

HIGHLY SOUGHT AFTER MARINA DISTRICT ASSEMBLAGE FOR SALE

2755-2769 LOMBARD STREET | SAN FRANCISCO, CA 94123



CELEBRATING
100 Years

**PLEASE DO NOT
DISTURB EMPLOYEES**

JOAN LAGUATAN
415.608.0544
joan@blatteisrealty.com
DRE #01379835

JEREMY BLATTEIS
415.321.7493
jfblatteis@blatteisrealty.com
DRE #01460566

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



THE PRESIDIO



INCORPORATED | EST. 1922

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 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.

101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

THE OPPORTUNITY



INCORPORATED | EST. 1922

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 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.

101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282



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



INCORPORATED | EST. 1922

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 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.

101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.com | DRE #01421282



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



INCORPORATED | EST. 1922

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 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.

101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsfc.com | DRE #01421282



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



INCORPORATED | EST. 1922

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 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.

101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

MARINA DISTRICT



2755-2769
LOMBARD STREET



INCORPORATED | EST. 1922

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 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.

101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282



INCORPORATED | EST. 1922

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 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.

101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsfco | DRE #01421282

NEARBY ATTRACTIONS



PIER 39



WALT DISNEY FAMILY MUSEUM



FISHERMAN'S WHARF



LUCASFILM



THE PRESIDIO



CHESTNUT STREET



LOMBARD STREET



PALACE OF FINE ARTS



FORT POINT



INCORPORATED | EST. 1922

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 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.

101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsfco | DRE #01421282

2755-2769 LOMBARD STREET SAN FRANCISCO, CA 94123



INCORPORATED | EST. 1922

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 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.

101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282