

415 Brannan Street

San Francisco, CA



AVAILABLE

Restaurant opportunity in the heart of SOMA, just steps away from AT&T Park

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Mathews

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Overview

415 Brannan Street offers a very unique and rare opportunity to secure a fully built out and permitted restaurant space with a full Type 47 Liquor License in the heart of the tech-driven SoMa and South Beach neighborhoods of San Francisco.

A three-story building, situated on Brannan Street between 3rd and 4th Street, 415 Brannan offers an unsurpassed location steps away from AT&T Park, home to the San Francisco Giants. The top floor is currently occupied by a tech company. For the past 12 years, the ground floor and basement have been leased out to a Thai restaurant, Koh Samui & The Monkey, a staple in the SoMa food scene. With alleyway access and strong corner identity, this location is perfect for catering and/or food truck loading. The restaurant opportunity also comes with a takeout kiosk that is currently operational during lunch time.

Located minutes from the King Street Caltrain station, 415 Brannan has been exponentially affected by the revitalization efforts by the City. With the approval of the Central SoMa Plan and the completion of the Central Subway, this area will become an even bigger hotspot for restaurants and entertainment. When approved, proposed projects in the area will bring over 5,000 dwelling units and 35,000 potential new jobs to the area.



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Features

ADDRESS 415 Brannan Street, San Francisco, CA 94107

BUILDING SF ±11,500 RSF

ALCOHOL LICENSE ABC Type 47 Full Liquor License

DEAL STRUCTURE Upon request (flexible terms)

LEASE + KEY MONEY Upon request

AVAILABLE Immediately

Availabilities

GROUND FLOOR

±3,600 SF

BASEMENT

±3,163 SF

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LOCATION HIGHLIGHTS

Located in the nexus of SOMA, South Beach, South Park, China Basin, Mission Bay and steps away from the San Francisco Giants AT&T Park, 415 Brannan offers an experienced F&B operator an outstanding opportunity to control a fully equipped and licensed restaurant in one of the City's most sought-after neighborhoods.

CLOSE PROXIMITY TO SIGNIFICANT AREA AMENITIES AND RESIDENTIAL DEVELOPMENTS

415 Brannan benefits from the surrounding technology tenants, large upcoming developments, popular restaurants and nightlife destinations, as well as the neighboring San Francisco Giant's AT&T Park. Within a close radius, there are thousands of new/planned residential units, as well as numerous retail, restaurants, hotels and attractions.

OPPORTUNITY HIGHLIGHTS

Rare opportunity to lease a highly visible and well-located restaurant within one of San Francisco's hottest and fastest growing neighborhoods. The restaurant is poised to benefit from tremendous on-going and future commercial and residential development in the popular San Francisco submarkets of SOMA, South Beach, South Park, China Basin and Mission Bay.

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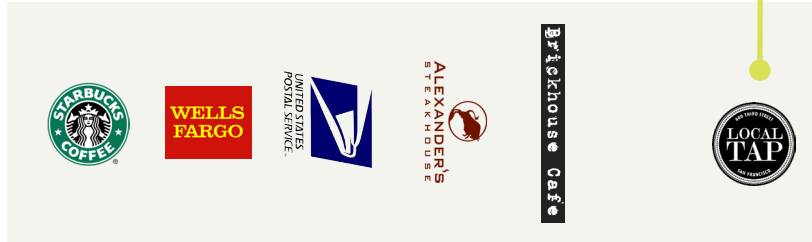
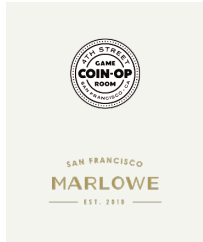


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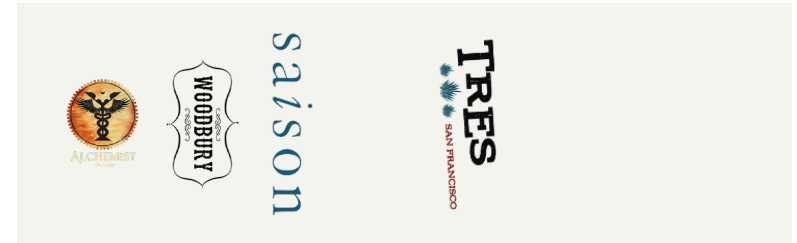
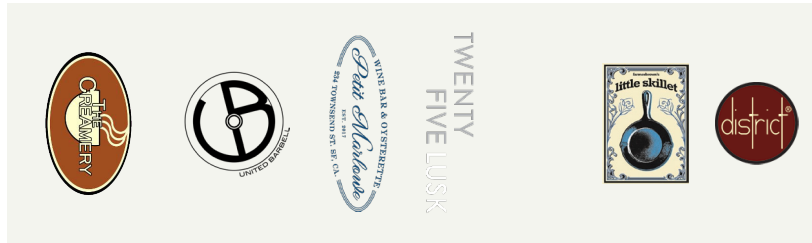
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Adjacent Retail

