

580 GREEN STREET

SAN FRANCISCO, CA | NORTH BEACH



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STARBOARD
COMMERCIAL REAL ESTATE

ENTREPRENEURIAL • LOCAL • INDEPENDENT

TCN
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EXECUTIVE SUMMARY

Starboard Commercial Real Estate as exclusive advisor, is pleased to present the opportunity to purchase 580 Green in San Francisco's Iconic North Beach District. Delivered vacant, 580 Green is located in the epicenter of this historic neighborhood. Formerly, CitiBank, this could be ideal for an owner user or an investor looking to purchase a premier investment opportunity. The asset allows for multiple different strategies including repositioning the building into smaller retail spaces, leasing to a single user, or potentially redevelop the property.

Disclosures:

Are available upon signing of an NDA.

Offering Terms:

Starboard will receive offers as they come

Purchase Price: Make an offer

[Click to View Aerial Video](#)



SITE OVERVIEW

Aessor's Parcel Number:	0116-020A
Lot Size:	± 3,209
APN:	0574/007 & 0574/008
Zoning:	NC-D, North Beach Neighborhood District
Height Limit:	40X
Building Sqft. per Tax Records:	± 8,405
Street Frontage:	100 Ft.
Cross Streets:	Corner of Stockton & Green

- » Gross Leasable Area 8,160 SF
- » Electrical 400 Amps
- » Foundation Poured in Place Concrete
- » Roof Round Concrete
- » HVAC 2 Units, Roof Mounted
- » Plumbing TBD
- » Seismic TBD
- » Structure Masonry



INVESTMENT HIGHLIGHTS

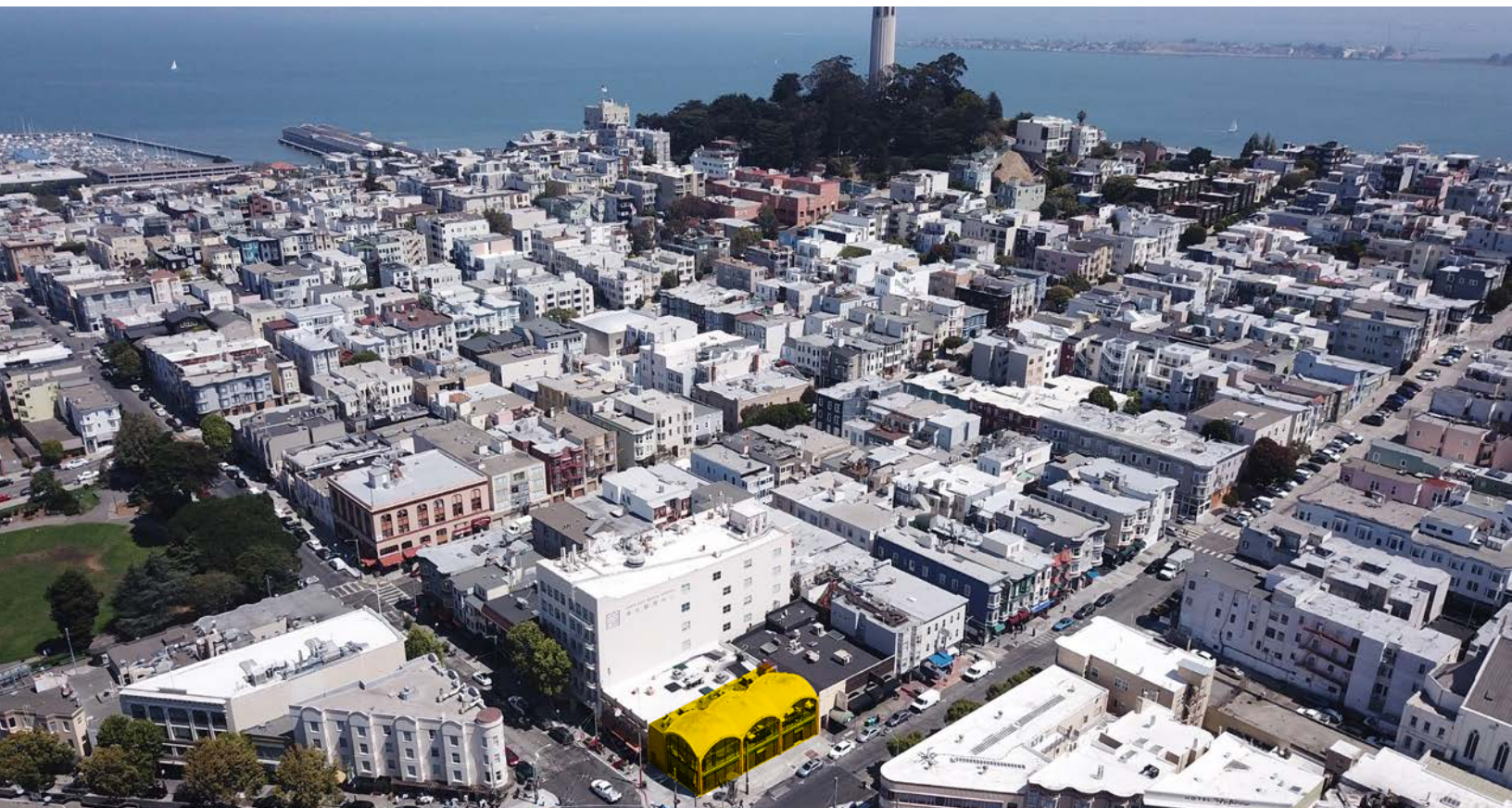
- » Iconic asset in the Heart of North Beach - Thousands of tourist visit each year to see the Italian culture
- » At the entrance to Restaurant Row, including North Beach Restaurant, Tony's Pizza, Original Joes, Tony Niks, Park Tavern, Café Sport, Petes, Solte Mara, and Golden Boy Pizza
- » Unique as the property allows for multiple strategies, including dividing the building into smaller retail spaces, leasing to a single tenancy, or an owner user
- » Large external blade sign for retail tenancy



