

OFFERING MEMORANDUM

THE HISTORIC KLAMATH

There's Only One...

*The Klamath at Jackson Square's
Pier 9 in San Francisco.*

*Calling All Visionaries, Iconoclasts,
and People Changing the World for
the Better: Buy It Now!*

PIER 9, SAN FRANCISCO, CA

 **KWP**
REAL ESTATE

 **Kidder
Mathews**

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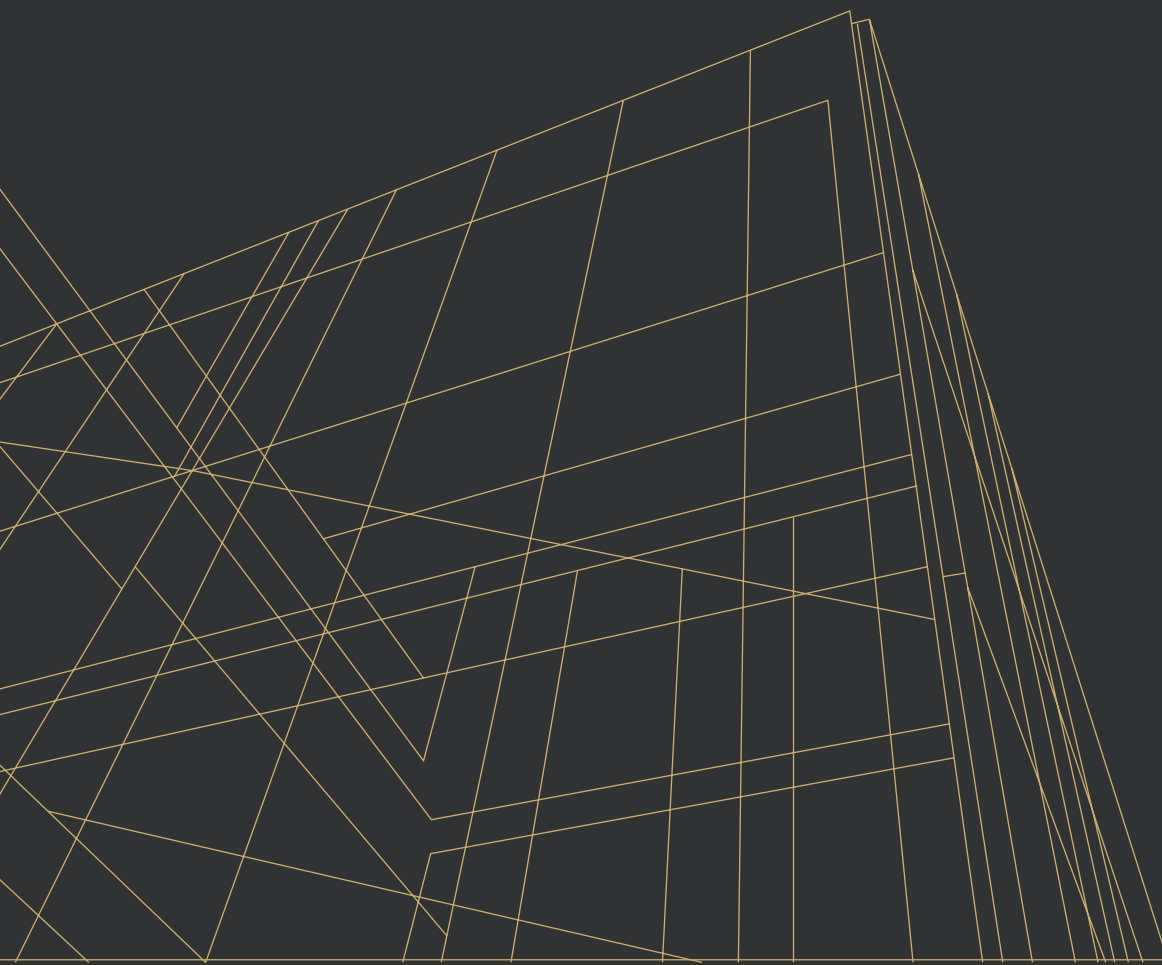
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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



EXECUTIVE SUMMARY

Section 01

UNIQUE OPPORTUNITY.
SENSATIONAL VIEWS.
STUNNING RENOVATIONS.

The Klamath ship is offered on a fee simple basis. Additionally, there is an underlying land lease with the City and County of San Francisco, a municipal corporation, operating by and through the San Francisco Port Commission, on the submerged land (approximately $\pm 18,000$ square feet of land area) at Pier 9, San Francisco, and an adjacent above-water dock area (approximately $\pm 7,354$ square feet), resulting in a leasehold position.

$\pm 18,000$ SF $\pm 7,354$ SF
LAND AREA DOCK AREA

PROPERTY INFORMATION

Location

The Klamath, @ Pier 9, Jackson Square District
(Broadway and The Embarcadero)
San Francisco, CA

Parcel Number

APN 9900-009, Parcels A&B

Year Built / Renovated

1924 and 2022
(±\$19,000,000 capital invested in 2022)

Primary Land Area

±0.58 AC / ±25,354 SF

Length x Width x Height

±249' x 63' x 41'

Height Limit

40'

Frontage

Primary: The Embarcadero (22')
Secondary: Pier 9 (250')
Additional: Pier 9 Apron (394')

Zoning

M-1 - Light Industrial

Entertainment and Recreation, Residential, Retail Sales and Service, Non-Retail Sales and Service (i.e. General Office), Hotel, Motel, Hospital, Schools and Post-Secondary Education, Residential Care, Maritime, Open Air Sales, Outdoor Activity, Automotive, Child Care, and various Light Industrial uses are permitted at this location

Floors

Four (4): Main Deck, Upper Deck, Rooftop Deck, and Lower Deck

Rentable Square Feet

Approximately ±33,650 SF

Ground Lease with Port of San Francisco

July 31, 2047, plus two (2), five (5) year options to extend

Ground Lease Deal Structure

Base rent of \$180,540 per year, NNN, with annual CPI (2% minimum and 3% maximum) increases, plus two participation components based on 30% rent received from subleasing a portion of the office space, and 20% of rent obtained from event spaces

Flood Zone

Zone D

Flood Map Number / Date

0602980117A, March 23, 2021

Mass Transit

Nearby San Francisco MUNI and BART

Utilities

Water: Yes (City and County of San Francisco)
Sewer: Yes (City and County of San Francisco)
Natural Gas: Not Provided
Electricity: Yes (Pacific Gas & Electric)
Telephone: Yes (Multiple Providers)

Pier 9 Construction

Pier 9 is a wharf that extends about ±1,000 feet into San Francisco Bay and is constructed of reinforced concrete on reinforced concrete piles, on which a warehouse structure rests, with the pier apron around it on wood piles. Pier 9 was built in 1917, and extended in 1938, and originally serviced various steamship lines.

