

THE AVIARY

LANDING 2019

A collection of food and entertainment

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RENDERING



THE AVIARY



RENDERING



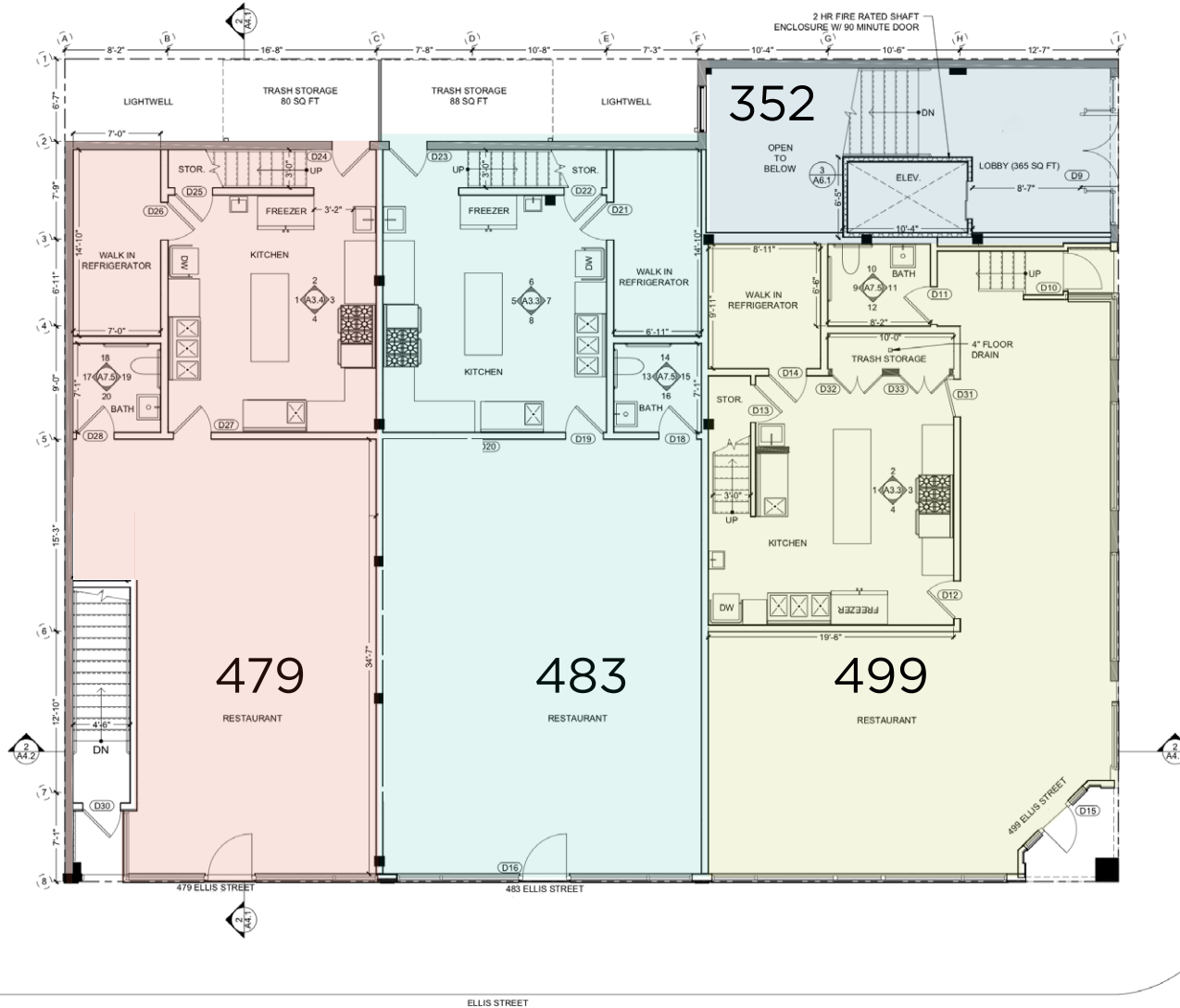
THE AVIARY

Located in the center of San Francisco, **The Aviary** will be a micro hub for innovative food and entertainment uses. The project will consist of four food and entertainment spaces that will be delivered with restaurant or bar infrastructure in place. The local ownership group, has spent two years meticulously restoring this vintage San Francisco property, all while modernizing the storefronts, structural and mechanical systems, electrical and plumbing infrastructure and life safety features.

