

INVESTOR/OWNER-USER  
OPPORTUNITY

340  
Kearny  
Street

**FOR SALE**

**VIRTUAL TOUR LINKS  
PAGE 4 & 5**

**FINANCIAL DISTRICT CREATIVE PROPERTY**  
Mixed-Use Office, Retail, and Residential

TRI Commercial Real Estate Services is pleased to present a rare opportunity to acquire a 4-story mixed-use creative building located in the heart of San Francisco's acclaimed Financial District. This unique retail, office and residential property features a restored exterior facade, new building systems and a charming updated interior boasting exposed brick and steel.

**37 Belden Place**

340 Kearny Street also has a Belden Place entrance and address (37 Belden Place).



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100 Pine St., Ste 1000, San Francisco, CA 94111





## PROPERTY INFORMATION

<b>Address:</b>	340 Kearny Street San Francisco CA 94108
<b>Address #2:</b>	37 Belden Place
<b>Cross Streets:</b>	Pine Street and Bush Street
<b>Parcel Number:</b>	0269-008
<b>Gross Bldg Size:</b>	± 4,860 Square Feet
<b>Stories:</b>	4 including lower level
<b>Zoning:</b>	C-3-O Downtown Office
<b>Year Built:</b>	1907
<b>Year Renovated:</b>	2010
<b>Price Reduced:</b>	<del>\$4,588,000</del> <b>New Price: \$4,295,000</b>

**340 Kearny Street** is located between Pine and Bush Streets, a prime and desirable location. It is adjacent to the upscale Union Square Shopping District, and is a short walk to, Market Street, Chinatown, and North Beach. It is convenient to public transportation including BART, MUNI, and San Francisco's Cable Cars.

**37 Belden Place** is a destination dining haven with both indoor and relaxed outdoor dining, including Café Bastille, Café Tiramisu, and San Francisco's iconic Sam's Grill & Seafood Restaurant.



## PROPERTY FEATURES

- Charming upgraded interior with exposed brick and steel
- Elevator to all 4 floors
- Roof deck
- Operable windows
- High ceilings
- Natural light
- Kearny Street and Belden Place entrances
- Desirable fully furnished residential units
- Sprinklers

### GROUND, SECOND FLOOR AND LOWER LEVEL

The ground floor, second floor and lower level currently house the retail operation and offices of Anthony's Shoe Service which can be delivered vacant at close of escrow.

### THIRD FLOOR RESIDENTIAL UNITS

The top floor residential units are fully furnished and rented separately for up to 6 month periods. The units consist of studio apartments that are fully furnished. The smaller unit faces Kearny Street and the larger rear unit faces Belden Place.

## MAJOR RENOVATION

340  
Kearny  
Street

In 2010 the current ownership undertook a major renovation. The 2010 upgrade included the following:

- Construction of 2 residential units on the top floor
- Restored exterior façade
- Installation of fire sprinkler system
- Installation of alarm system
- New 400 amp three phase electrical service
- Upgraded electrical throughout building
- 3 high volume on-demand water heaters
- New plumbing
- New roof
- New roof deck
- New interior stairs
- New restrooms (including 1 ADA restroom)
- Extensive exhaust venting on 1st and second floors
- New operable windows
- New skylight (2016)
- Seismic work 2007

**First Floor**  
Exposed Brick  
Elevator  
Natural Light

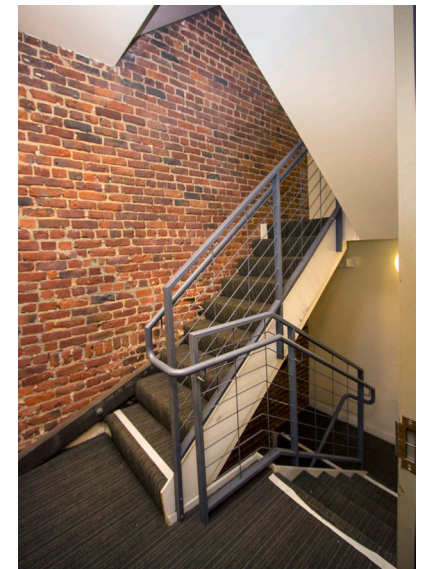
**Click to Play  
1st Floor  
Virtual Tour**



