

# RARE MIXED-USE ASSEMBLAGE FOR SALE IN THE HEART OF THE MARINA DISTRICT!

MOTEL (TRAVELODGE) | TWO-LEVEL MIXED-USE BUILDING (GOLDEN GATE MARKET WITH APARTMENTS)  
SINGLE-LEVEL CORNER RESTAURANT BUILDING & PORTION OF PARKING LOT



MARINA DISTRICT SPECIAL SITUATED DIRECTLY ACROSS FROM THE PRESIDIO LOMBARD GATES

## 2755-2769 LOMBARD STREET

SAN FRANCISCO, CA 94123 | MARINA DISTRICT

**PLEASE DO NOT DISTURB EMPLOYEES**



INCORPORATED | EST. 1922

**JEREMY BLATTEIS**

415.321.7493 | jfb@brsf.co | DRE #01460566

**[sfretail.net](http://sfretail.net)**

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# DETAILED AERIAL VIEW OF PROPERTY LOT

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## YEAR BUILT

**BUILDING #1**

2755 LOMBARD ST | 1955

**BUILDING #2**

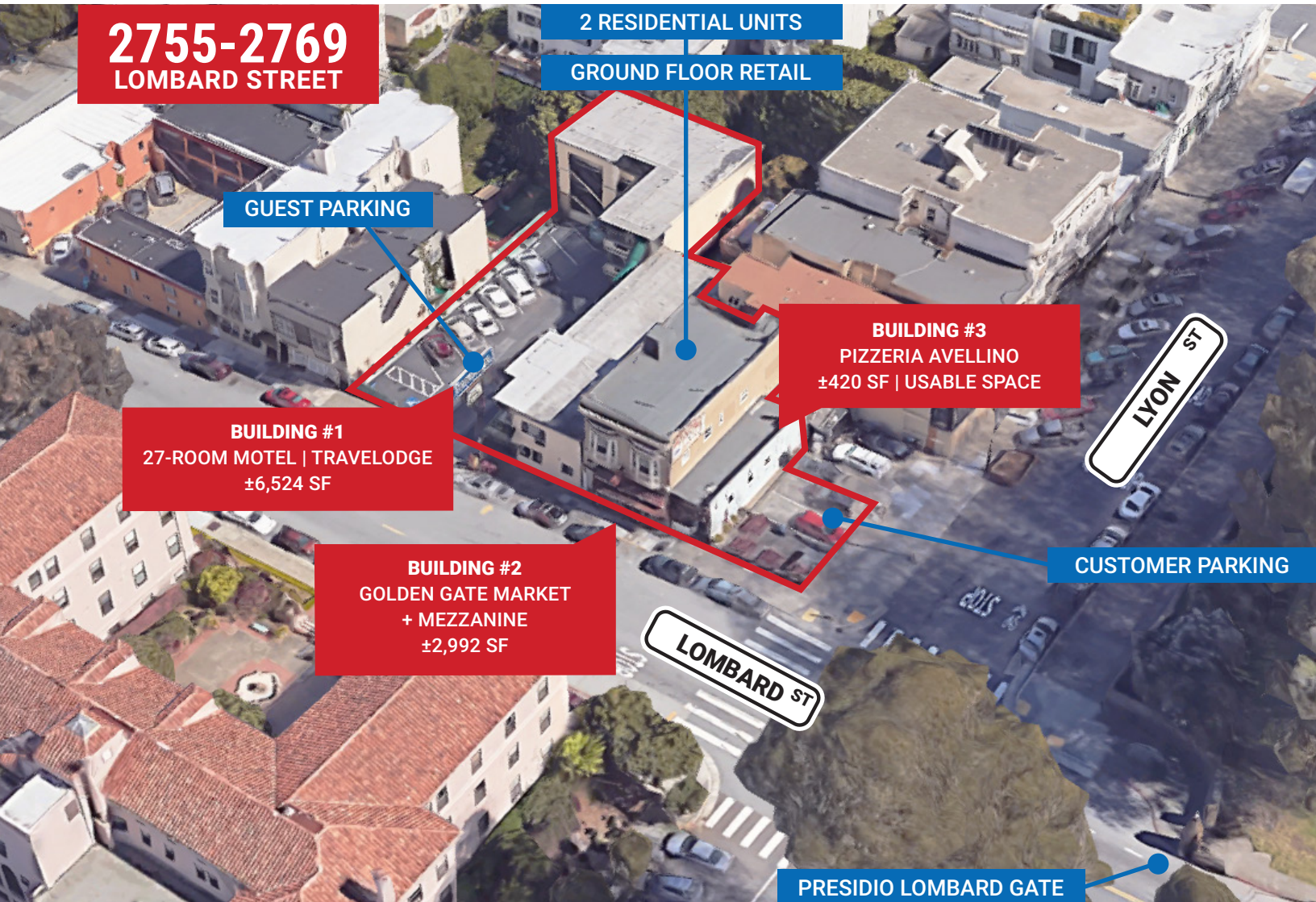
2765-2767 LOMBARD ST | 1912

**BUILDING #3**

2769 LOMBARD ST | 1910

# ±14,069 SF

COMBINED MOTEL, COMMERCIAL & RESIDENTIAL SPACE



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THREE BUILDINGS FOR SALE

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# 2755-2769 LOMBARD STREET

MARINA DISTRICT | SAN FRANCISCO

## A RARE OPPORTUNITY TO OWN

**THREE CONTIGUOUS PROPERTIES DIRECTLY ACROSS FROM THE PRESIDIO:**  
SAN FRANCISCO'S NATIONAL HISTORIC LANDMARK DISTRICT THAT WELCOMES  
MORE THAN FIVE MILLION ANNUAL VISITORS\*!

The property is situated at the confluence of San Francisco's Marina and Cow Hollow neighborhoods at the southeast corner of Lombard and Lyon Streets. Directly across the street from one of the main entrances to San Francisco Presidio and George Lucas' famous Industrial Light & Magic campus featuring  $\pm 500,000$  SF of office and production facilities.