EXECUTIVE SUMMARY

PROPERTY INFORMATION (CONTINUED)

Klamath Floor Areas

FOURTH FLOOR (ROOF)

CONFERENCE ROOM PENTHOUSE	±1,274 RSF
MUSEUM PENTHOUSE	±890 RSF
EXTERIOR DECK & CIRCULATION AREA	±4,430 RSF
TOTAL RENTABLE SQUARE FOOTAGE	±6,594 RSF

THIRD FLOOR (UPPER DECK)

UPPER LEVEL ENCLOSURE	±10,029 RSF
DECK #1	±107 RSF
DECK #2	±1,163 RSF
TOTAL RENTABLE SQUARE FOOTAGE	±11,299 RSF

SECOND FLOOR (MAIN DECK)

MAIN LEVEL ENCLOSURE	±10,610 RSF
DECK #1	±332 RSF
DECK #2	±602 RSF
TOTAL RENTABLE SQUARE FOOTAGE	±11,544 RSF

FIRST FLOOR (LOWER DECK)

STORAGE AREA #1	±1,677 RSF
STORAGE AREA #2	±766 RSF
STAIR #3	±194 RSF
ENGINE ROOM	±1,576 RSF
TOTAL RENTABLE SQUARE FOOTAGE	±4,213 RSF

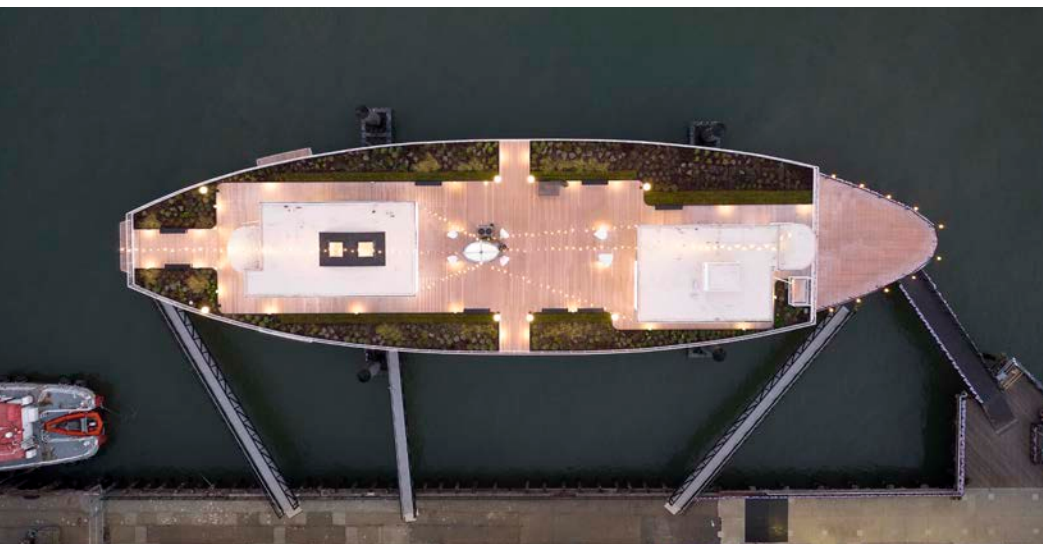
THE KLAMATH ENTIRE SHIP

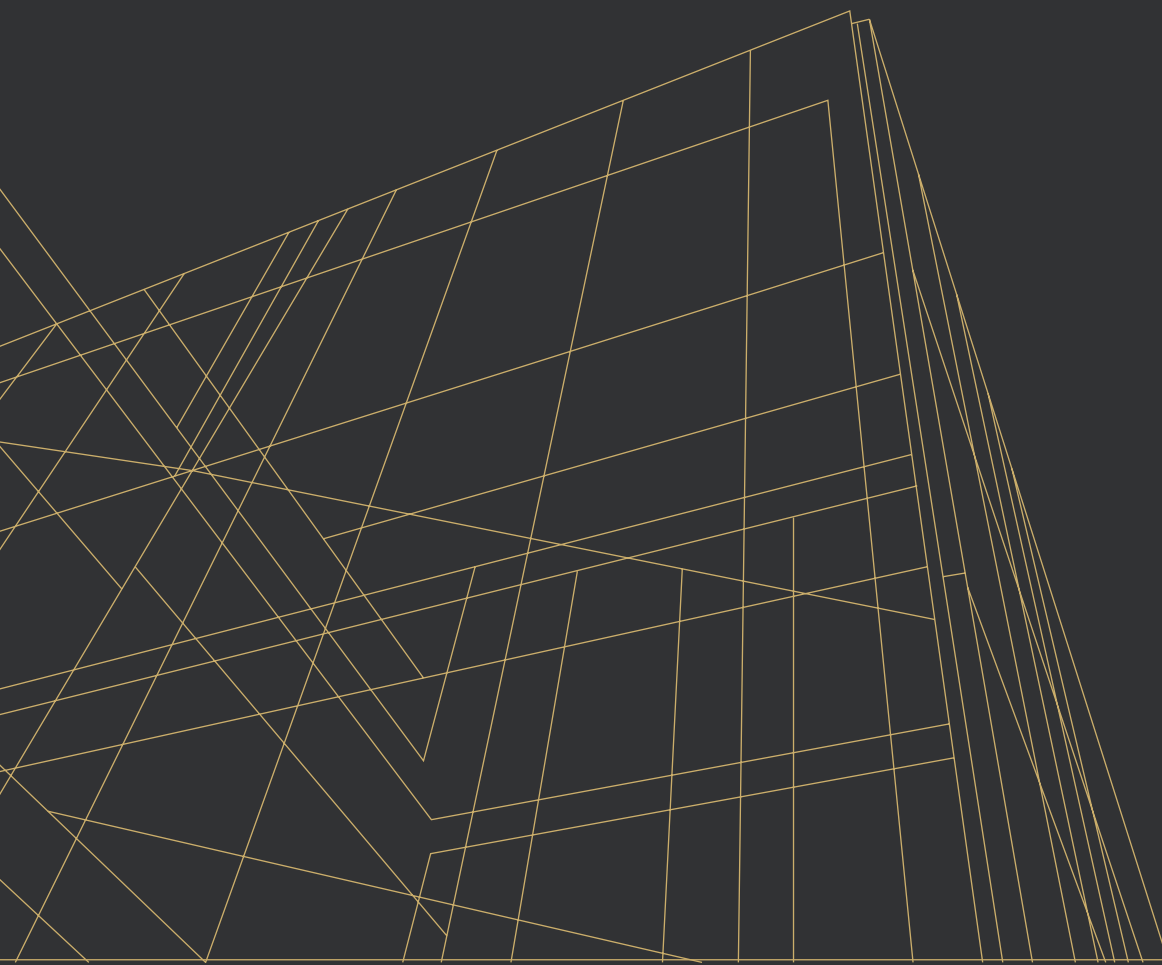
WORKSPACE/CONFERENCE ROOMS	±22,803 RSF
FIVE OUTDOOR DECKS TOTALING	±6,634 RSF
STORAGE	±4,213 RSF
TOTAL RENTABLE SQUARE FOOTAGE	±33,650 RSF