# 340 Kearny Street

**Second Floor**  
Exposed Brick  
Elevator  
Natural Light  
Restroom  
Sprinklers

**Click to Play  
2nd Floor  
Virtual Tour**





**THIRD Floor**  
**Junior One Bedroom**  
Exposed Brick  
High Ceilings  
Elevator  
Natural Light

**Click to Play 3rd Floor  
Junior One Bedroom  
Virtual Tour**

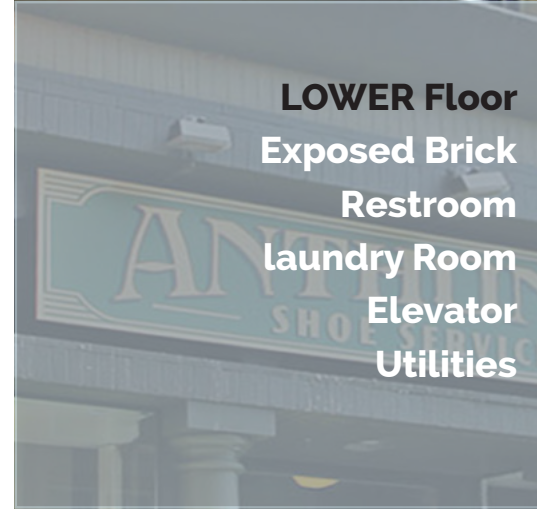


# 340 Kearny Street

**THIRD Floor**  
**Studio Exposed**  
Brick Elevator  
Natural Light

**Click to Play 3rd  
Floor Studio  
Virtual Tour**

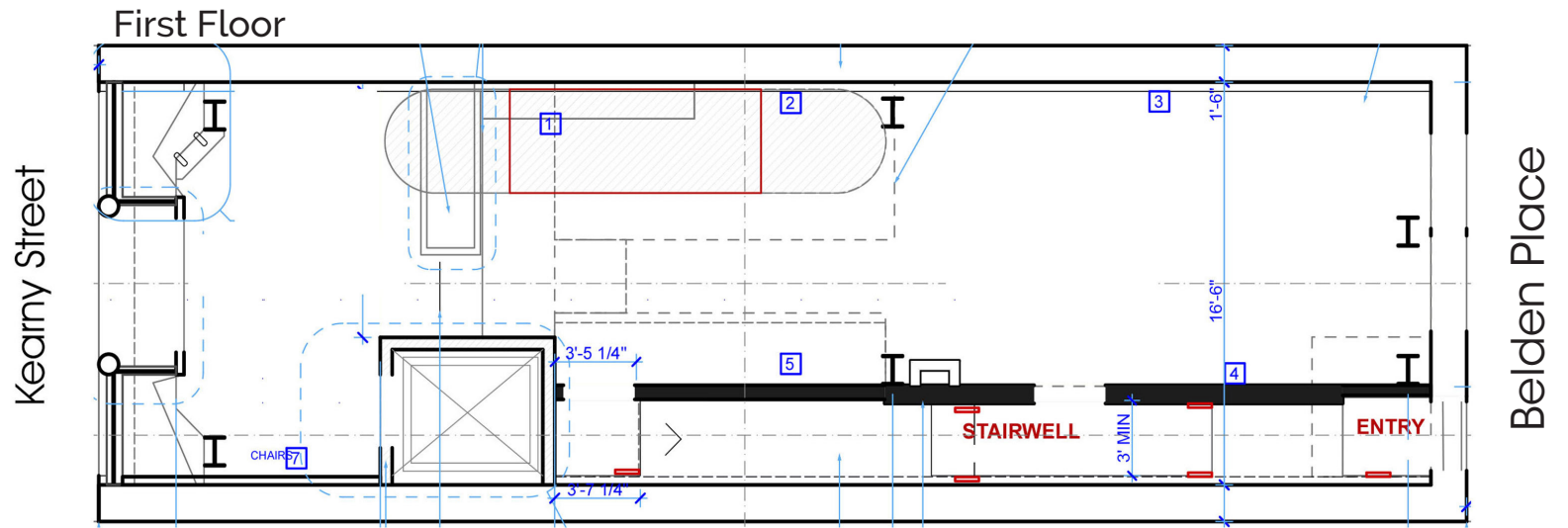
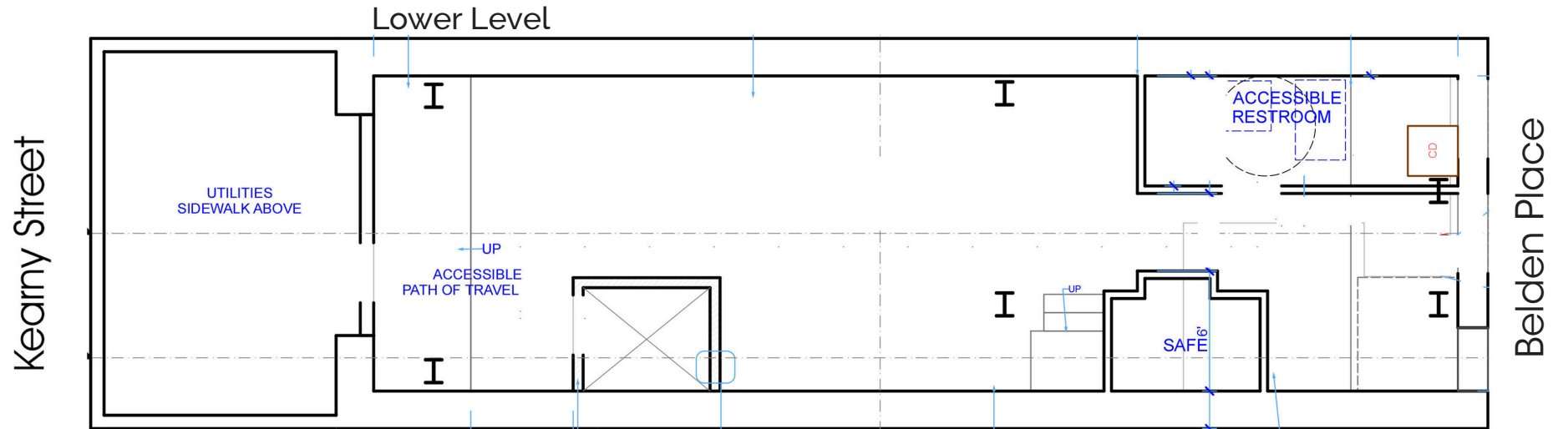




