

# 200 LOMBARD STREET

SAN FRANCISCO, CA

# FOR SALE

IDEAL OWNER-USER OPPORTUNITY



## PLEASE CONTACT:

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# OPPORTUNITY OVERVIEW

PROPERTY PROFILE	
ADDRESS	200 Lombard Street, San Francisco, CA 94111
APN	0060-311
TYPE	Commercial Condominium
FLOOR	Ground Floor
BUILDING	+/- 1,962 SF
YEAR BUILT	1992
ZONING	C-2 (Community Business)
SUBMARKET	North Waterfront
SALE PRICE: \$1,150,000.00	



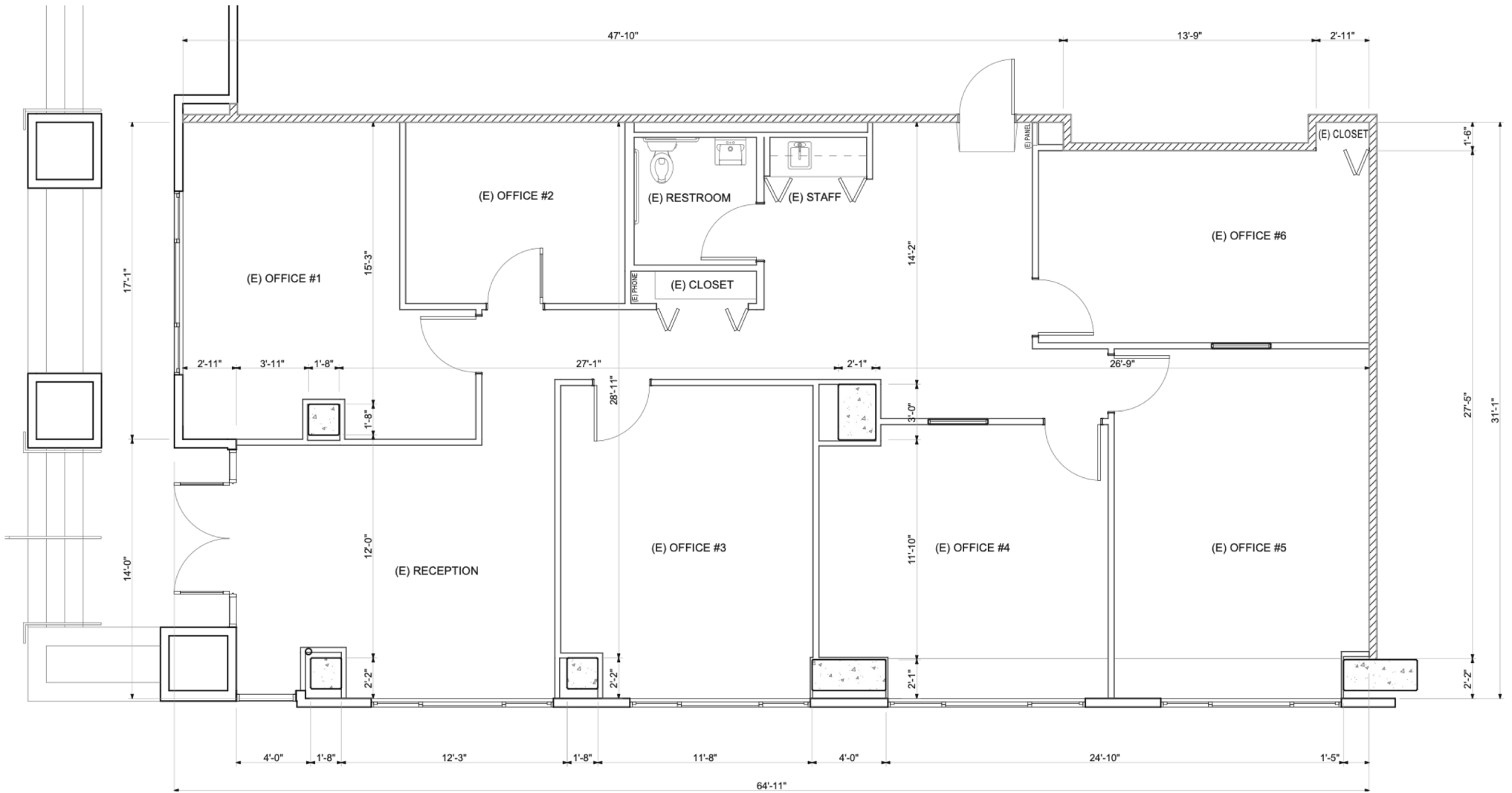
## EXECUTIVE SUMMARY

**BEACON Commercial Advisors as the exclusive listing agent is pleased to present the opportunity for investors or owner-users to acquire 200 Lombard Street (“the Property”). The approximately 1,962 square foot commercial condominium is currently vacant and offers a double-door glass entryway and expansive windows along Montgomery Street that provide excellent natural light throughout.**

**The property is located on the ground floor of the Parc Telegraph, a 287-unit, high-end residential tower situated at the base of Telegraph Hill in the quiet and sunny North Waterfront neighborhood.**