All square footage measurements referenced above are approximate.



EXECUTIVE SUMMARY





PROPERTY OVERVIEW

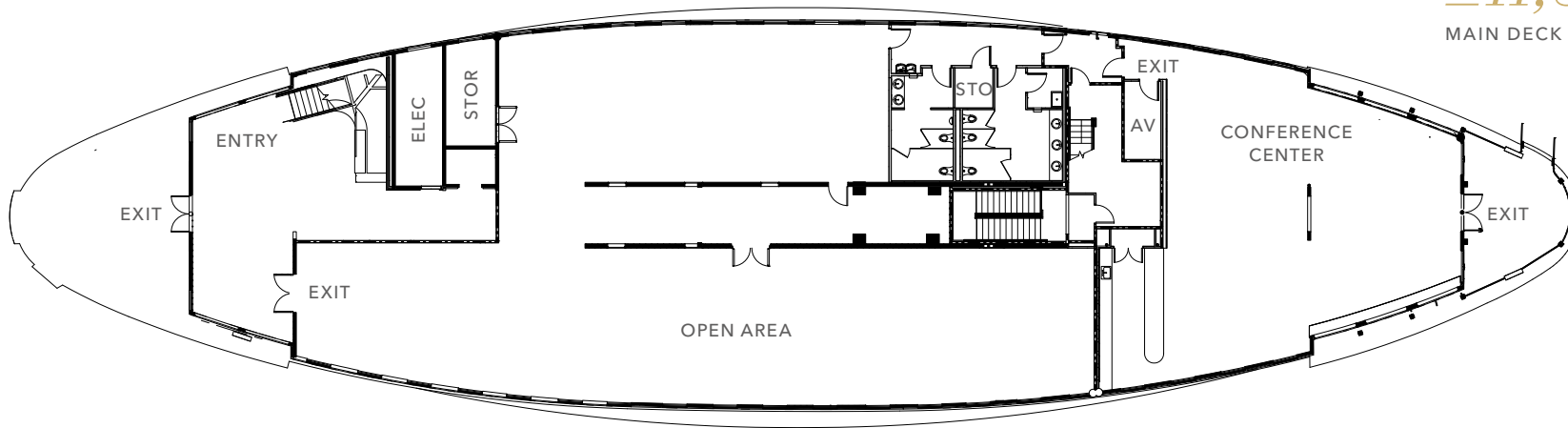
Section 02

FLOOR PLANS

MAIN DECK

±11,544 RSF

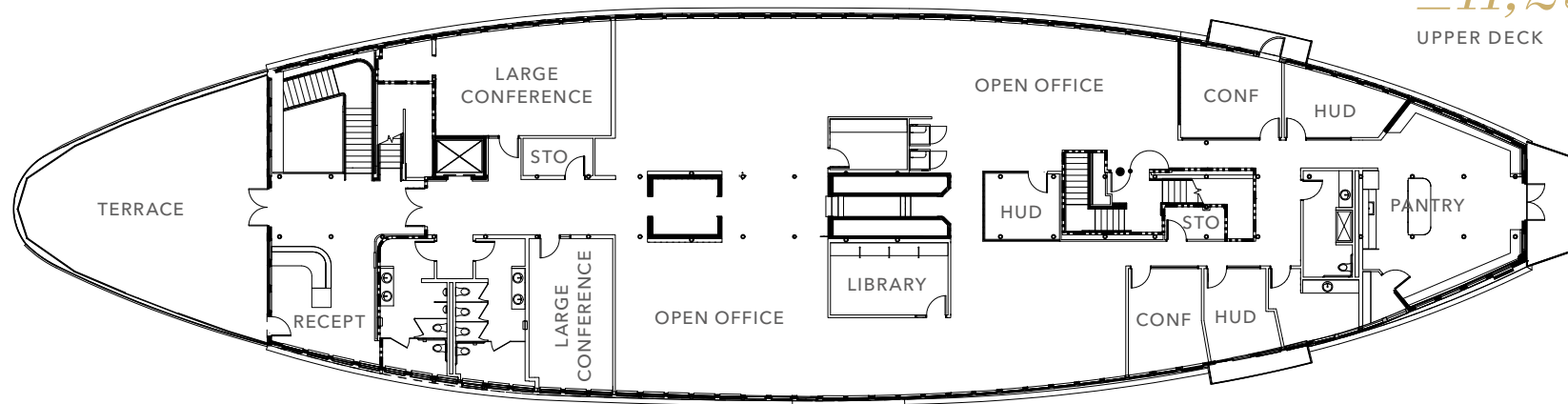
