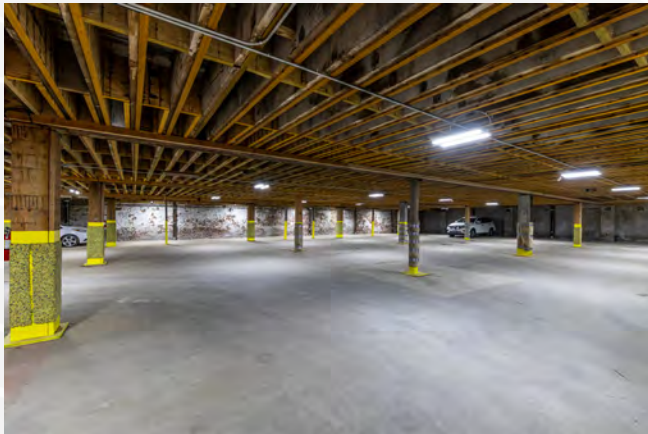




**CENTRAL LOCATION  
COMPLETELY REBUILT**

**64**  
Golden Gate



## Property Highlights

### ● State-of-the-Art Rebuild

A recently-completed multi-million dollar rebuild of the historic garage including a new roof, roof trusses, electrical and plumbing upgrades, new building slabs as well as a façade beautification.

### ● Strategic Parking Location

Centrally located between Civic Center and Union Square in the heart of downtown San Francisco, the garage also benefits from proximity to multiple theaters (the Golden Gate Theater, The Warfield, A.C.T. Strand Theater and the Orpheum) as well as good access to freeways.

### ● Highly Favorable Zoning

Automotive uses and electric vehicle charging are allowed per the current zoning. The C-3-G zoning allows for a variety of uses as well as future development potential such as high-density residential.

## Property Overview

### Address

64 Golden Gate Ave., San Francisco, CA 94102

### Parking Capacity

The two-level parking garage has an approximately 130 car capacity with valet as follows: 70 vehicles on the ground floor and 60 vehicles on the lower level.

### Square Footage

Approximately 11,343 SF per floor. 22,686 SF total

### Zoning

C-3-G, Downtown Commercial General with a 120-foot height limit. Allows for a variety of uses such as retail, office, hotels, entertainment, clubs and high-density residential as well as automotive uses and electric vehicle charging.

### Access

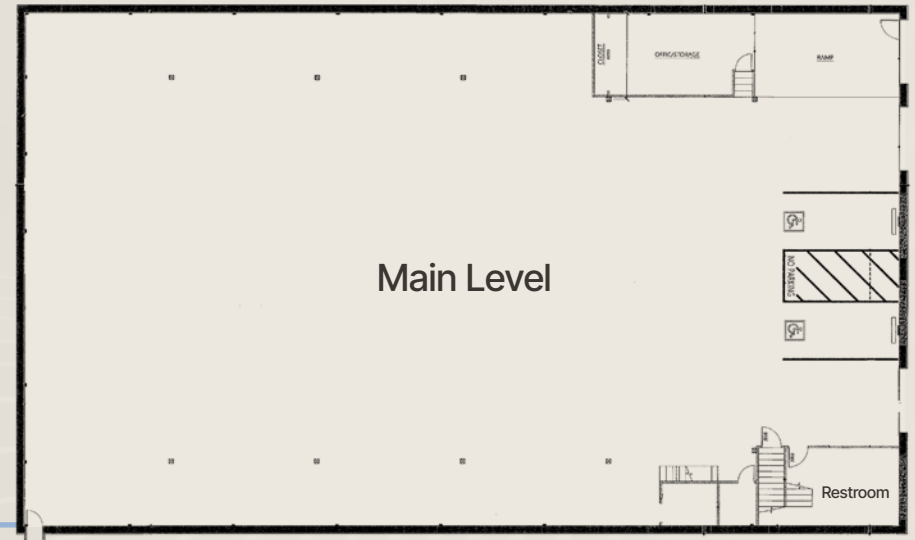
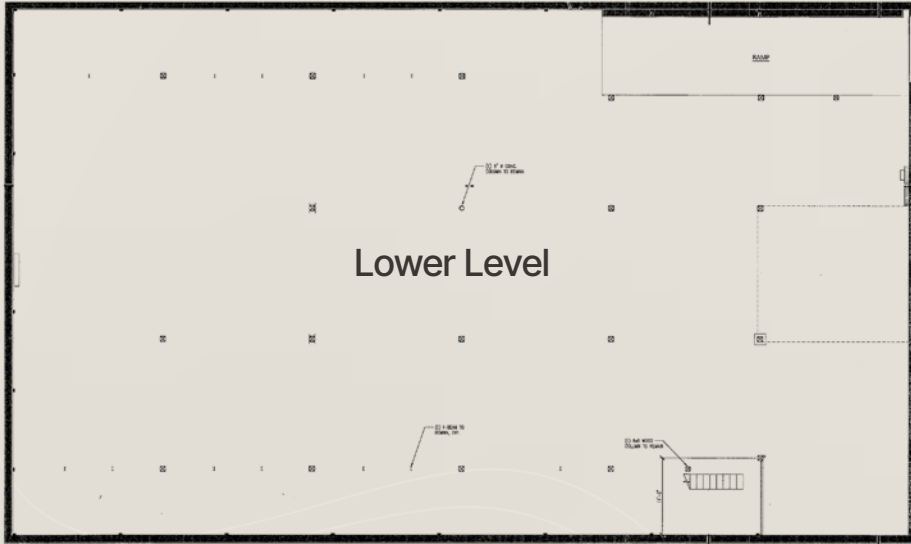
Three points of access at the street level. Vehicular access to the lower level is provided by a ramp. The three entry points are 10 feet wide each and have automatic gates.