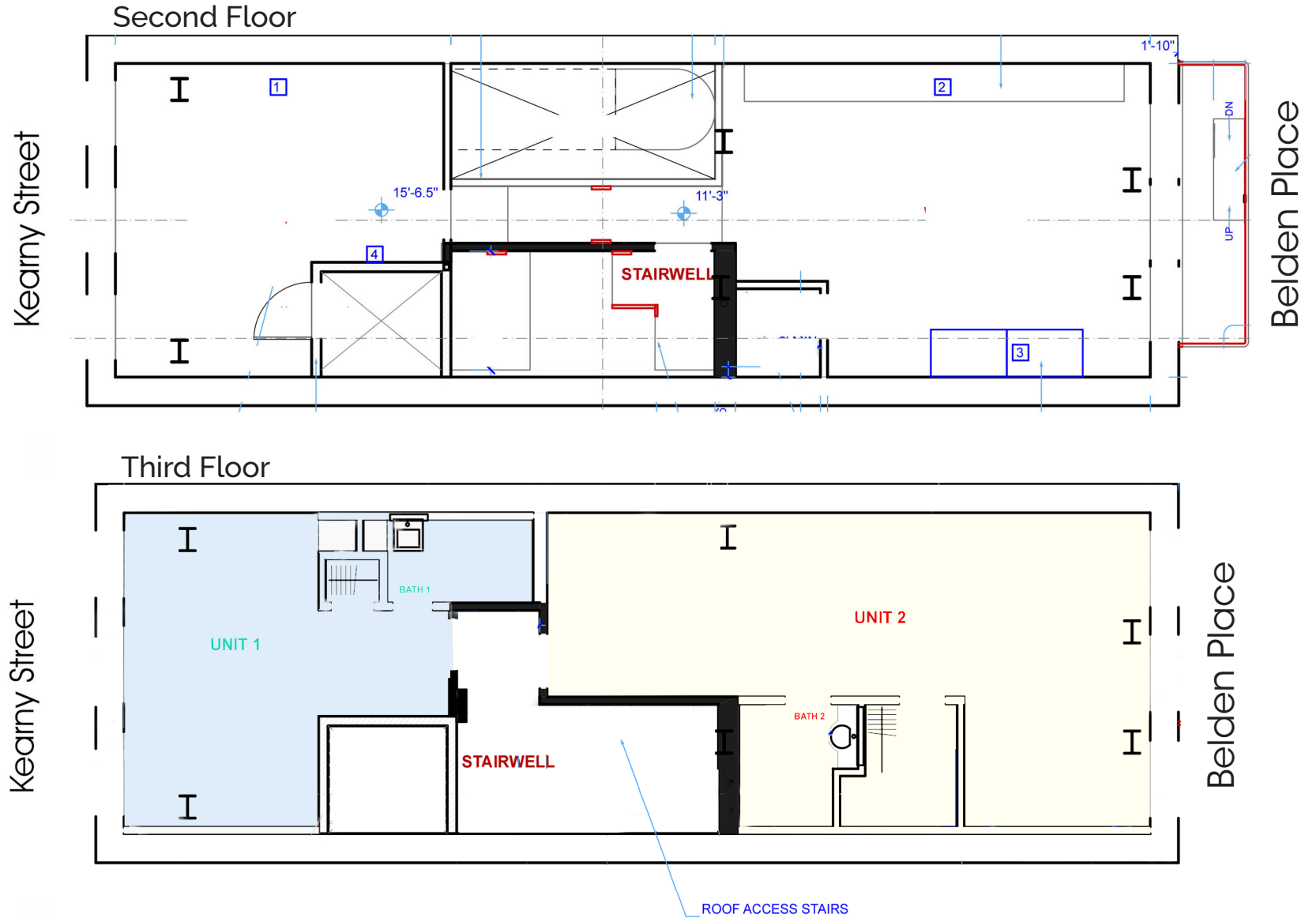
# 340 Kearny Street



# FLOOR PLANS



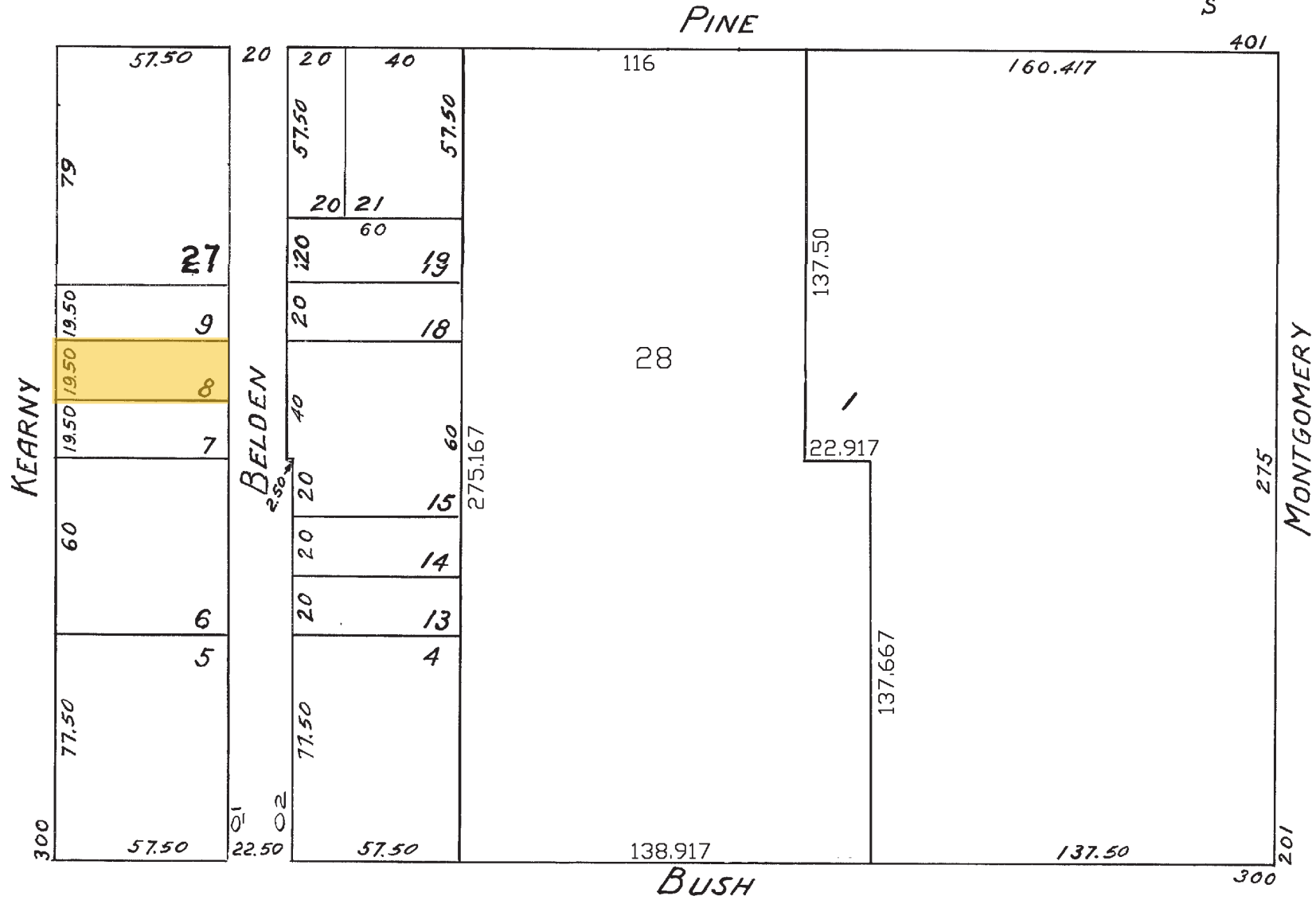
# FLOOR PLANS





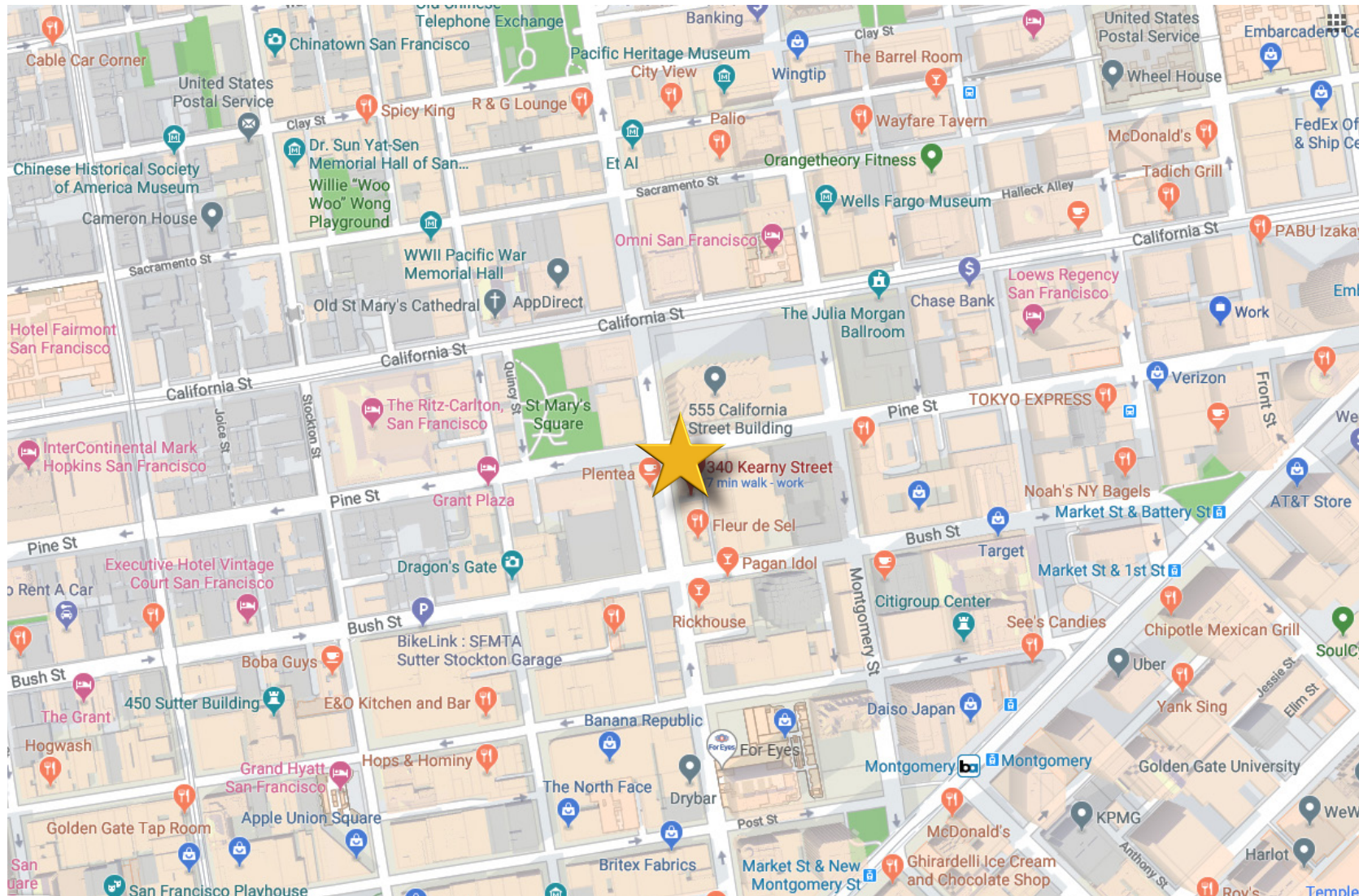
# Parcel Map

340  
Kearny  
Street



# Map

# 340 Kearny Street



# 37 BELDEN PLACE

Belden Place itself is a one-lane, one block long street running south from Pine Street to Bush Street.

Often dubbed the French Quarter of San Francisco, Belden Place (aka Belden Alley, Belden Lane, or Belden Street) offers an American representation of European dining.

The cafés, hotels and restaurants of the area have a distinct joie de vivre befitting the neighborhood's heritage. No other neighborhood in San Francisco has a comparable street dining scene.

