

First Time
on the Market
in Over 30 Years!

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**BLATTEIS
REALTY CO**
INCORPORATED | EST. 1922

435-441 POWELL STREET

INVESTMENT OPPORTUNITY | UNION SQUARE | SAN FRANCISCO



JEREMY BLATTEIS

415.321.7493 | jfb@brsf.co

DRE #01460566

sfretail.net

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



435-441 POWELL STREET

SAN FRANCISCO, CALIFORNIA 94102

THE OPPORTUNITY

First time on the market in over 30 years, Blatteis Realty Co., Inc., as the Exclusive Advisor, is proud to present the extraordinary opportunity to acquire the 100% fee simple interest in 435-441 Powell (the "Property"), an iconic boutique mixed-use building situated near the HEART of Union Square. The subject property consists of a 17,091-rentable-square foot, two and partial six story, mixed-use residential/retail property located at 435 Powell Street in San Francisco, CA. The improvements were originally constructed in 1907 and are on a 0.09-acre site. The property consists of 2 retail spaces located on the partial ground level and on the partial second, totaling 9,061 square feet, with the remaining 8,030, square feet being 10 studio apartment units. 435-441 Powell Street represents an exceptional opportunity to purchase a property near the epicenter of San Francisco's Union Square and is located across the street from the Beacon Grand Hotel and Streetwise Brasserie. This site offers superb foot traffic, excellent frontage on one of the BEST blocks in the Union Square District and situated nearby some of the world's most recognizable brands including Apple, Tiffany & Co, Macy's, Louis Vuitton, and more. This asset offers an investor a generational opportunity to acquire a true "jewel" that boasts a rich history intertwined into San Francisco's DNA.

INVESTMENT HIGHLIGHTS

- First Time on Market in Over 30 years
- Elevator access throughout property
- Strong Foot/Vehicular Traffic
- On the Cable Car Line
- Excellent Access to Public Transportation
- 10 Residential Apartments
- Mixed-Use Building Consisting of Restaurant (Sears Ground Floor), Previously Lux Salon (2nd Floor)
- Steps away from World Famous Union Square

PROPERTY SUMMARY

Address: 435-441 Powell Street
City: San Francisco, CA
Lot Size: ±3,994 SF (Per Realquest)
Year Build: 1907
Stories: 6 Plus Basement

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10 RESIDENTIAL UNITS

PREVIOUSLY
LUX
SALON

BLATTEIS
REALTY CO
(415) 981-2844



Since 1938

Sears Fine Food

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Sears Fine Food

Information obtained from Sears Fine Foods website.

Hilbur and Ben Sears founded Sears Fine Food in 1938 on Powell Street, just off Union Square. Ben Sears, a retired circus clown, built a reputation for serving pancakes made from a recipe inherited from his wife's Swedish family.

Sears was celebrated for its unique "Cadillac Waiting Room" which sheltered the waiting crowds. The owners would park two pink Cadillacs in front of the restaurant with the heaters and radios on. Later, the pink theme was brought to the inside of the restaurant, giving Sears a distinctive look that seemed to make the Swedish pancakes taste even better.

In 2004, Sears Fine Food underwent a major renovation project and for the first time in our history, opened for dinner, marking the beginning of a new era. Sears Fine Food would not be the place it is today without our people. Many of the staff have been a part of the restaurant for more than twenty years, including one beloved 109 year old host. Travelers and regulars alike have returned to Sears for the memorable Swedish pancakes, a cherished San Francisco tradition that spans through many generations.



Sears has received tributes from many of our customers such as President Bill Clinton and Helen Gurley Brown and proudly serves as a testimony to quality, home-style dining, and generational opportunity to acquire a "jewel" asset which boats a rich history that is intertwined into San Francisco's DNA.

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"A MUST-VISIT FOR LOCALS AND TOURISTS ALIKE, SEARS FINE FOODS IS A HISTORIC DINER THAT'S BEEN IN OPERATION ON THE SQUARE FOR ALMOST 80 YEARS" -SF EATER



Please Do Not Disturb Tenants

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435-441 POWELL STREET

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Previously Lux Salon (Currently Available)



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Apartment #6 (10 Residential Apartments Total)



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GRANT AVENUE

ZOOX

teuscher
San Francisco
Chocolates of Switzerland

LANG

LA
WILKES
BASHFORD

Starbucks

BOMBY
BRASSERIE

CAMPTON PLACE

HARRY WINSTON

FERRAGAMO

GUMPS
SAN FRANCISCO

Nike

FENDI
Cartier
Maison Margiela

MaxMara

GRAFF

The Real Real

ROLEX

PATEK PHILIPPE
GENEVE

BREITLING GUCCI

MAIDEN LANE

HERMÈS PARIS VALENTINO

BOTTEGA VENETA

SUITSUPPLY

VEJA

BRUNO MAGLI

BVLGARI

DITA BONOBOB CAROLINA HERRERA

OMEGA

Neiman Marcus

CHOTTO MATTE

STOCKTON STREET

GRAND | HYATT

Apple

montague gallery

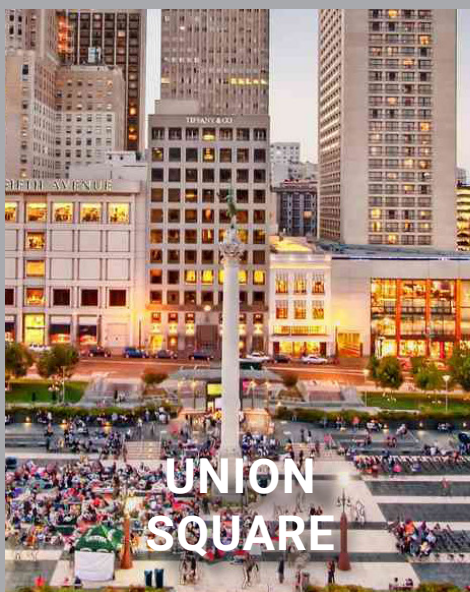
McDonald's

TIFFANY & Co.

UOMO
SAN FRANCISCO

BEACON GRAND
A UNION SQUARE HOTEL

POST STREET



GEARY STREET

LOUIS VUITTON

Loro Piana

macy's

The Cheesecake Factory

dyson

SWAROVSKI

CK CONTEMPORARY

POP MART

O'FAREEL STREET

POWELL STREET

Walgreens

7-ELEVEN

ZARA

McETON'S THE STEAKHOUSE

Ula

435-441 Powell St

PANDORA

VICTORIA'S SECRET

Nintendo

THE WESTIN
ST. FRANCIS

SHOE PALACE

UGG

Starbucks

BARTLETT HALL
FOOD & DRINK

MASTRO'S RESTAURANTS

KING GEORGE HOTEL
UNION SQUARE
SAN FRANCISCO

MASON STREET

435-441 POWELL STREET

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NEARBY WORLD FAMOUS LUXURY TENANTS

Macy's, Louis Vuitton, Tiffany's, Swarovski, Apple and many well-known tenants are all situated nearby.



TIFFANY'S



APPLE



MACY'S



UNION SQUARE | THE VIBRANT HEART OF SAN FRANCISCO



BEACON GRAND HOTEL



NINTENDO SAN FRANCISCO



POWELL CABLE CAR LINE



NEW STREETSIDE BRASSERIE



CHANCELLOR HOTEL

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