### Clear Height

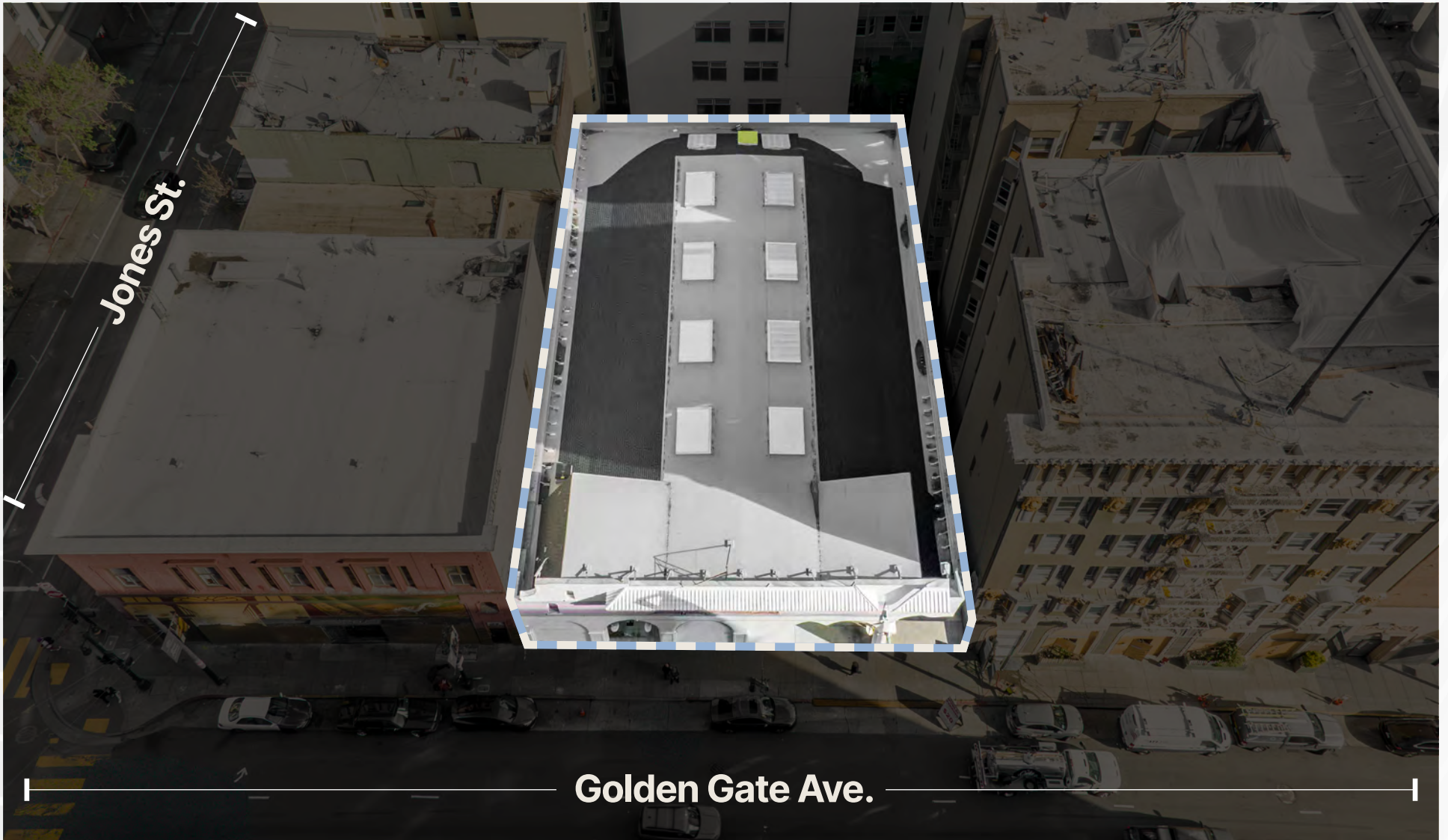
Ground Floor: 12 feet | Lower Level: 8 feet



# Floor Plans



## Aerial view





**BECKETT CAPITAL INC**

**DAVID NORAVIAN**

415.627.8364

david@beckettcapital.com

DRE #01419471

**Beckett**

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