## 2755-2769 Lombard Street offers $\pm 14,069$ Combined Square Feet for potential development.

The site contains three mixed-use structures that include: a 27-room motel, two-story building (two apartment units and grocery store), and a restaurant with off-street parking lot. **The motel has the potential to be delivered vacant.**

### TOTAL COMBINED LOT (ENTIRE ASSEMBLAGE)

**$\pm 14,069$  SF\*\***

### BUILDING #1 | 2755 LOMBARD STREET | MOTEL (TRAVELODGE) | 27 ROOMS

**$\pm 6,524$  SF**       **$\pm 9,898$  SF LOT**       **$\pm 82.5$  FT Frontage on Lombard Street**

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

**$\pm 2,992$  SF**       **$\pm 1,702$  SF LOT**       **$\pm 35$  FT Frontage on Lombard Street**

2765-A Lombard Street | Large Studio Unit  
2765-B Lombard Street | One-Bedroom Unit  
2767 Lombard Street | Golden Gate Market

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

**$\pm 420$  SF**       **$\pm 2,469$  SF LOT**       **$\pm 11$  FT Frontage on Lombard Street**  
 **$\pm 46$  FT Frontage on Lyon Street**

\*Source: National Park Service, 2018    \*\*Source: RealQuest [2019]



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## **BUILDING #1 | 2755 LOMBARD STREET | MOTEL (TRAVELODGE) | 27 ROOMS**

Built in 1955, this three-level motel features: ±6,524 Usable SF, 27 rooms, office, hospitality suite, and 14-car parking lot.



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## **BUILDING #2 | 2765-2767 LOMBARD STREET | COMMERCIAL & RESIDENTIAL**

This two-level wood frame building features: a ground floor commercial unit and two top-floor residential units (Month-to-Month).



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## BUILDING #3 | 2769 LOMBARD STREET | CORNER BUILDING | PIZZERIA AVELLINO



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# A TOP SAN FRANCISCO LOCAL & TOURIST DESTINATION FOR SHOPPING, DINING AND ENTERTAINMENT!