**This is an excellent opportunity for an investor to perform light renovations and re-lease the unit, or for owner-users to create their dream space in a high barrier to entry submarket.**

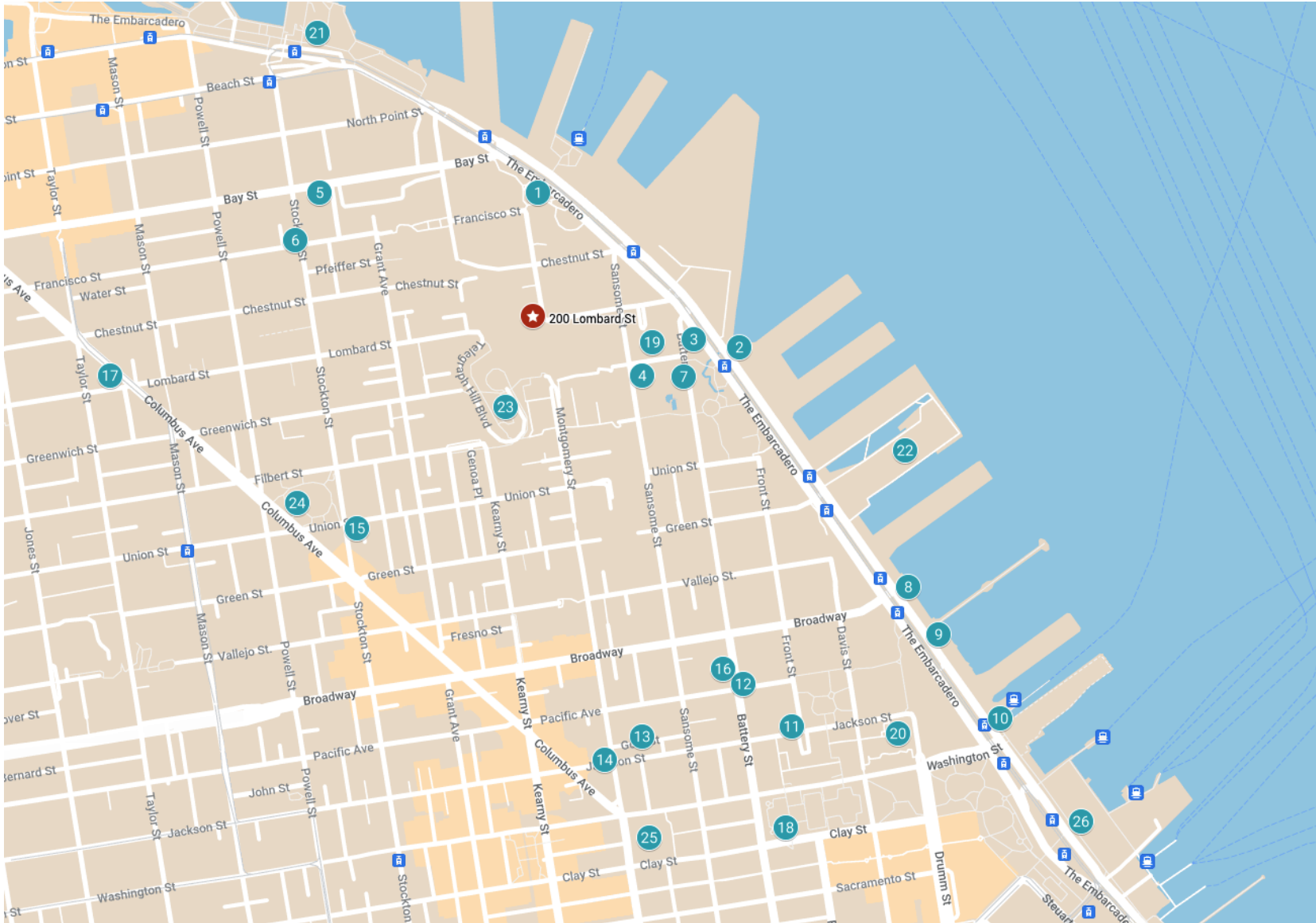
# FLOOR PLAN



# PHOTO GALLERY



# LOCATION OVERVIEW



- 1 Hillstone
- 2 Pier 23 Cafe Restaurant & Bar
- 3 Fog City
- 4 Starbucks
- 5 Red Jack Saloon
- 6 Freddie's Sandwiches
- 7 XICA
- 8 The Waterfront Restaurant
- 9 Coqueta
- 10 La Mar Cocina Peruana
- 11 Kokkari Estiatorio
- 12 The Old Ship Saloon
- 13 Bix
- 14 Roka Akor - San Francisco
- 15 Tony's Pizza Napoletana
- 16 The Battery
- 17 Cobb's Comedy Club
- 18 The Punch Line San Francisco
- 19 Bay Club San Francisco
- 20 Bay Club Gateway
- 21 PIER 39
- 22 Exploratorium
- 23 Coit Tower
- 24 Washington Square
- 25 Transamerica Pyramid
- 26 Ferry Building



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