The ground floor restaurant spaces will be delivered with new storefronts, utility stub-outs and a Type I hood. All walls will be ready for your finish paint colors. The floors will be hardwood on the ground floor and polished concrete on the lower level. The property will feature a sophisticated signage plan that will entice the thousands of passers-by that come through the Leavenworth Street corridor each day (24,000 cars / day and 3,000 pedestrians). Also, the walk score is 99 and public transit score is 100.



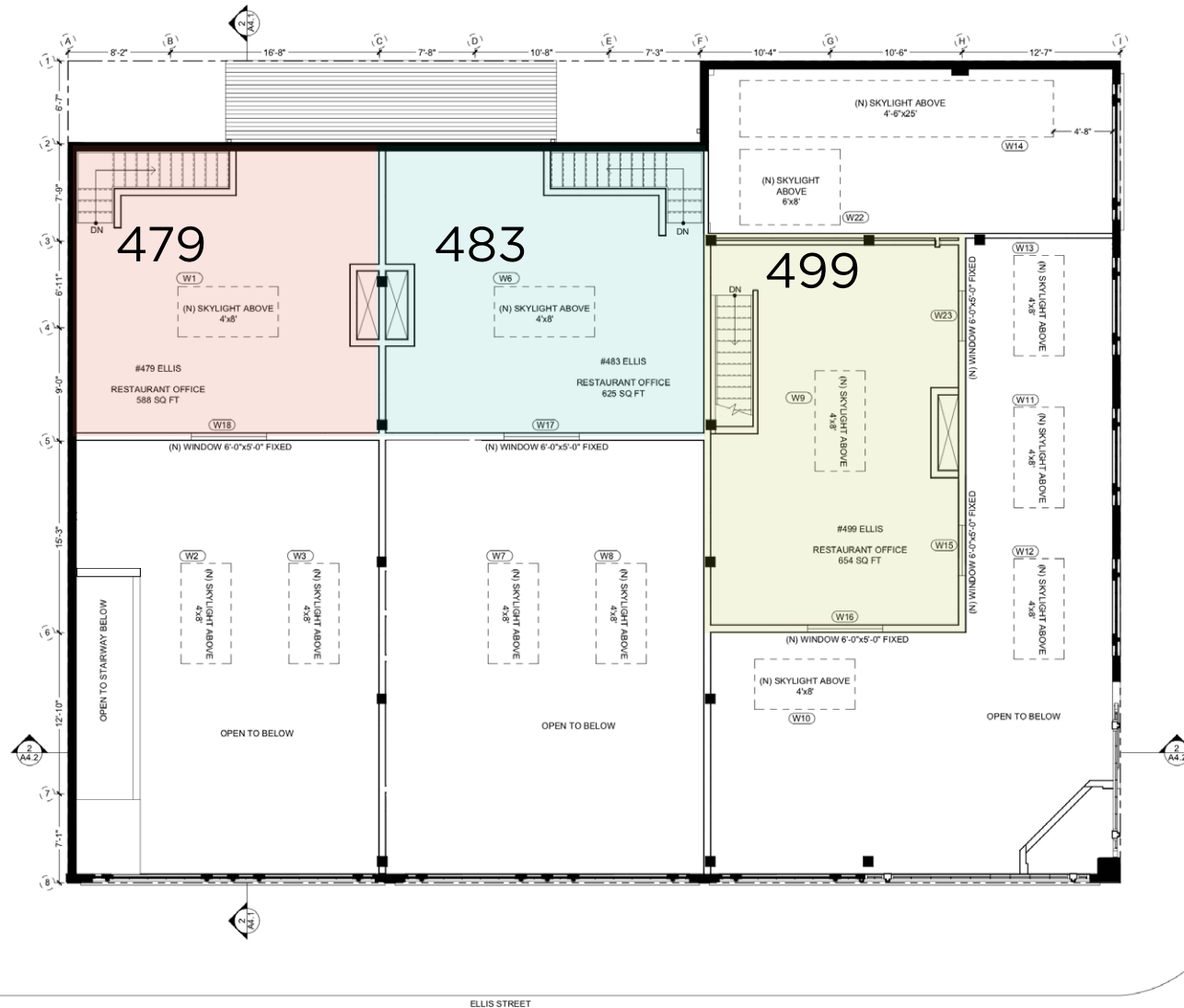
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479 Ellis:	1,965 SF
483 Ellis:	2,158 SF
499 Ellis:	2,312 SF
352 Leavenworth:	7,365 SF
TOTAL:	13,800 SF