MAIN DECK



UPPER DECK

±11,299 RSF

UPPER DECK

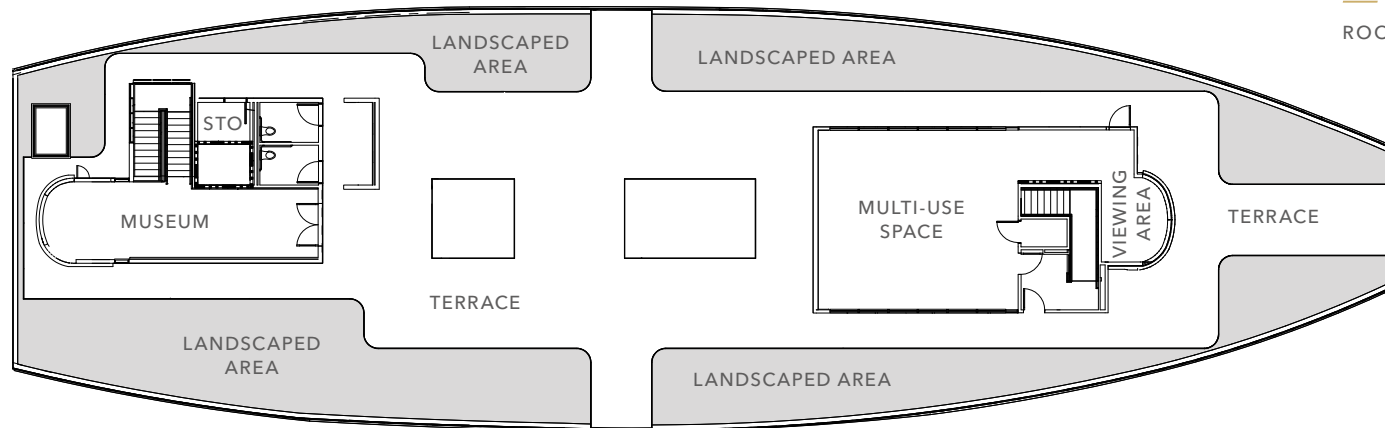


FLOOR PLANS

ROOF DECK

±6,594 RSF

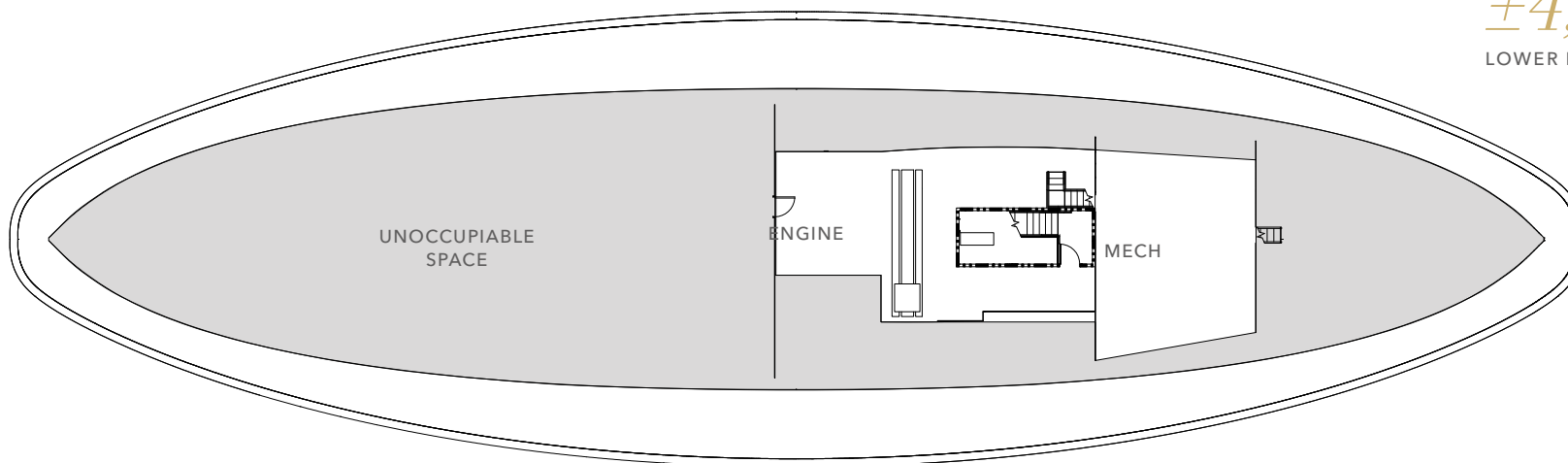
ROOF DECK

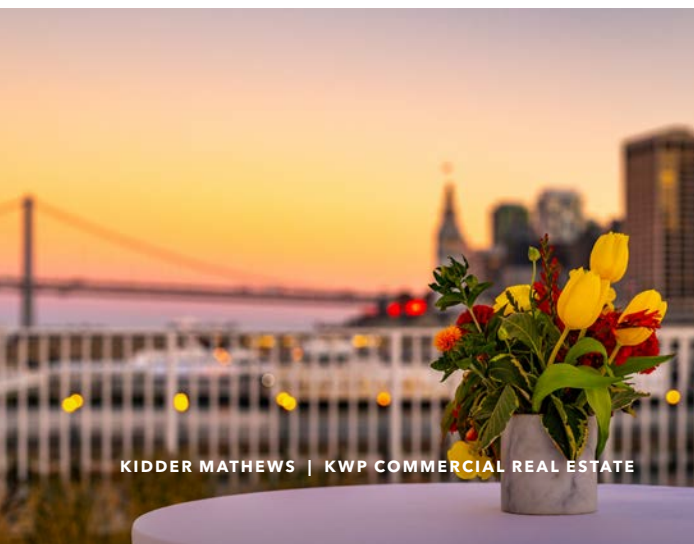


LOWER DECK

±4,213 RSF

