

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. Located across the street from the Beacon Grand Hotel and Streetwise Brasserie, Union Square should see an increase in tourism. 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

EXCLUSIVELY LISTED BY:

JEREMY BLATTEIS

415.321.7493 | jfb@brsf.co | DRE #01460566

sfretail.net



INCORPORATED | EST. 1922

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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

10 RESIDENTIAL UNITS

PREVIOUSLY
LUX
SALON

BLATTEIS
REALTY CO
(415) 981-2844



Since 1938

Sears Fine Food

BLATTEIS
REALTY CO

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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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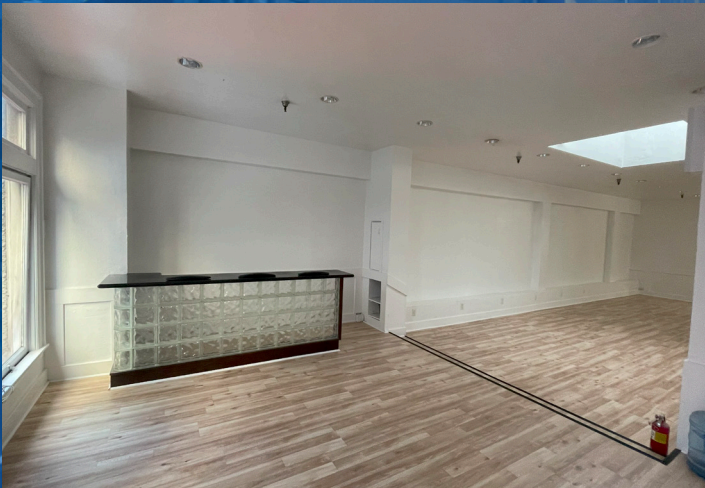
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Previously Lux Salon (Currently Available)



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Apartment #6 (10 Residential Apartments Total)



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UNION SQUARE

San Francisco's #1 Visitor Destination for Shopping, Dining and Entertainment. (SF Travel)

SAN FRANCISCO VISITORS
26.281 MILLION
 San Francisco Travel Association

TOTAL VISITOR SPENDING
\$9.486 BILLION
 San Francisco Travel Association



POWELL STREETSCAPE PROJECT (SFMTA.COM)

Scheduled for 2023, The Powell Streetscape Project will design and construct a new streetscape layout for Powell Street between Geary and Ellis streets to enhance the quality and use of the public realm, improve safety for all street users, improve cable car safety and performance, and renew transportation infrastructure. The project matches the footprint of the Powell Promenade Parklets (constructed in July 2011) and the Powell Street Safety and Sidewalk Improvement Pilot (implemented in Nov 2015). It will build and improve upon both of these successful projects with a permanent streetscape design, including wider sidewalks, reduced vehicle volumes, and improved loading for businesses and hotels. Intersection safety improvements at the crossings of Powell Street with Post, O'Farrell, and Geary streets, as well as transit upgrades for the 38-Geary bus stop at Powell & O'Farrell, are also part of the project.



