

THE AVIARY

499 ELLIS STREET | SAN FRANCISCO, CA
7,365 SF AVAILABLE

CO-TENANCY



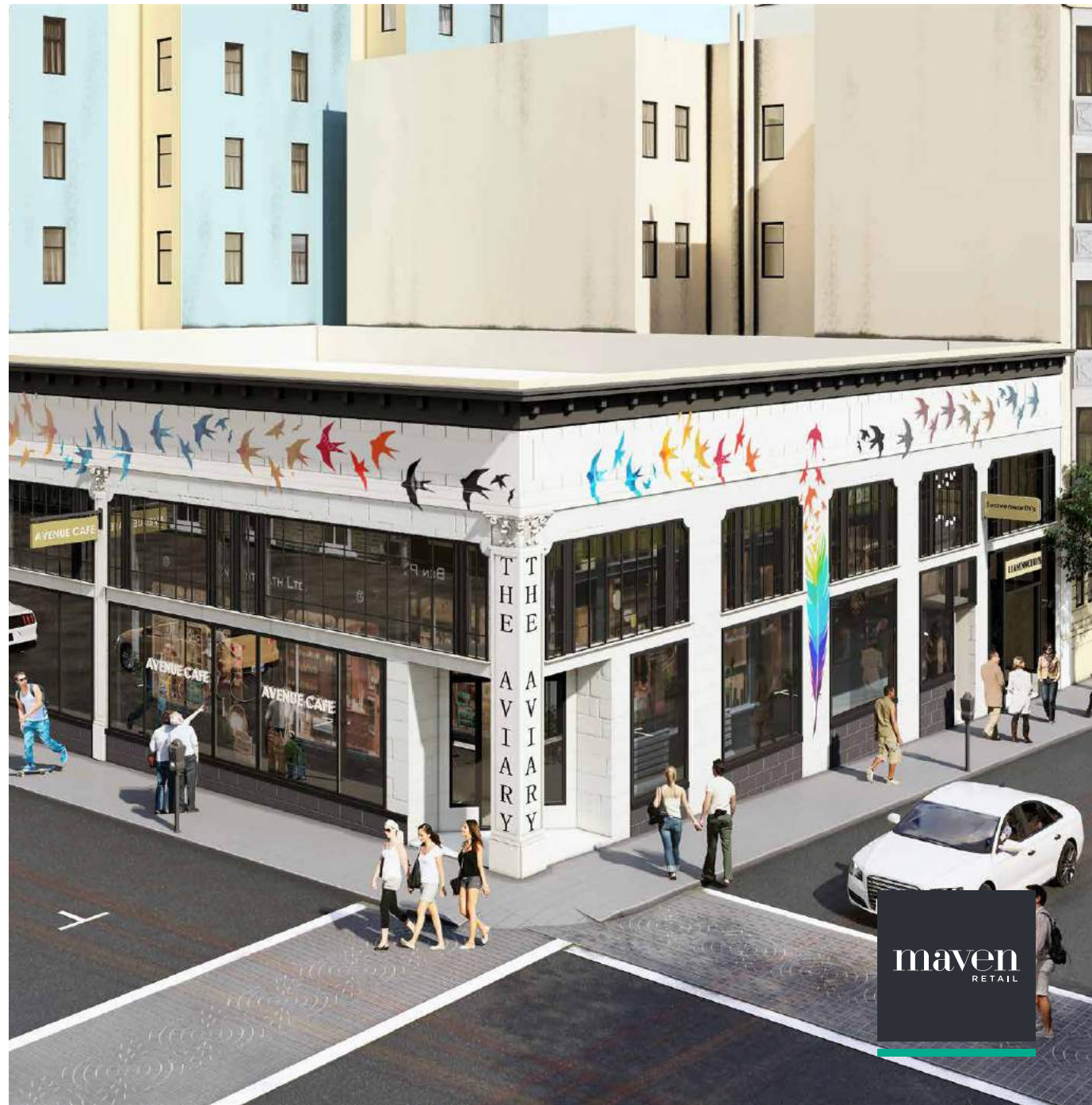
ABOUT



THE AVIARY

Located in the center of San Francisco, The Aviary is transitioning into a micro-hub for food, entertainment and wellness uses. The project consists of three restaurant spaces and **one remaining space** with potential for many uses. The ownership group has spent two years restoring this Class A historic structure, all while modernizing the storefronts, structural systems, and life-safety features.