LOWER DECK

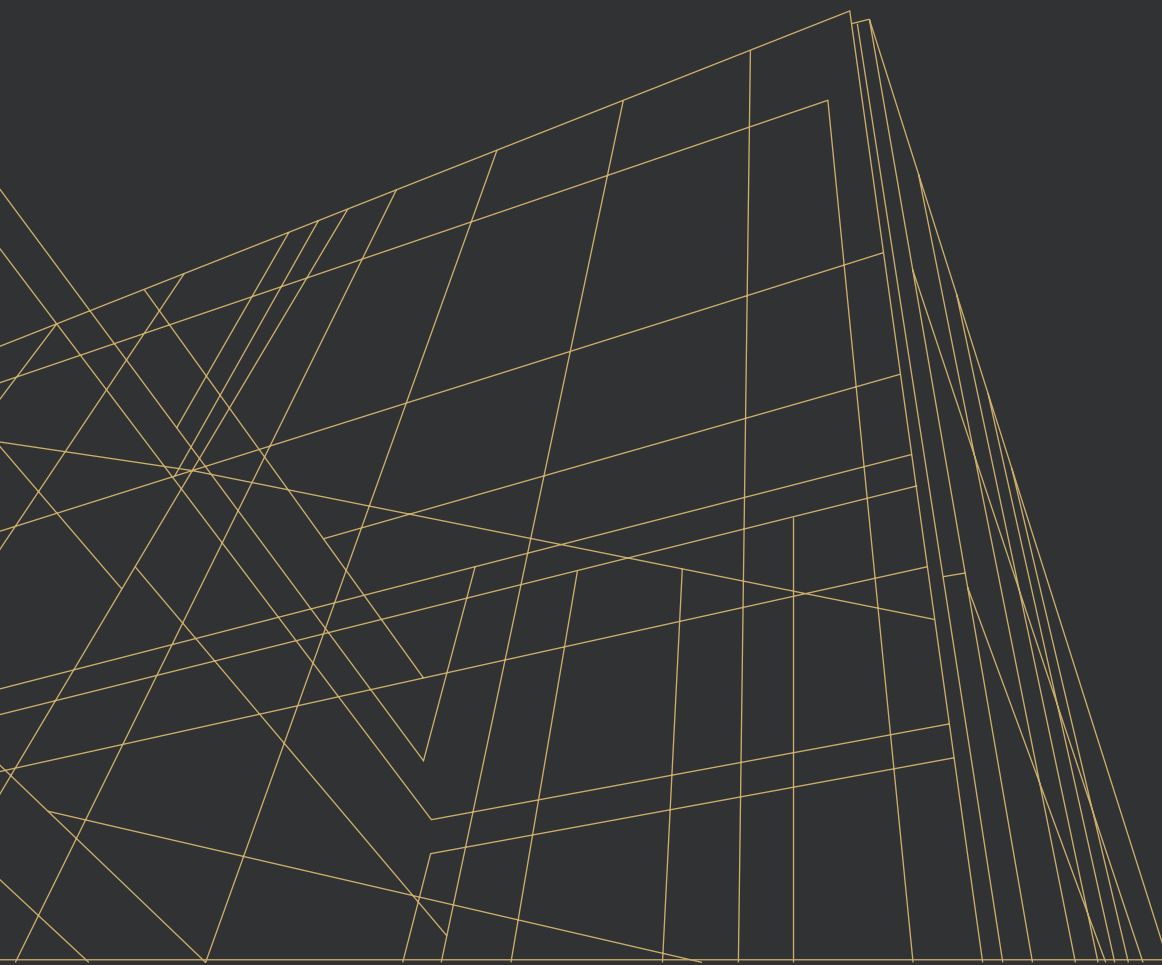




PROPERTY OVERVIEW

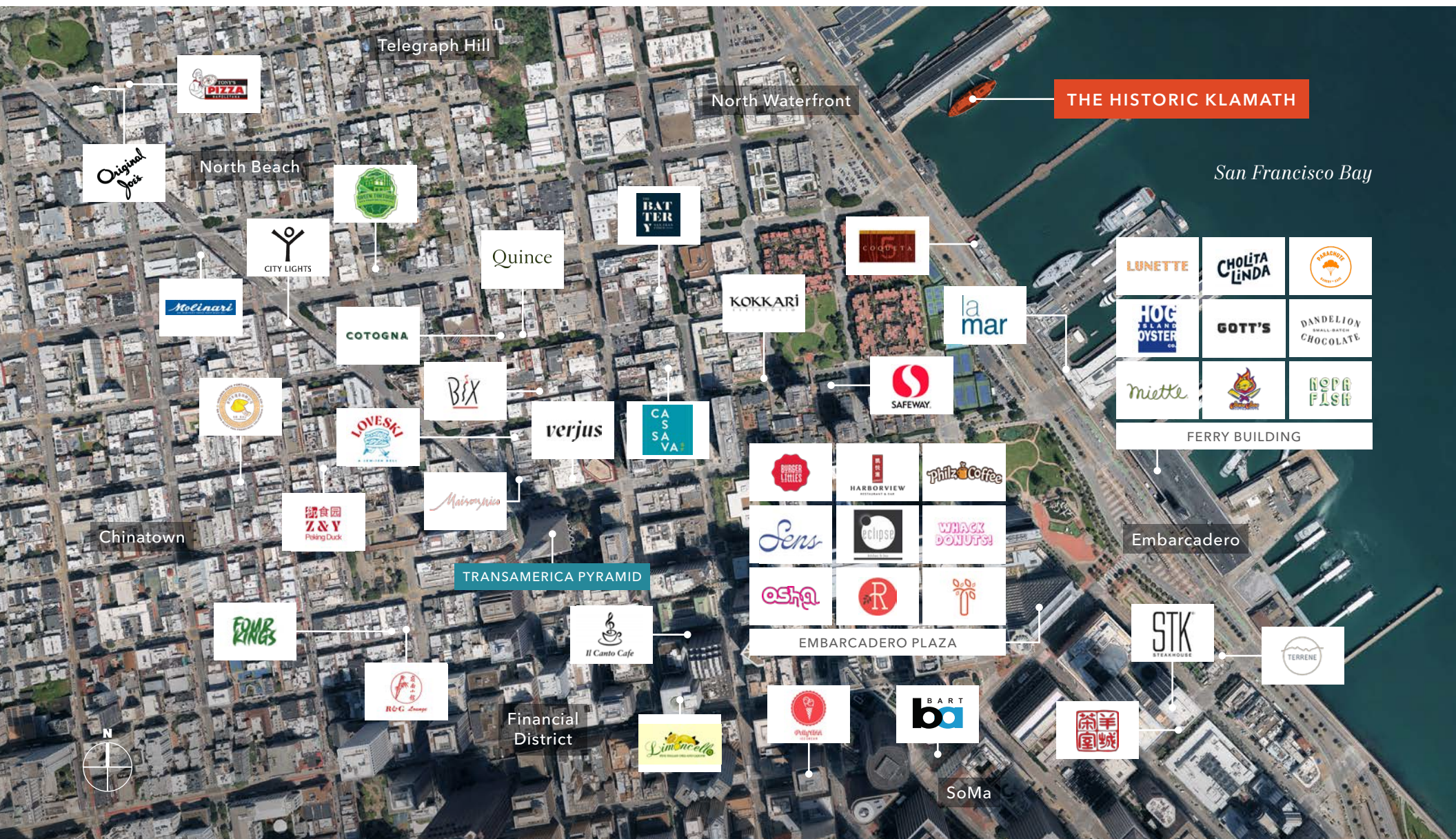




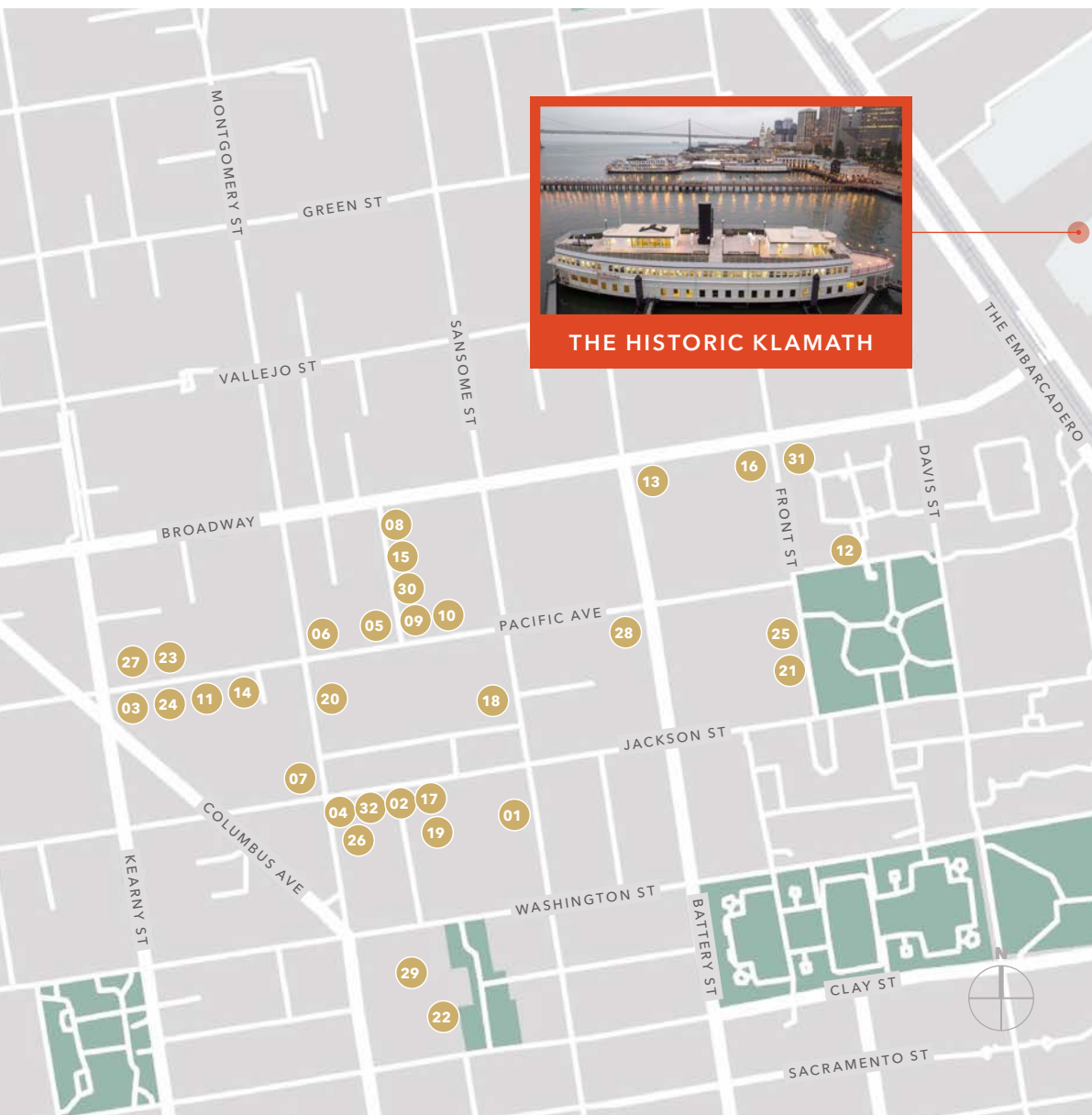
An abstract graphic on the left side of the page consists of a series of thin, light-colored lines that intersect to form a complex, grid-like pattern. The lines are arranged in a way that creates a sense of depth and perspective, with some lines appearing to recede into the distance. The overall effect is a modern, architectural feel.