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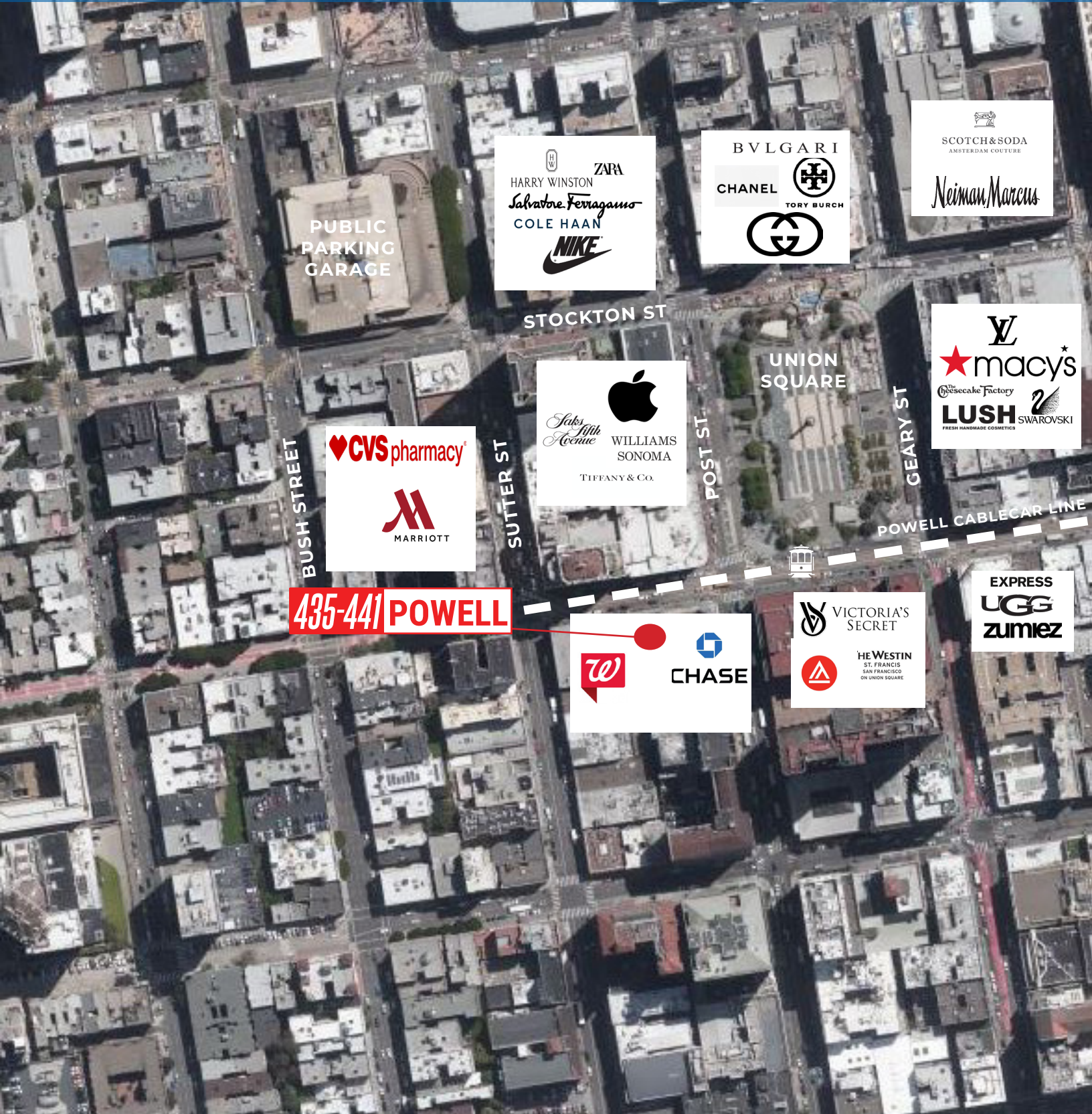
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EXTREMELY RARE OPPORTUNITY NEAR THE HEART OF UNION SQUARE

435-441 Powell is located near the HEART of San Francisco's Union Square District, known historically as one of the most prominent and dynamic shopping districts in the country.



PUBLIC
PARKING
GARAGE

HARRY WINSTON
ZARA
Salvatore Ferragamo
COLE HAAN
NIKE

BVLGARI
CHANEL
TORY BURCH
GUCCI

SCOTCH & SODA
AMSTERDAM COUTURE
Neiman Marcus

BUSH STREET

CVS pharmacy
MARRIOTT

SUTTER ST

Apple
Saks Fifth Avenue
WILLIAMS SONOMA
TIFFANY & CO.

STOCKTON ST

POST ST

UNION SQUARE

GEARY ST

LV
macy's
The Cheesecake Factory
LUSH
SWAROVSKI

435-441 POWELL

Wells Fargo
CHASE

VICTORIA'S SECRET
HE WESTIN
ST. FRANCISCO
SAN FRANCISCO
ON UNION SQUARE

EXPRESS
UGG
zumiez

POWELL CABLECAR LINE

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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.



SAKS FIFTH AVENUE



APPLE



MACY'S



UNION SQUARE | THE VIBRANT HEART OF SAN FRANCISCO



BEACON GRAND HOTEL



WILLIAMS-SONOMA



POWELL CABLE CAR LINE



NEW STREETSIDE BRASSERIE



CHANCELLOR HOTEL

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Blatteis Realty Co. has not been retained to perform, and cannot conduct, due diligence and behalf of any prospective purchaser. Blatteis Realty Co. and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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