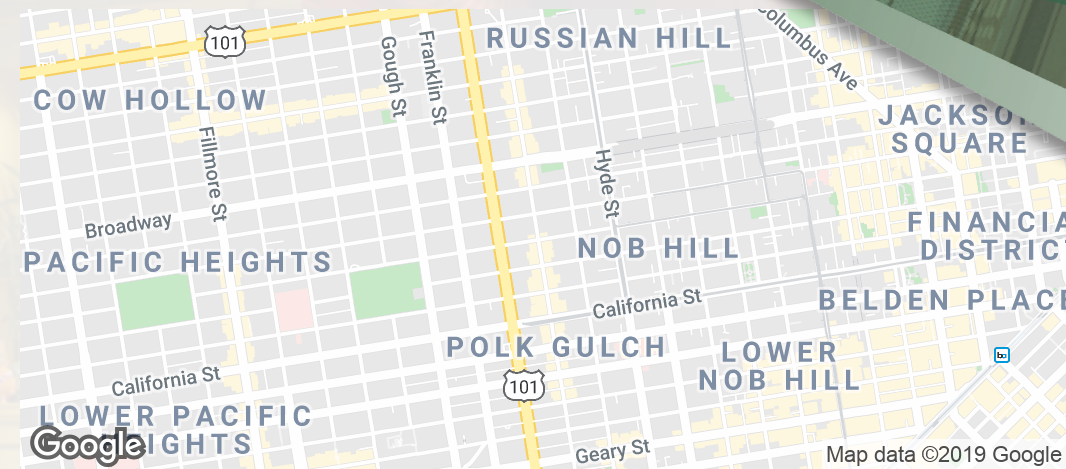
TRI Commercial Real Estate Services 71 Stevenson St, Ste 1450, San Francisco, CA 94105



FOR SUBLEASE RESTAURANT PROPERTY

EXECUTIVE SUMMARY

Terrific Polk Street Location



OFFERING SUMMARY

Lease Rate:	\$10,500 per month (NNN)
Building Size:	3,954 SF
Available SF:	2,247 SF

PROPERTY OVERVIEW

Restaurant Sublease with FF&E Purchase Available

PROPERTY HIGHLIGHTS

- Excellent Location
- 2,247 SF plus approximately 1,200 SF basement
- 10 year lease term with option
- Terrific drive-by and foot traffic
- FF&E Purchase: Key money required
- Type 1 Hood
- Fully furnished restaurant that seats 25+

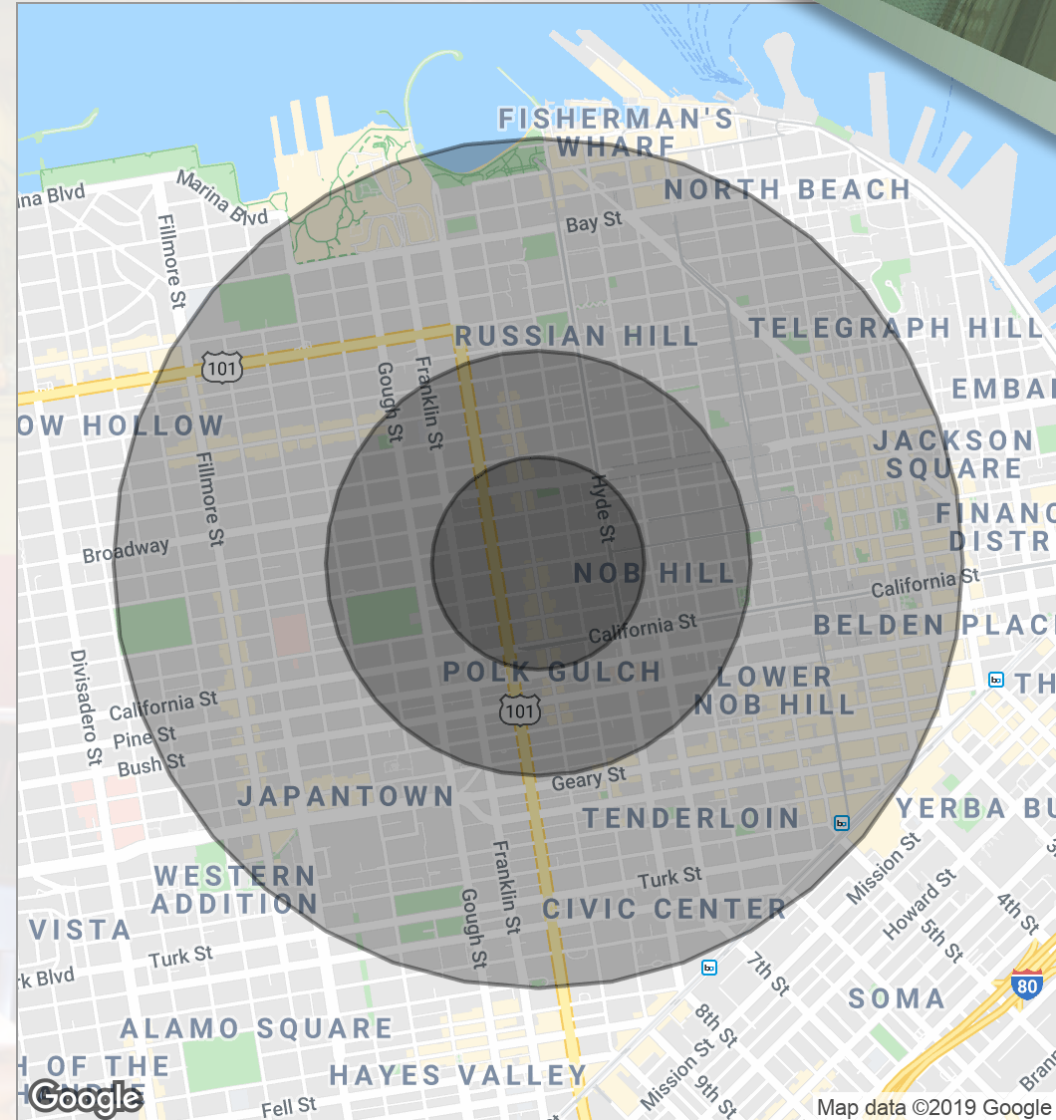
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DEMOGRAPHICS MAP

Terrific Polk Street Location

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	10,614	39,281	136,177
Median age	37.9	38.2	40.3
Median age (Male)	39.2	39.2	40.3
Median age (Female)	35.7	37.3	40.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	5,575	22,992	79,422
# of persons per HH	1.9	1.7	1.7
Average HH income	\$90,982	\$99,751	\$83,265
Average house value	\$825,330	\$881,104	\$902,970

* Demographic data derived from 2010 US Census





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