GROUND LEVEL FLOOR PLAN





DELIVERY CONDITION

Each space can be delivered with the following:

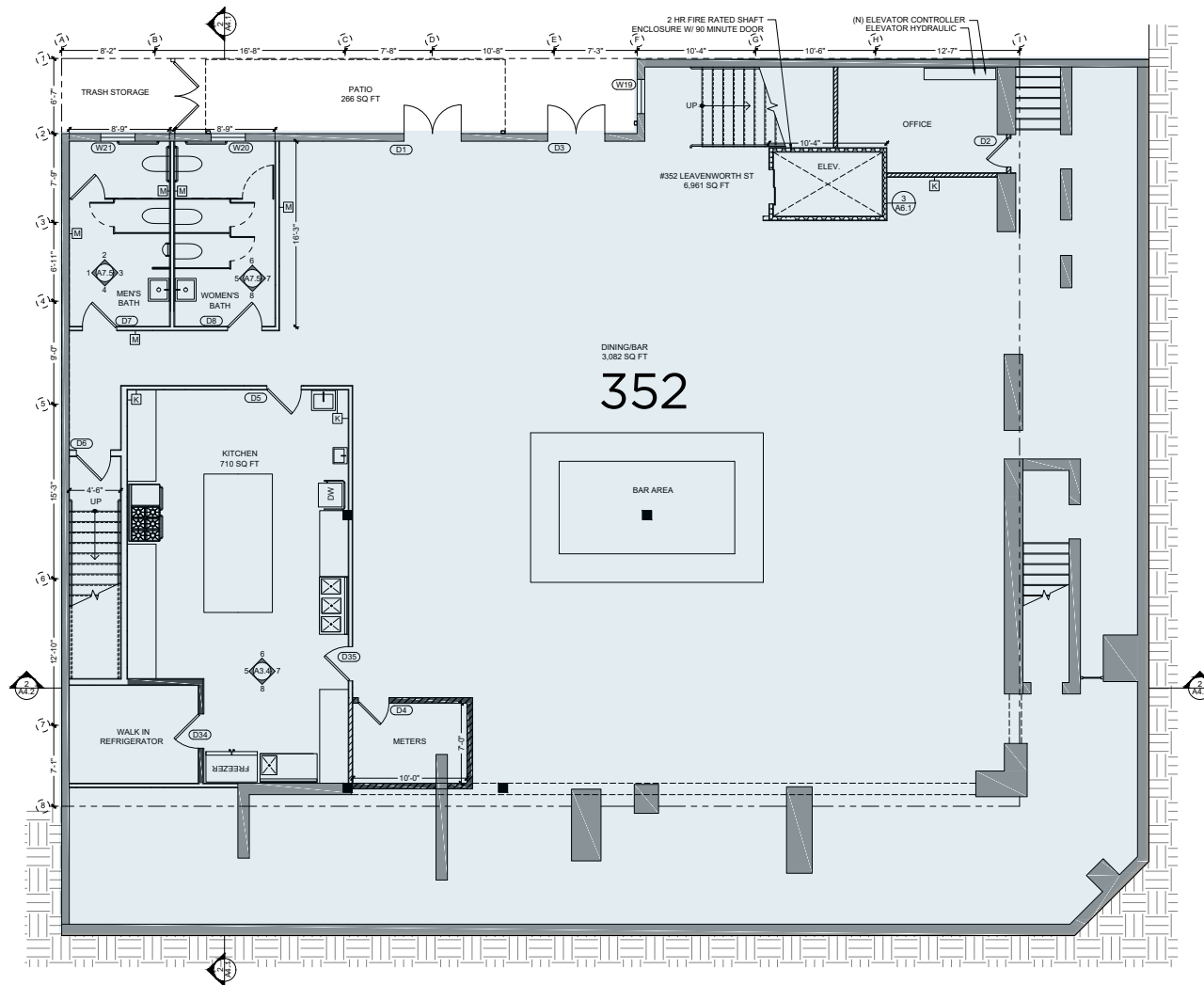
- New Storefronts
- New Fire Sprinklers
- New Type I Hood
- New HVAC Systems
- Individual Utility Meters
- Plumbing & Electrical Connections
- Finished ADA Bathrooms
- Smooth Finished Walls Ready for Finish Paint
- Lighting Allowance
- Flooring / Flooring Allowance