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# AERIAL VIEW OF PROPERTY LOT

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## LOMBARD STREET

FROM FILLMORE STREET TO LYON STREET

**2755-2769**  
LOMBARD STREET

MARINA DISTRICT



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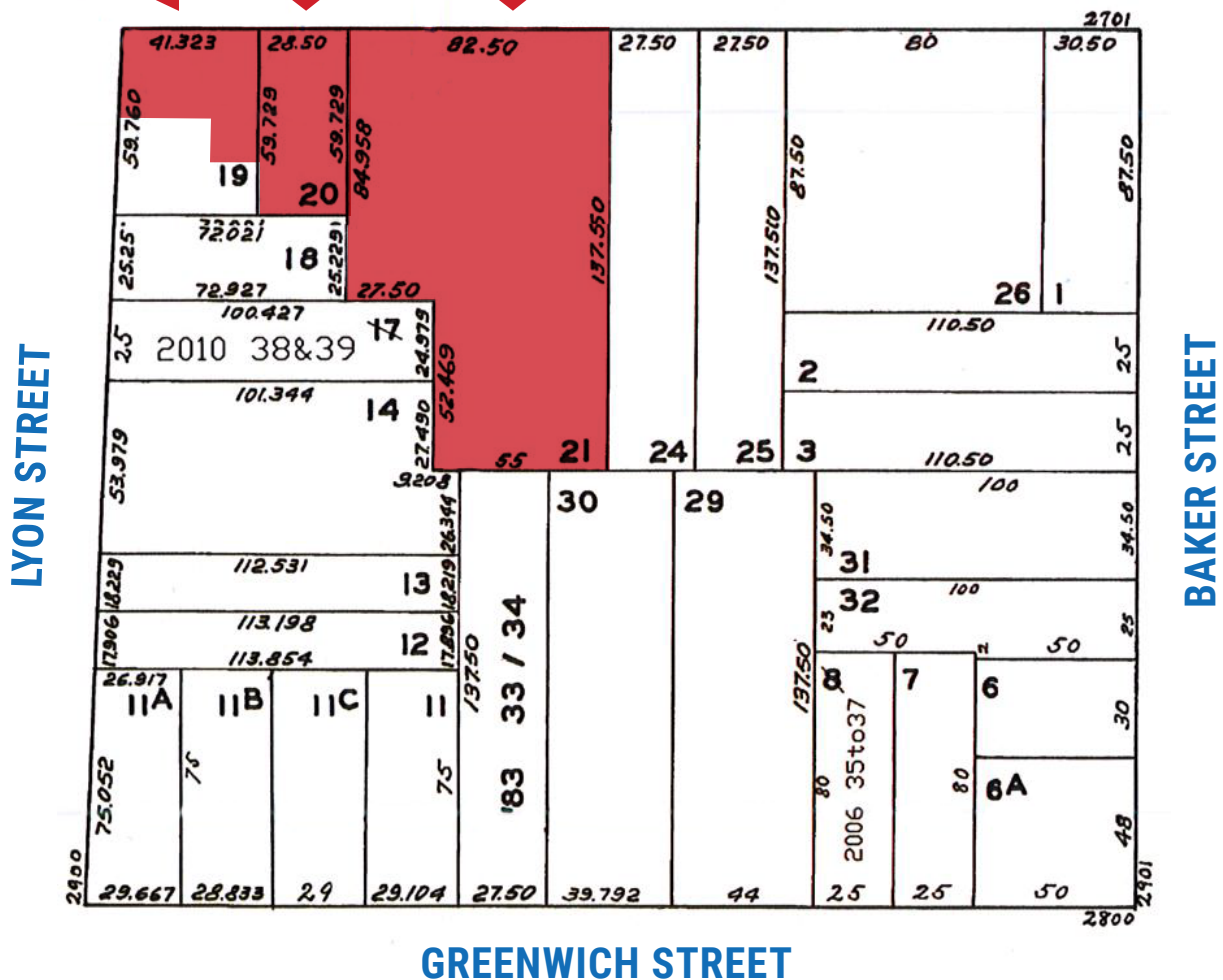


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## MARINA DISTRICT | SAN FRANCISCO

**2769**  
**LOMBARD ST**  
**+ PARKING**

## LOMBARD STREET



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# CONTACT

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CELEBRATING  
95 Years

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