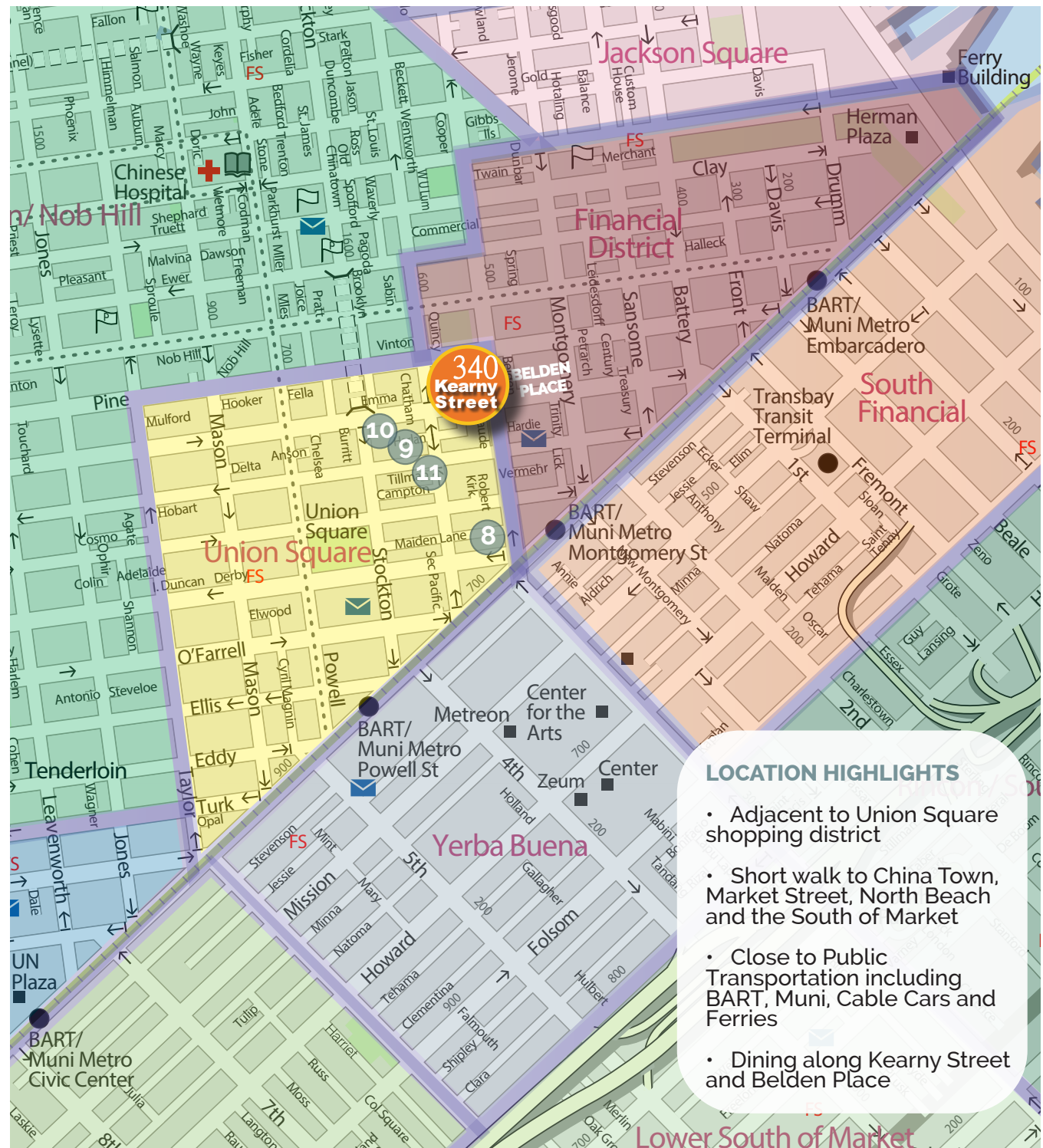


## BELDEN PLACE RESTAURANTS

- 1 **Sauce**  
*Bringing in East Coast-style, American comfort food.*
- 2 **Toy Soldier**  
*A casual & lively atmosphere sprawled across our main dining room, full bar, romantic upstairs lounge & outdoor dining area.*
- 3 **B44**  
*Come and take home a slice of Catalan life from Barcelona, Spain.*
- 4 **Plouf**  
*Specializing in mussels, unique appetizers, salads, seafood dishes, and meats.*
- 5 **Café Tiramisu**  
*A Northern Italian specialty restaurant located on Belden Place.*
- 6 **Café Bastille**  
*Classic French dishes in the downtown of San Francisco.*
- 7 **Sam's Grill**  
*The history of Sam's Grill stretches back to 1867.*