LOCATION OVERVIEW

LOCATION OVERVIEW



LOCATION OVERVIEW

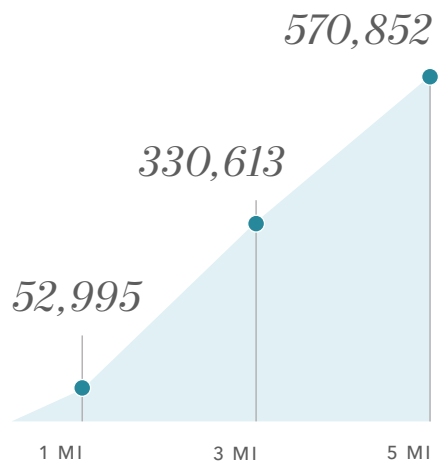


Jackson Square / North Waterfront Venture Capital and Private Equity Firms

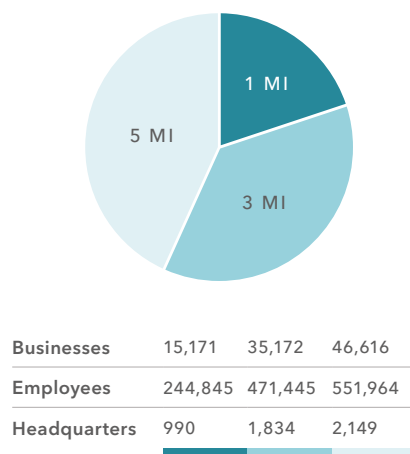
- | | |
|----------------------------|--------------------------|
| 01 01 Advisors | 17 JH Partners |
| 02 Acrew Capital | 18 JS Ventures |
| 03 Anthem Ventures | 19 Nava Ventures |
| 04 Artis Ventures | 20 Nextworld Evergreen |
| 05 Bain Capital | 21 Oberndorf Enterprises |
| 06 Banneker Partners | 22 Pantheon Ventures |
| 07 Bay Grove | 23 Precursor Ventures |
| 08 Bee Partners | 24 Propel Ventures |
| 09 Blockchain Capital | 25 Ridge Ventures |
| 10 Brick & Mortar Ventures | 26 SciFiVC |
| 11 Diamond Edge Ventures | 27 Slow Ventures |
| 12 Generate Capital | 28 Sway Ventures |
| 13 Granite Hill Capital | 29 Top Tier Capital |
| 14 Greenoaks Capital | 30 Unusual Ventures |
| 15 Industry Ventures | 31 Ventures Science |
| 16 IVP | 32 XN Capital |

DEMOGRAPHICS

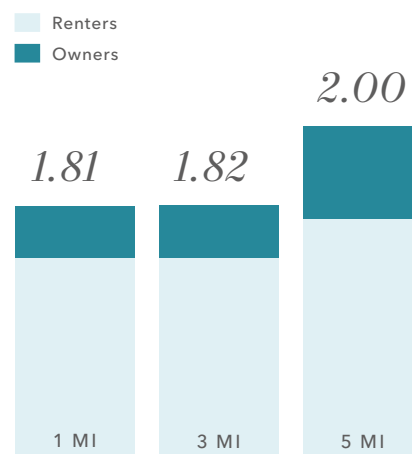
POPULATION



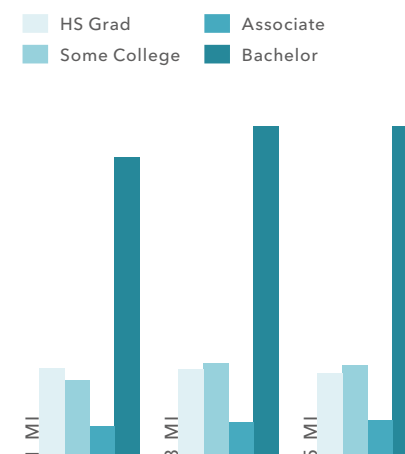
DAYTIME WORKFORCE



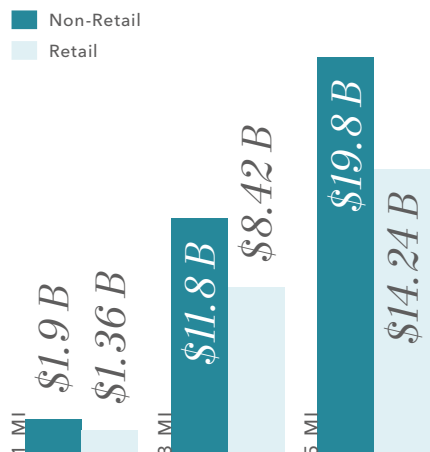
AVERAGE HH SIZE



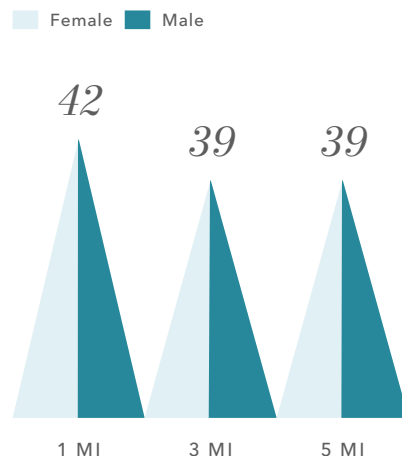
EDUCATION OVERVIEW



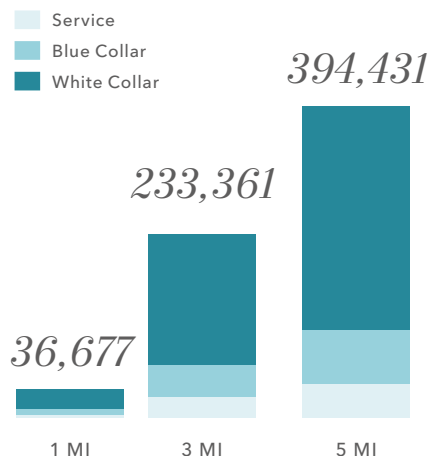
CONSUMER SPENDING



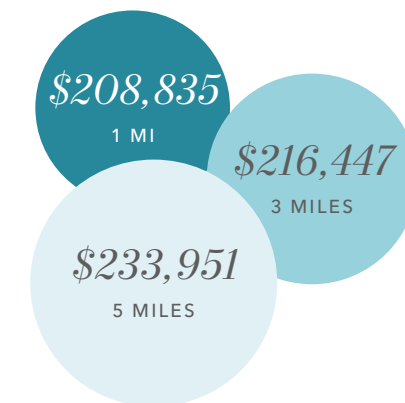
MEDIAN AGE & GENDER



EMPLOYMENT



AVERAGE HH INCOME



Data Source: ©2026, Sites USA

KLAMATH HISTORY

BEFORE BRIDGES, BEFORE FREEWAYS

The Klamath was one of dozens of massive ferryboats that served as the transportation workhorses of the region during much of the first half of the 20 century before bridges existed, before BART, and before freeways. These proud vessels carried millions of automobiles and passengers between all major cities of the Bay Area. They were the lifeblood of the region's economy.

Of course, times and technology change. The arrival of the Bay Bridge, among other spans, and growing dependence on automobiles would soon spell the demise of the regional ferry system and the Klamath was retired from service in the 1950s after the completion of the Richmond-San Rafael Bridge.



