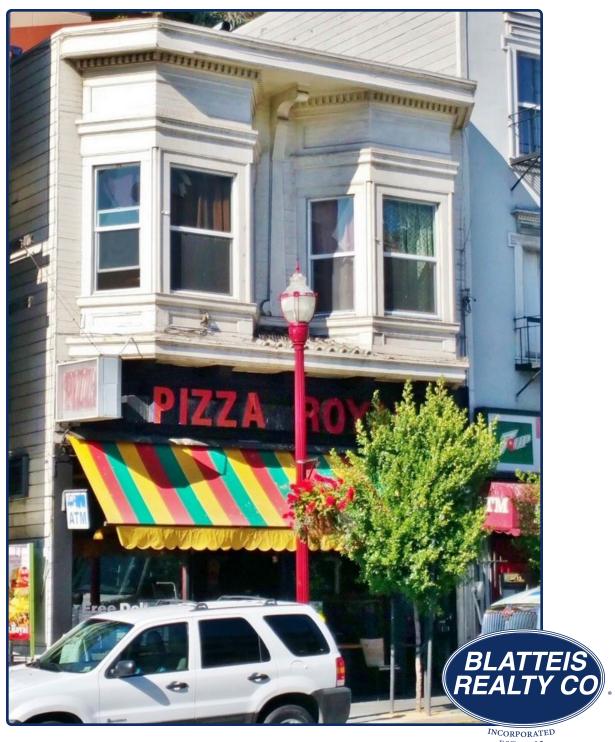
RARE NORTH BEACH BUILDING FOR SALE

462-464 BROADWAY STREET SAN FRANCISCO, CA 94133

Call For Price

INVESTMENT OPPORTUNITY

JEREMY BLATTEIS jfblatteis@blatteisrealty.com direct 415-321-7493 | dre# 01460566



RARE NORTH BEACH BUILDING FOR SALE

462-464 BROADWAY STREET, SAN FRANCISCO, CA 94133



INCORPORATED
EST. 1922



ASKING PRICE PLEASE CALL

BUILDING SIZE 2,668 SQ FT LOT SIZE 1,334 SQ FT

NEIGHBORHOODS NORTH BEACH TELEGRAPH HILL CHINATOWN

TOTAL DAY POPULATION 293,599 (1-MI, 2011)

AVERAGE HOUSEHOLD INCOME \$91,453 (1-MI, 2011)

- » Rare investment opportunity with great upside potential
- » This mixed-use, two-story building contains: a 3-bedroom, 2-bath residential unit on the upper floor, and a ground-floor restaurant space with potential owner/user opportunity.
- » The restaurant space currently has two Type 1 hoods, full kitchen, restroom, excellent signage opportunities, window lining, and great foot traffic.
- » Located on a busy part of Broadway in North Beach, with lots of foot traffic and near well-known retailers and restaurants: Atmosphere, Monroe, Fuse, Green Tortoise Hostel, Usual Suspects Cafe, Lagos Pizza, On Lok Lifeways, Tommaso's Ristorante, Beat Museum, Wells Fargo Bank, East-West Banks, and Chase Bank.
- » Please do not disturb tenants

» CONFIDENTIAL

JEREMY BLATTEIS

JFBLATTEIS@BLATTEISREALTY.COM DIRECT 415-321-7493 DRE# 01460566 44 MONTGOMERY STREET, SUITE 1288, SAN FRANCISCO, CA 94104 FAX 415.981.4986 CORPORATE DRE# 01421282 WWW.SFRETAIL.NET

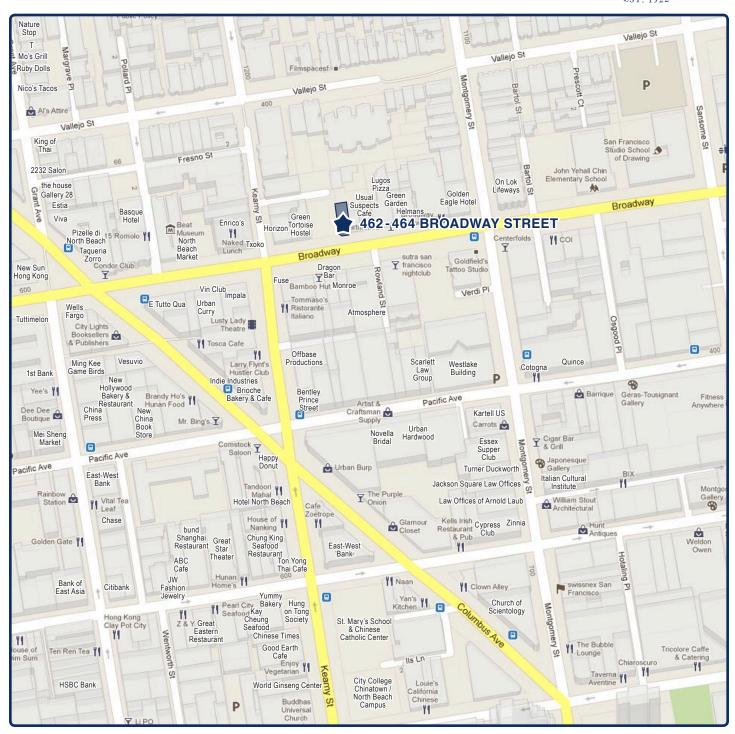
This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.

RARE NORTH BEACH BUILDING FOR SALE

462-464 BROADWAY STREET, SAN FRANCISCO, CA 94133



EST. 1922



JEREMY BLATTEIS

JFBLATTEIS@BLATTEISREALTY.COM DIRECT 415-321-7493 DRF# 01460566 44 MONTGOMERY STREET, SUITE 1288, SAN FRANCISCO, CA 94104 CORPORATE DRE# 01421282 FAX 415.981.4986 WWW.SFRETAIL.NET

This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.