

FOR SALE

1980 Union Street
San Francisco, CA



PRIME UNION STREET SPA & SALON

PRICE REDUCED

~~\$110,000.00~~ \$88,000.00

- MOVE-IN READY with Rental Income
- Rare Union Street Location
- Charming Victorian Top Floor Space
- Old World Charm Outside with
- Modern Upgrades Inside
- Reclaimed Brazilian Cherry Wood
- Floors
- High Ceilings
- Tall Windows
- Lots of Natural Light
- Sonos Sound System Throughout
- MUNI Lines 45,45, 22, 47, 49



STARBOARD TCN
WORLDWIDE COMMERCIAL REAL ESTATE
LOCAL FOCUS, GLOBAL REACH

FF&E (Furniture, Fixtures & Equipment)

RECEPTION AND WAITING AREA

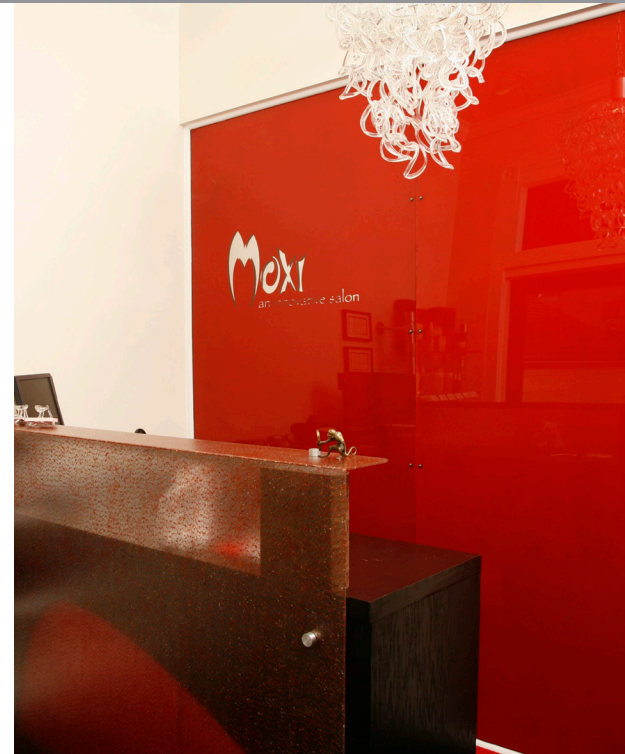
Custom Giogali Hugger Chandelier

Custom Front Desk

Metal and Glass

Shelving Units

Sonos Sound System; All In One Speakers



WAITING AREA & RETAIL PRODUCT

Lounge Chairs with Custom Upholstery (5)

Alarm and Surveillance System

Samsung TV Disguised Behind Custom 2-Way Mirror
above Fireplace



The information has been secured by Starboard TCN from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

Priscilla Wilder

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FF&E

STYLING AREA

Spacious Open Floor Plan
5 Stations with Designer Pietranera Chairs
Lounge Chairs with Custom Upholstery (2)
Italian Mirrors
Freestyle Systems 1st in SF
French Wall Mounted Hair Dryer
Heat Lamp
Medical Color Carts



FF&E



COLOR BAR

Color Bar with Sink; Cabinet and FAucet
Custom Steel Color Shelves
Hair Vac.

PRIVATE ESETHETICIAN ROOM

Includes Sink and Window
Custom Plexiglass Wall
Sink, Cabinet and Faucet

KITCHEN, LAB & STOCK ROOM

Double Cabinet with Sink
Wood Shelving Units
Glassware (Water and Wine) Flatware
and Dishware
Ceramic Mugs and Tea Service
Duet Washer and Dryer
Energy Efficient Refrigerator
Microwave, Italian Garbage Bin, Bar Stools
Energy Efficient Refrigerator and Water
Heater
Cabinets for Renters with Locks

BATHROOM

Glass Sink; ToTo Toilet; White and Glass
Tile; Custom Light; and Designer Fixtures

OFFICE

Desk, File Cabinet
Elfa Shelving
FLOR C arpet

PRIVATE DECK

Table and Chairs
Planters and Containers
Private Area for Garbage

FINANCIAL INFORMATION

NEW LEASE TERMS

Rental Rate	\$ 4800/Month NN
	(Rental Rate Includes Property Tax and Insurance)
Annual Rental Increase	4%
Term	3 Years
Option to Renew	3 Years
	(At Fair Market Rate)

PURCHASE PRICE

Reduced Price **\$88,000.00**
~~**\$110,000.00**~~

For financial information including, Annual Sales and Profit and Loss statements, please complete the attached Confidentiality and Registration Agreement and email back to Priscilla Wilder or Susan Jordan below or fax to 415-520-5943.



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NEIGHBORING RETAIL



Artisan's of San Francisco
Bank of America
Betelnut Restaurant
Comerica Bank
Covet Boutique
David Clay Jewelers
Des Amis Cafe
Extreme Pizza
Fog City Leather

Jinza Couture
Lululemon Athletica
Metro Theatre
Osha Thai Restaurant
Perry's Restaurant
Shaw Shoes
Starbucks
Wells Fargo Bank