THE FLAGSHIP OF DESIGN

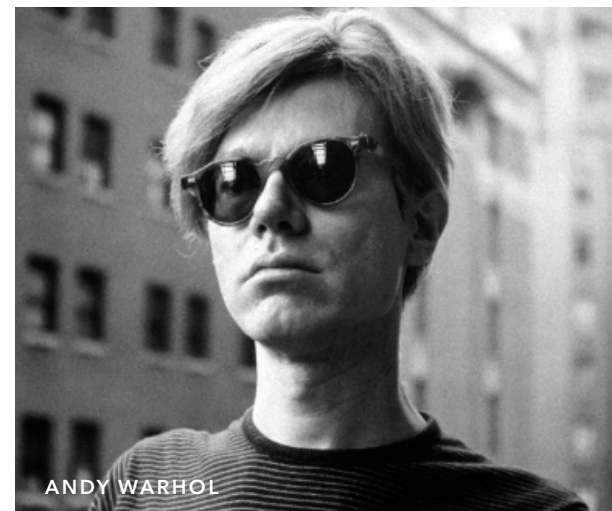
Walter Landor, the founder of world-renowned branding pioneer Landor Associates, found the Klamath sitting in mudflats and purchased it for US\$12,000. From 1964 until 1987, as Landor's corporate headquarters, The Klamath rapidly became a key destination for visiting celebrities, dignitaries and Landor clients. Author Tom Wolfe once called the Klamath 'the flagship of design'. Famous for its parties, the Klamath attracted the likes of Marshall McLuhan, George C Scott, Andy Warhol and the Grateful Dead during its heyday.



BACK, TO THE FUTURE

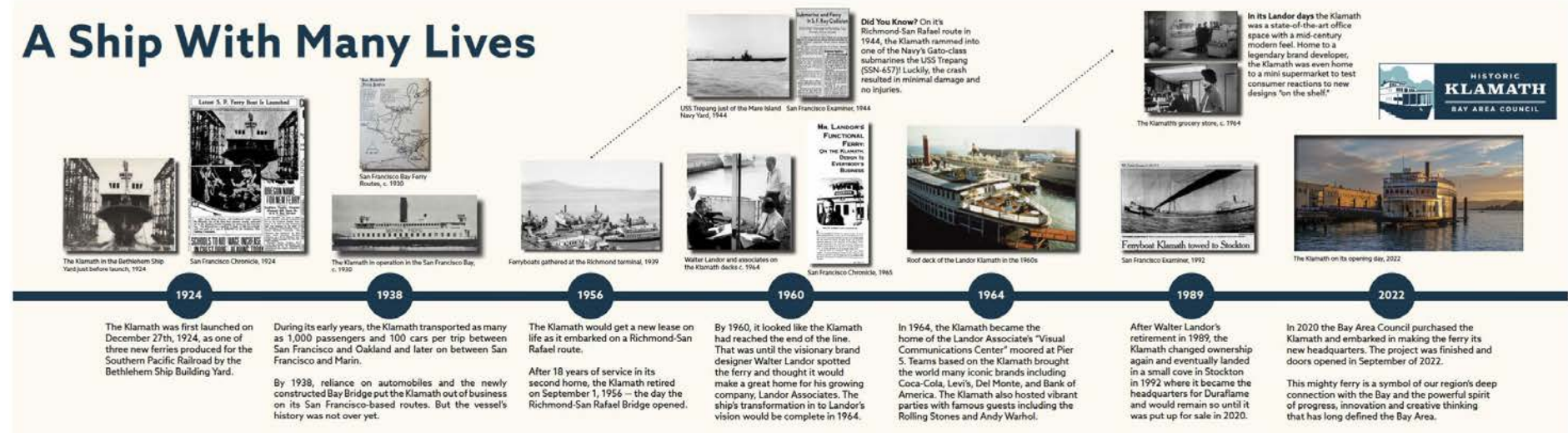
After 30 years away in Stockton the Klamath in October 2021 made her triumphant return to the Bay, to Mare Island in Vallejo. She was fully refit and updated for the final leg of her return journey to the San Francisco waterfront at Pier 9 - within view of the very bridge that ended her career as a ferry.

The Klamath begins her next chapter as our headquarters and a valuable public resource. Stunning public spaces, including a grand open-air top deck, leasable office space for other tenants, and jaw-droppingly gorgeous space for corporate and other events, including weddings.



KLAMATH HISTORY TIMELINE

A Ship With Many Lives



The Golden Age of Ferries on the Bay

The first ferry system on the San Francisco Bay was established in 1850.

In the early days of the bay's urbanization, water transit was an absolute necessity to move people and goods around the region. The first ferry routes were maintained by railroad companies—like the Southern Pacific Railroad Company which owned the Klamath—seeking to stretch their service across the Bay.

Ferry Service reached its height between the 1870s and 1930s. San Francisco's Ferry building (just a short walk from here) became the central hub for one of the largest water transit systems operating in the world at that time.



Tiburon Ferryboat coming to shore, 1905



Ferry building from the bay, 1905



View of the Embarcadero from the bay, 1930



View of ferries on the bay from Telegraph Hill, 1932

By the early 1930s ferries were transporting millions of passengers and thousands cars annually. In the first three decades of the 20th century there was an average of 60 million passenger crossings each year.

While on board, passengers enjoyed the lovely views, rides then would be considered very slow compared to now, and even patronized restaurants that operated on the decks.

Ferries were bigger than you think. The Klamath, for example, is 246 ft or 75 meters long, the equivalent of a 24 story building laid on its side. In comparison, the Palace of Fine Arts is 146 ft or about 45 meters tall and Coit tower is 210 ft or 64 meters tall (pictured to scale on the right).



But, ferries would not remain the dominant form of transportation on the Bay forever. The opening of the Bay Bridge in 1936, the Golden Gate Bridge in 1937 and subsequent bridges across the region put major strain on the ability of ferry lines to woo passengers.

By 1958, ferry service seemed like it had come to an end on the San Francisco Bay.



The Bay Bridge under construction, 1955



A San Francisco Bay Ferry passing by the Bay Bridge, 2017

In recent years, ferry service has made a return to San Francisco. Though ferry use has yet reach the levels of the early twentieth century, thousands of travelers are again using water transit to get to work, school, play and more.



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