# HIGHLY SOUGHT AFTER MARINA DISTRICT ASSEMBLAGE FOR SALE 2755-2769 LOMBARD STREET | SAN FRANCISCO, CA 94123



CELEBRATING

100 Years

# THE MARINA ASSEMBLAGE

Rare opportunity to acquire an incredible mixed-use assemblage that has been under the same ownership for over 50 years, these properties are located directly across from San Francisco's iconic Presidio—a National Historic Landmark that draws more than 7 million visitors each year (source: Presidio Visitors Profile Report)—this assemblage is also adjacent to the renowned Industrial Light & Magic campus and within close proximity to bustling Chestnut Street. Encompassing approximately ±14,069 SF together, these properties present an extraordinary investment opportunity in one of San Francisco's most desirable neighborhoods.

BUILDING #1 | 2755 LOMBARD ST | HOTEL (TRAVELODGE)

**27 ROOMS** 

Building Size: ±6,524 SF Lot Size: ±9,898 SF LOT 82.5 FT Street Frontage Potential for Owner/User

BUILDING #2 | 2765-2767 LOMBARD ST | MIXED-USE PROPERTY | 3 UNITS

Building Size: ±2,992 SF Lot Size: ±1.702 SF LOT

±35 FT Frontage

Features a Spacious Studio, One-Bedroom Unit, and the Popular Golden Gate Market

BUILDING #3 | 2769 LOMBARD ST | RESTAURANT SPACE & DEDICATED PARKING LOT

Building Size: ±420 SF Lot Size: ±2.469 SF LOT

±11 FT Frontage



**CELEBRATING** 100 Years



415.608.0544 joan@blatteisrealty.com

### **JEREMY BLATTEIS**

415.321.7493 ifblatteis@blatteisrealty.com DRE #01460566

THE PRESIDIO

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 Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projection to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projection to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. tions, 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 estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built





# **THE OPPORTUNITY**





INCORPORATED | EST. 1922

100 Years

JOAN LAGUATAN 415.608.0544

joan@blatteisrealty.com DRE #01379835 **JEREMY BLATTEIS** 

415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566

sfretail.net

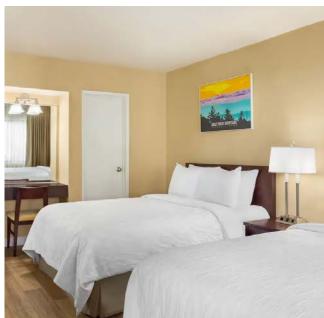
This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or writhdrawal 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 estimates. All commercial more mixed-use property exceeds the possibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

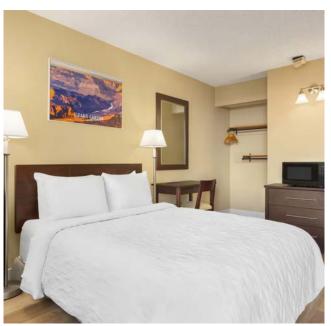












**2755 Lombard Street**: This three-level hotel property features: ±6,524 Usable SF, 27 rooms, office hospitality suite, and 13-car parking lot.



100 Years

JOAN LAGUATAN 415.608.0544

joan@blatteisrealty.com DRE #01379835 **JEREMY BLATTEIS** 

415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566

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 Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal by Blattein Realty has been secured from sources believed to be property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property use property use can commercial prope













2767 Lombard Street: Two-level wood frame building features a ground floor commercial unit and two top-floor residential units above.



100 Years

JOAN LAGUATAN 415.608.0544 joan@blatteisrealty.com DRE #01379835 JEREMY BLATTEIS 415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566

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 Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or writhdrawal 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 estimates. All commercial more mixed-use property exceeds the possibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.













2769 Lombard Street: This restaurant building contains approximately 420 square feet, an outdoor patio, and dedicated parking.



100 Years

JOAN LAGUATAN 415.608.0544

joan@blatteisrealty.com DRE #01379835

### **JEREMY BLATTEIS**

415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566

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 Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal by Blattein Realty has been secured from sources believed to be property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property use property use can commercial prope





100 Years

**JOAN LAGUATAN** 

415.608.0544 joan@blatteisrealty.com DRE #01379835 **JEREMY BLATTEIS** 

415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566

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 Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or writhdrawal by Blattein Realty has been secured from sources believed to be property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property use property subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commerce or a building can be built.





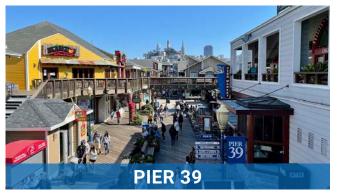
100 Years

JOAN LAGUATAN 415.608.0544 joan@blatteisrealty.com DRE #01379835 JEREMY BLATTEIS 415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566

## 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 Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or writhdrawal by lithout 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 estimates. All commercial or mixed-use property use property use can commerce or a building or a builting property use can commercial property use can

# **NEARBY ATTRACTIONS**





















100 Years

JOAN LAGUATAN 415.608.0544

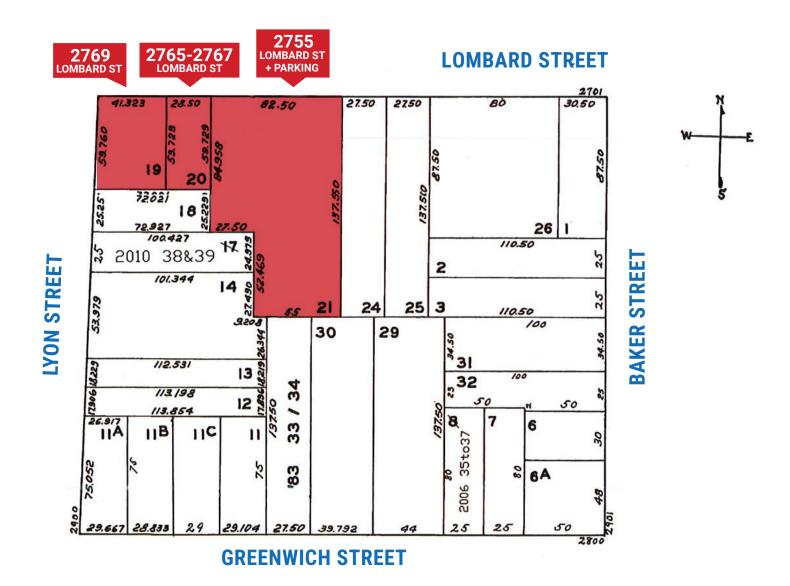
joan@blatteisrealty.com DRE #01379835 JEREMY BLATTEIS

415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566

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 Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or writhdrawal by lithout 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 estimates. All commercial or mixed-use properd-use property use can commence or a building of example only and they may not represent current or future performance or obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commerce or a building can be built.

# SITE MAP





100 Years

### **JOAN LAGUATAN**

415.608.0544 joan@blatteisrealty.com DRE #01379835

### **JEREMY BLATTEIS**

415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566

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 Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes 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 estimates. All commercial or mixed-use property where so obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be building can be building can be found in all applicable required building can be found.





celebrating 100 Years

JOAN LAGUATAN 415.608.0544 joan@blatteisrealty.com DRE #01379835 JEREMY BLATTEIS 415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566

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 Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes 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 estimates. All commercial or mixed-use property use can commence or a building can be built.