The corner retail space has been leased to Azalina's, one of San Francisco's trendiest restaurant concepts focusing on Malaysian cuisine. The two inline restaurant spaces have been leased to The Roost and The Halal Cart. The lower level boasts newly poured concrete flooring, historic brick walls, and an all glass entryway. Ownership has plans to implement an attractive signage plan and artistic mural that would entice the thousands of passers-by that come through the Leavenworth Street corridor each day.



maven
RETAIL



DELIVERY CONDITION

Space will be delivered with the following:

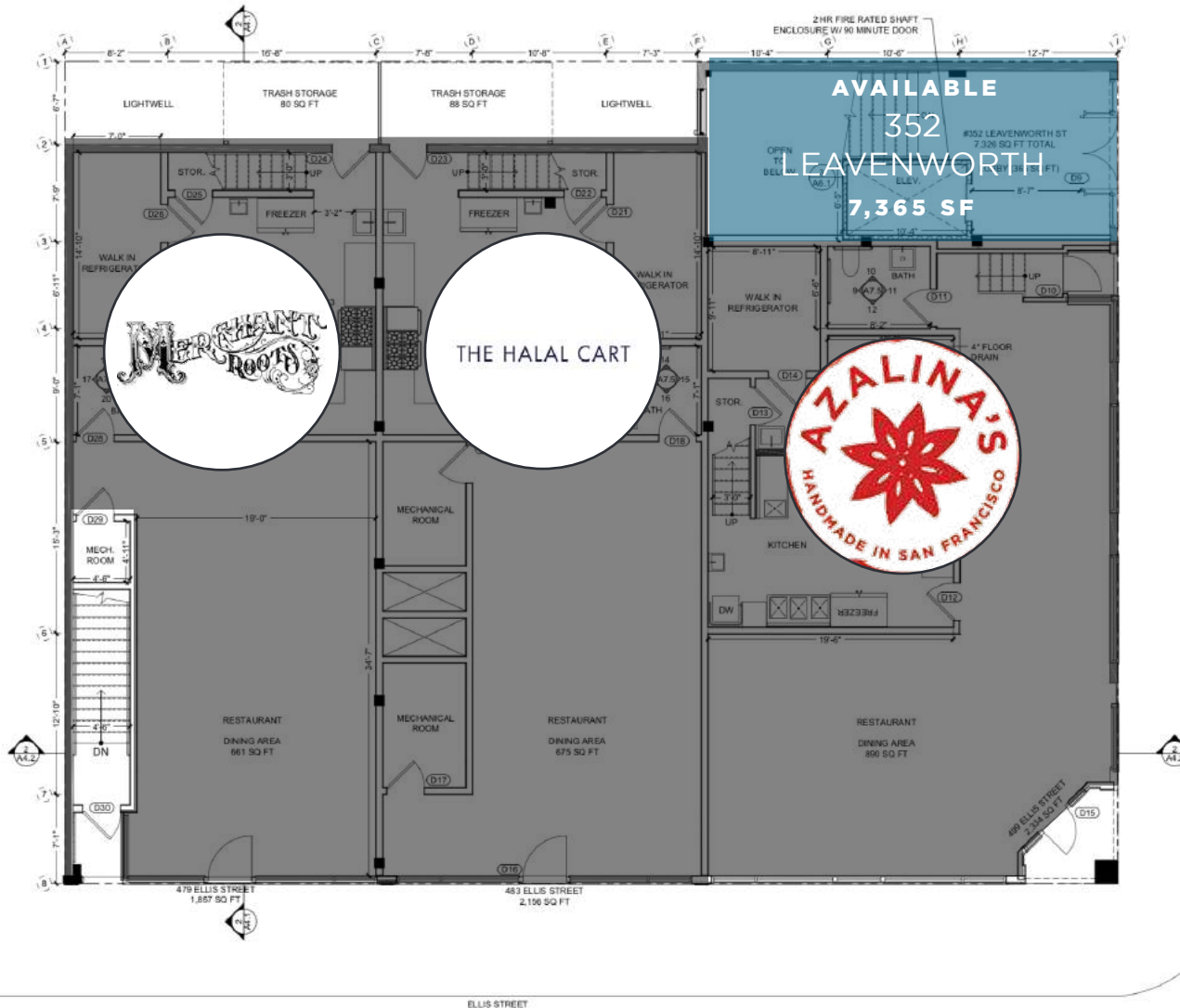
- New Storefront
- Features a Grand Entry Lobby with 20'-30' (or 20+) FT High Ceilings and ADA Elevator
- Lower Level's Open Floor Plan Has 11'+ FT Ceilings
- Two Bathrooms (2 stalls with one urinal and 3 stalls)
- Fire Sprinklers
- Individual Utility Meter
- New Water Heaters
- New HVAC Systems
- Plumbing & Electrical Connections
- Finished ADA Bathrooms
- Smooth Finished Walls Ready for Finish Paint
- Wiring for Camera Systems and Speakers
- Cans and Junction Boxes Supplied