## Nearby Notable Restaurants

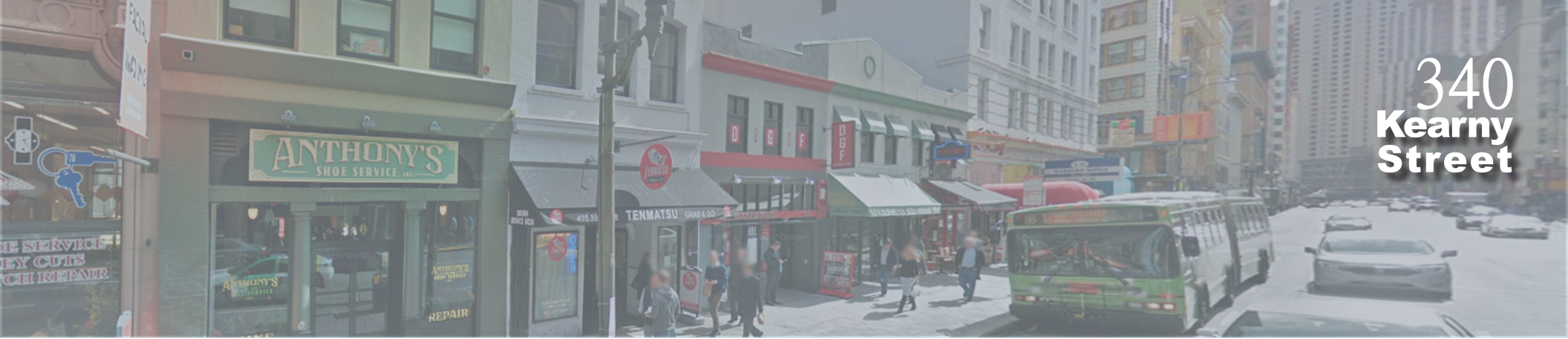
- 8 **Maiden Lane** - [www.maiden-lane.com](http://www.maiden-lane.com)  
*A delightful two block pedestrian alley off of Union Square that offers cafés and stylish shopping.*
- 9 **Café de la Presse** - 352 Grant Street - [www.cafedelapresse.com](http://www.cafedelapresse.com)  
*This café and restaurant sits across the street from the Chinatown gates and beyond the simple pleasures of bringing France to San Francisco, it serves up good meals that consist of traditional French cuisine.*
- 10 **Café Claude** - 7 Claude Lane - [www.cafeclaude.com](http://www.cafeclaude.com)  
*Much like Belden Place, Claude Lane is a hidden little gem in the City where you can fine such wonderful places like Café Claude that has a menu revolving around French fare. The alley setting for the outdoor dining only serves to enhance the experience.*
- 10 **Blupointe** - 239 Kearny Street - [www.blupointesf.com](http://www.blupointesf.com)  
*Tucked away on Claude Lane, this raw bar/bistro/lounge offers outdoor seating and a European feel in a slickly designed space.*



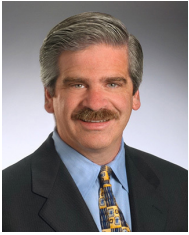
**LOCATION HIGHLIGHTS**

- Adjacent to Union Square shopping district
- Short walk to China Town, Market Street, North Beach and the South of Market
- Close to Public Transportation including BART, Muni, Cable Cars and Ferries
- Dining along Kearny Street and Belden Place

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Do Not Disturb Tenants.  
For more information or to arrange a tour, please contact exclusive listing agents.



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#### DISCLAIMER

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt the accuracy, but we do not guarantee the accuracy or completeness. The value of this investment is dependent upon federal and state tax laws, as well as the investment income, the tax bracket and other facts which your tax advisor and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, expense and all other information contained herein. The buyer is advised to diligently read leases and review leases with their real estate attorney. TRI Commercial Real Estate Services makes no warranty on projected financial performance of the property. Buyers are to conduct their own thorough due diligence investigation. Buyers are advised to measure all residential units and/or commercial spaces prior to purchase, or as part of Buyer's due diligence and not rely on square footage provided in this offering package.



Rooftop Deck