OTHER BUILDING IMPROVEMENTS

- New Roof
- New Structural Steel
- New Hydrostatic Drainage System
- New Structural Slab
- Partial New Concrete Piers
- New Exterior Paint

MEZZANINE FLOOR PLAN





LOWER LEVEL FLOOR PLAN



PROJECT HIGHLIGHTS



18-34' FT CEILINGS



**DELIVERED WITH RESTAURANT
INFRASTRUCTURE**



**OVER 3,000 NEW HOUSING
UNITS UNDER CONSTRUCTION NEARBY**



1,964 - 13,800 SF



**155,851 POPULATION
WITHIN 1 MILE**



BART AND MUNI STOPS NEARBY

38 38R 2 3 45 27

NEARBY DEVELOPMENT PROJECTS



THE AVIARY





THE AVIARY

1. Mr. Holmes Bakehouse
2. The Saratoga
3. Jane
4. Whiskey Thieves
5. Moulin Rouge Cafe
6. Rum & Sugar
7. Resolute
8. Elephant Sushi
9. Osha Thai
10. Mensho Ramen
11. Scullery
12. Redford
13. Bourbon & Branch
14. The Owl Tree
15. Napa Valley Exchange
16. Lers Ros
17. Hooker's Sweet Treats
18. Jessica Silverman Gallery
19. Black Cat
20. Brenda's French Soul Food
21. Philz Coffee
22. 826 Valencia
23. Golden Gate Theatre
24. Peet's Coffee
25. CVS Pharmacy
26. BevMo
27. 24 Hour Fitness
28. FedEx Office Print & Ship
29. CPMC Hospital Campus
30. Mayes Oyster House
31. Peoples Barber
32. AMC Van Ness
33. Great American Music Hall
34. La Cocina



SARATOGA

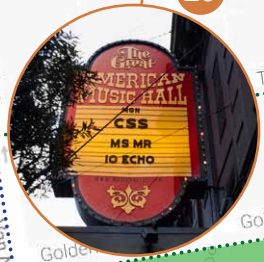
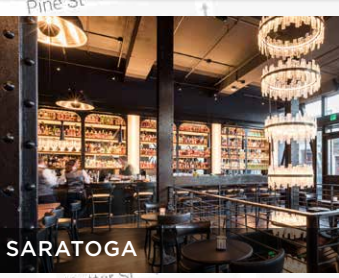
BLACK CAT

REDFORD

LEERS ROS

SCULLERY

PHILZ COFFEE



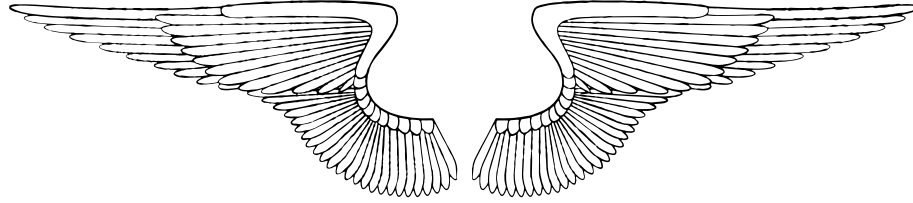
CIVIC CENTER





NEIGHBORHOOD





THE AVIARY



JOAN RUYLE
415.404.7313
joan@mavenproperties.com
BRE #02006025

HALEY KLEIN
415.404.7330
haley@mavenproperties.com
BRE #01907308

SANTINO DEROSE
415.404.7337
sd@mavenproperties.com
BRE #01338326

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466 Green Street Suite #203 | San Francisco, CA 94133 | 415.781.7700