352 LEAVENWORTH FLOOR PLAN





ELLIS STREET TENANTS



Food hub in Tenderloin, The Aviary, scoops up two more restaurant tenants by Alex Barreira

“ The newly announced tenants are The Roost, a café that will serve goods from local bakers and readymade lunch fare at 479 Ellis St., and the first brick-and-mortar store at 483 Ellis St. for Halal Cart, whose presence in San Francisco is known through food trucks and street stalls. In December, renowned Malaysian restaurateur Eusope Azalina claimed a space at 499 Ellis St. for a new concept, adding to variations on the mamak cuisine common to Muslim Indians in Malaysia served at his restaurants in Noe Valley and, as of this year, Oakland.. ”

<https://www.bizjournals.com/sanfrancisco/news/2020/03/09/up-and-coming-food-hub-in-tenderloin-the-aviary.html>

GROUND LEVEL FLOOR PLAN

ESTIMATED DELIVERY TIMES



THE AVIARY

Located in the core of San Francisco, the Aviary is in close proximity to many of the San Francisco neighborhoods, creating a central hub for food delivery businesses.





PROJECT HIGHLIGHTS



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



BART AND MUNI STOPS NEARBY

38 38R 2 3 45 27



7,365 SF

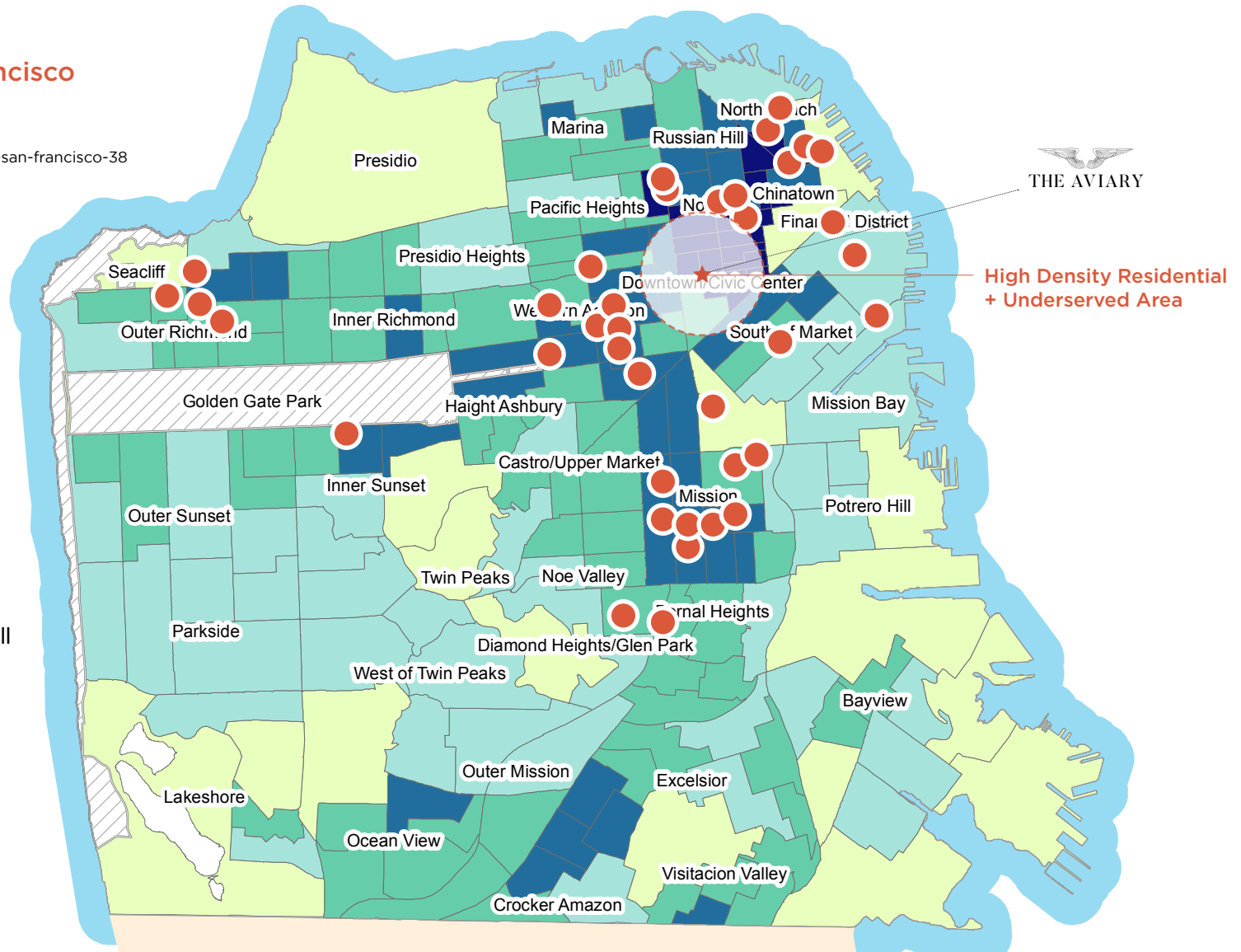


**155,851 POPULATION
WITHIN 1 MILE**



The 38 Essential San Francisco Restaurants, Fall 2019

<https://sf.eater.com/maps/best-restaurants-san-francisco-38>



High Density Residential + Underserved Area



THE AVIARY

1. Mr. Holmes Bakehouse
2. The Saratoga
3. Jane
4. Barnzu
5. Moulin Rouge Cafe
6. Rum & Sugar
7. Resolute
8. Elephant Sushi
9. Osha Thai
10. Mensho Tokyo
11. Scullery
12. Redford
13. Bourbon & Branch
14. The Owl Tree
15. Napa Valley Exchange
16. Lers Ros
17. Onsen
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. Shalimar
26. BevMo
27. 24 Hour Fitness
28. Night Cap
29. Rusty's Southern
30. Mayes Oyster House
31. Peoples Barber
32. Turtle Tower
33. Great American Music Hall
34. La Cocina Project



