

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

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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.

44 Montgomery Suite 1288, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

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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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 ± 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 ± 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

± 420 SF $\pm 2,469$ SF LOT ± 11 FT Frontage on Lombard Street
 ± 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

DO NOT DISTURB EMPLOYEES

LOMBARD STREET
FROM FILLMORE STREET TO LYON STREET

2755-2769
LOMBARD STREET



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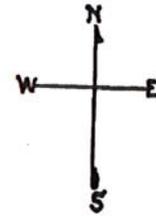
THREE BUILDINGS FOR SALE

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2755-2769 LOMBARD STREET

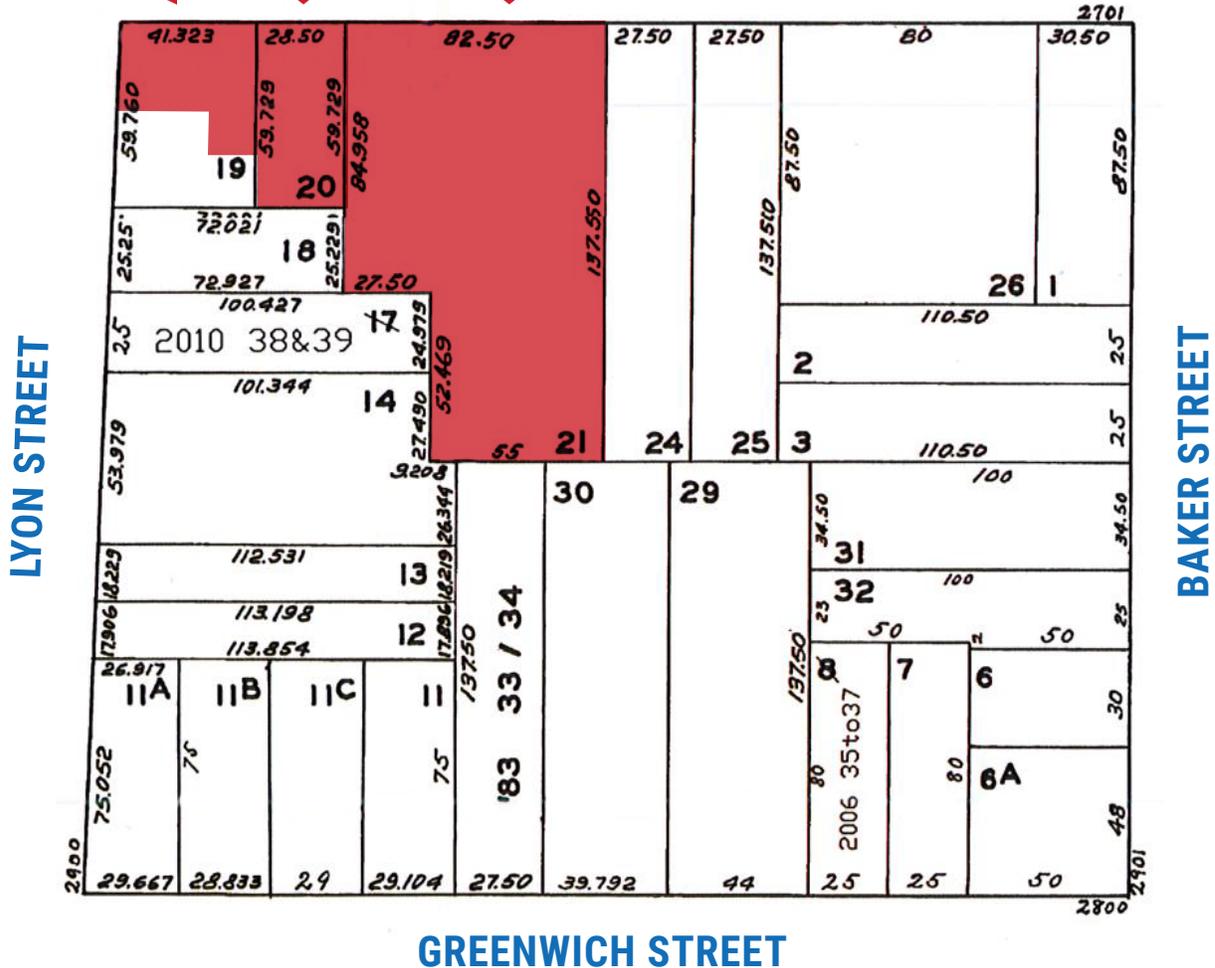
MARINA DISTRICT | SAN FRANCISCO

SITE MAP



2755 LOMBARD ST **2765-2767 LOMBARD ST** **2769 LOMBARD ST + PARKING**

LOMBARD STREET



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CELEBRATING
95 Years

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