415 BRANNAN STREET

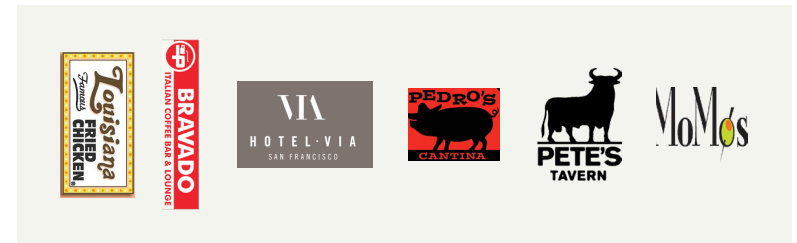


BRANNAN STREET

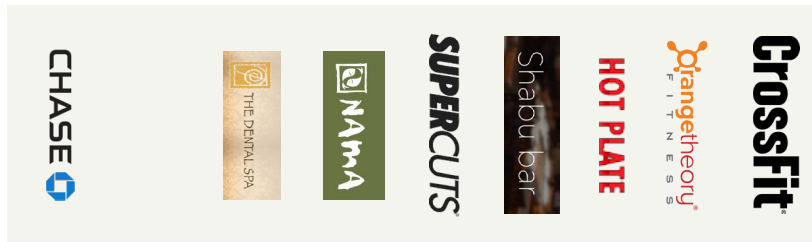


TOWNSEND STREET

3RD STREET



KING STREET



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MAJOR TRANSPORTATION SERVICES NEARBY

The Property features unparalleled access to transit, offering front door access to the 3rd St. MUNI Rail, close proximity to Caltrain, convenient access to BART and Highway 280, providing convenient transit connectivity throughout San Francisco and the Bay Area.



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Surrounding Office Tenants



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Nearby Developments

SAN FRANCISCO GIANTS MISSION ROCK DEVELOPMENT

The San Francisco Giants have partnered up with the Port of San Francisco on a 22-acre development site that will be comprised of 1.3 Million square feet of office, 125,000 square feet of retail, 1,500 residential units, and a 2,700-stall parking garage. The project will dedicate a full 8-acres to parks and open space, including a major waterfront park. This environmentally and state-of-the-art designed project will become a social hub of the community for families, recreational activities, community festivals, and public gatherings in a beautiful and dramatic setting.

UCSF EXPANSION

The renowned University of California, San Francisco (UCSF) Mission Bay campus, located only blocks from the Property, brings approximately 4,000 doctors, nurses, researchers, and visitors to the area each day. UCSF recently opened a 298-bed hospital serving children, women, and cancer patients. UCSF/Mission Bay is anchored by world-class biopharmaceutical and high-technology companies, and is a leader in the nation in attracting life science and technology venture funding. UCSF's already large presence will be expanding by a total of 2.7 million square feet which will employ an additional 13,500 new employees, which 415 Brannan Street is poised to benefit from.



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UBER GLOBAL HEADQUARTERS

Located steps from the Property, the ride-hailing giants UBER secured permits and broke ground in September 2016 on its future headquarters in the Mission Bay area of San Francisco. Uber is teaming with Alexandria Real Estate equities on what will be a 435,000-square-foot development, which should be ready in the second half of 2018. Approximately 4,000 employees will work out of the Mission Bay office when it opens its doors.

CHASE CENTER – WARRIORS NEW ARENA

NBA's Golden State Warriors have recently broken ground on their new arena in San Francisco's Mission Bay. The Chase Center, which will open by the 2019-2020 NBA season. In addition to a world-class 20,000-seat arena with over 1 million square feet of retail, the Warriors have a joint venture with Alexandria to build 580,000 square feet of office comprised of two towers.

PIER 70

415 Brannan Street is ideally located to take advantage of the development of Pier 70, located minutes away. Over the next decade, Pier 70, the massive redevelopment project, will transform 66 acres of waterfront land in between the Mission Bay and Dogpatch, including 1,100 units of housing and as much as 2 million square feet of office, which will employ 8,000 new employees.