SARATOGA

BLACK CAT

REDFORD

LEERS ROS

SCULLERY

PHILZ COFFEE

CPMC HOSPITAL

CIVIC CENTER

THE AVIARY





CLIFT HOTEL



BOURBON & BRANCH



GREAT AMERICAN MUSIC HALL



GOLDEN GATE THEATRE



maven
RETAIL

NEIGHBORHOOD



MIKKELLER



WARFIELD THEATRE

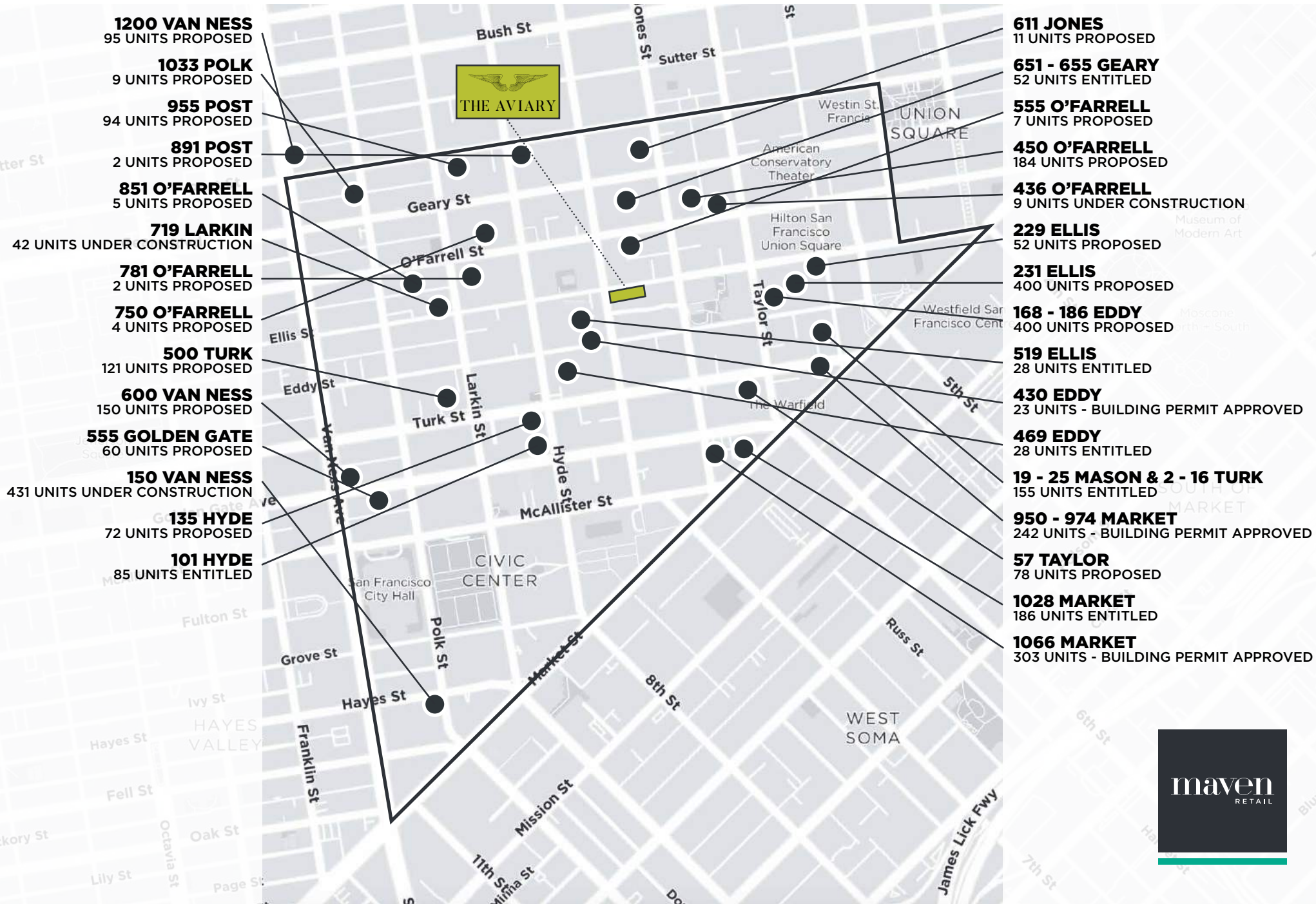


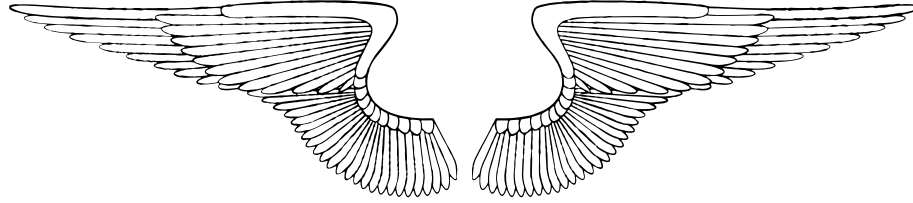
REDFORD

NEARBY DEVELOPMENT PROJECTS



THE AVIARY





THE AVIARY



JOAN RUYLE
415.404.7313
joan@mavenproperties.com
DRE #02006025

HALEY KLEIN
415.404.7330
haley@mavenproperties.com
DRE #01907308

SANTINO DEROSE
415.404.7337
sd@mavenproperties.com
DRE #01338326

NOTICE: This information has been secured from sources we believe to be reliable but we make no representations, warranties, express or implied, as to the accuracy of the information. Listing broker has been given enough information to provide only a preliminary interest in the property. The materials are not to be considered fact. The information contained herein is not a substitute for thorough due diligence investigation. References to square footage, zoning, use, or age are approximate. Please contact the San Francisco Planning Department to verify zoning at (415) 558-6378, as neither broker or landlord represent that this space is suitable for your use. Tenant or Buyer must verify the information at their own expense and bears all the risk for any inaccuracies. By receiving these materials you are agreeing to the disclaimers set forth herein. DRE#01878802

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