Orton Development, which master-leased eight buildings that make up the core of Pier 70, is transforming the existing industrial warehouses into a hip and trendy residential neighborhood with mixed-use amenities, including; restaurants, light manufacturing, large box retail, etc. Orton has already secured Restoration Hardware the Corte Madera-based furniture company, which has a cult-like following in the interior decorating business and have leases out for 100,000 square feet of office space with a major tenant.



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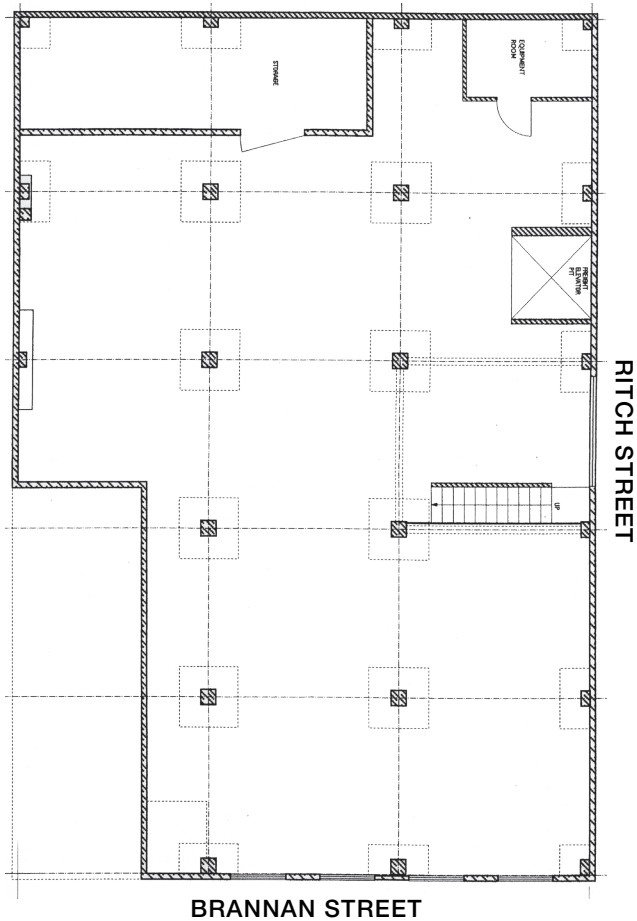


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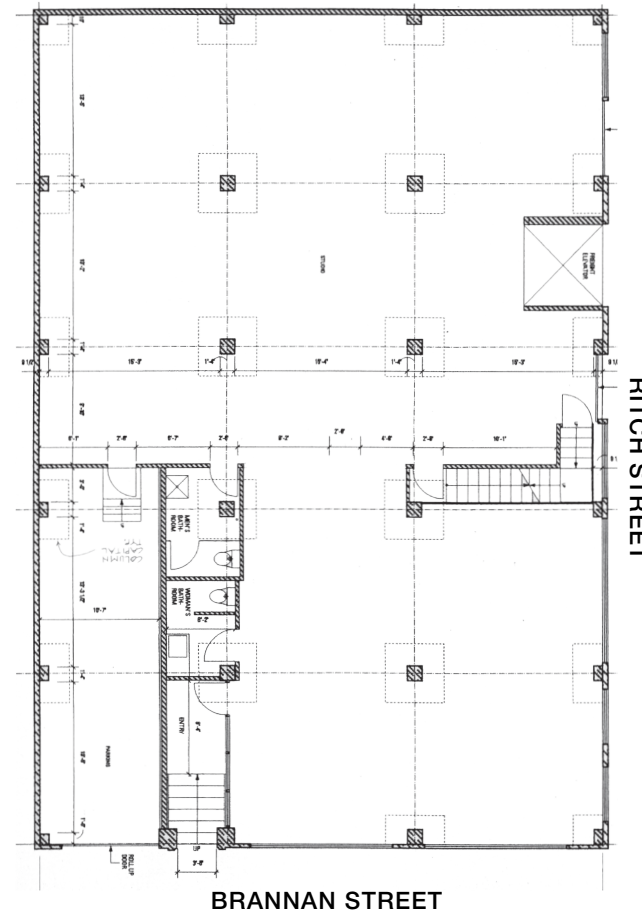
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Floor Plans

BASEMENT



GROUND FLOOR



Availabilities

BASEMENT

GROUND FLOOR

±3,163 SF

±3,600 SF

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