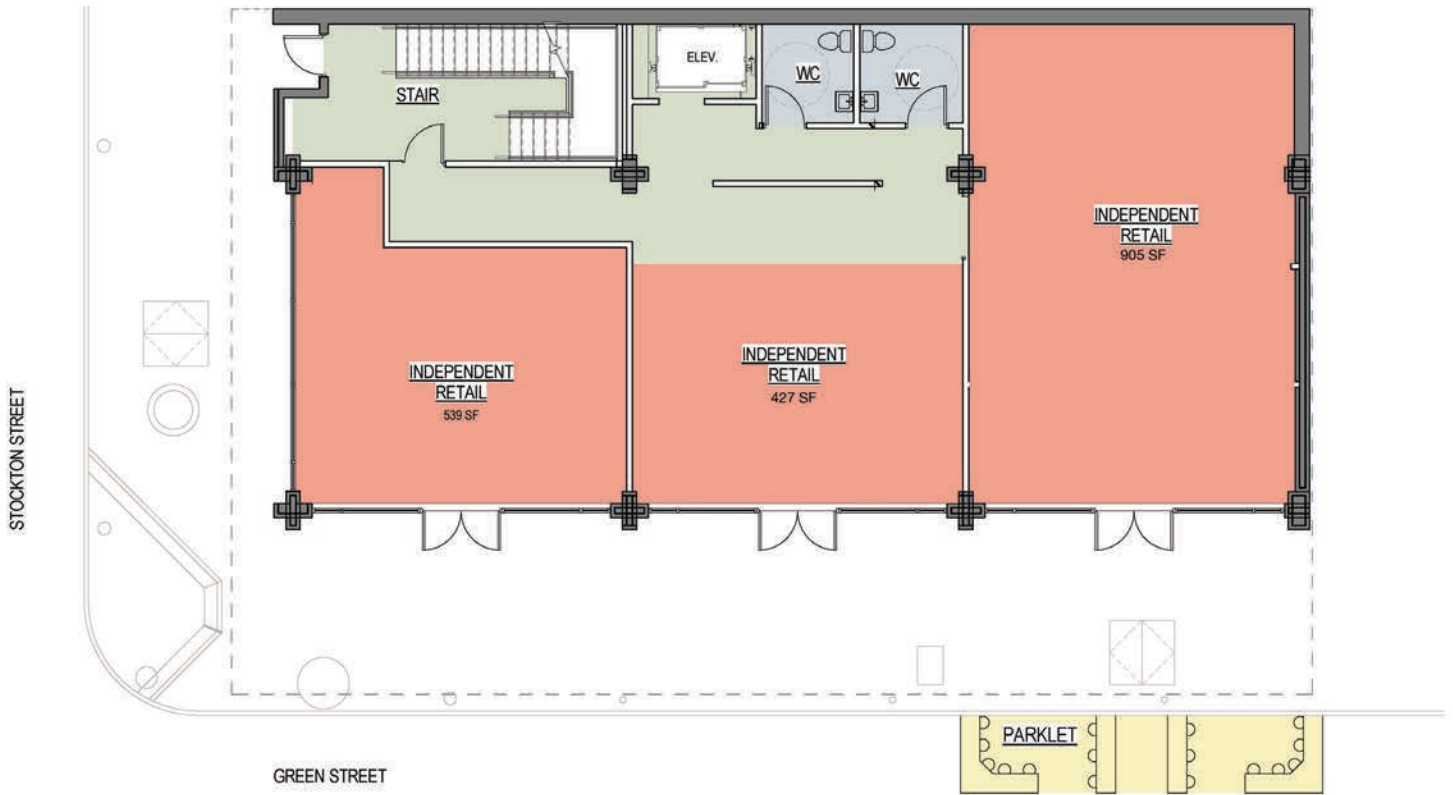
ZONING: NC-2/North Beach Neighborhood District

The North Beach Neighborhood Commercial District is a nonlinear district centered on Columbus Avenue, located in the valley between Telegraph Hill and Russian Hill north of Broadway. North Beach functions as a neighborhood-serving marketplace, citywide specialty shopping, and dining district, and a tourist attraction, as well as an apartment and residential hotel zone. Traditionally, the district has provided most convenience goods and services for residents of North Beach and portions of Telegraph and Russian Hills. North Beach's eating, drinking, and entertainment establishments

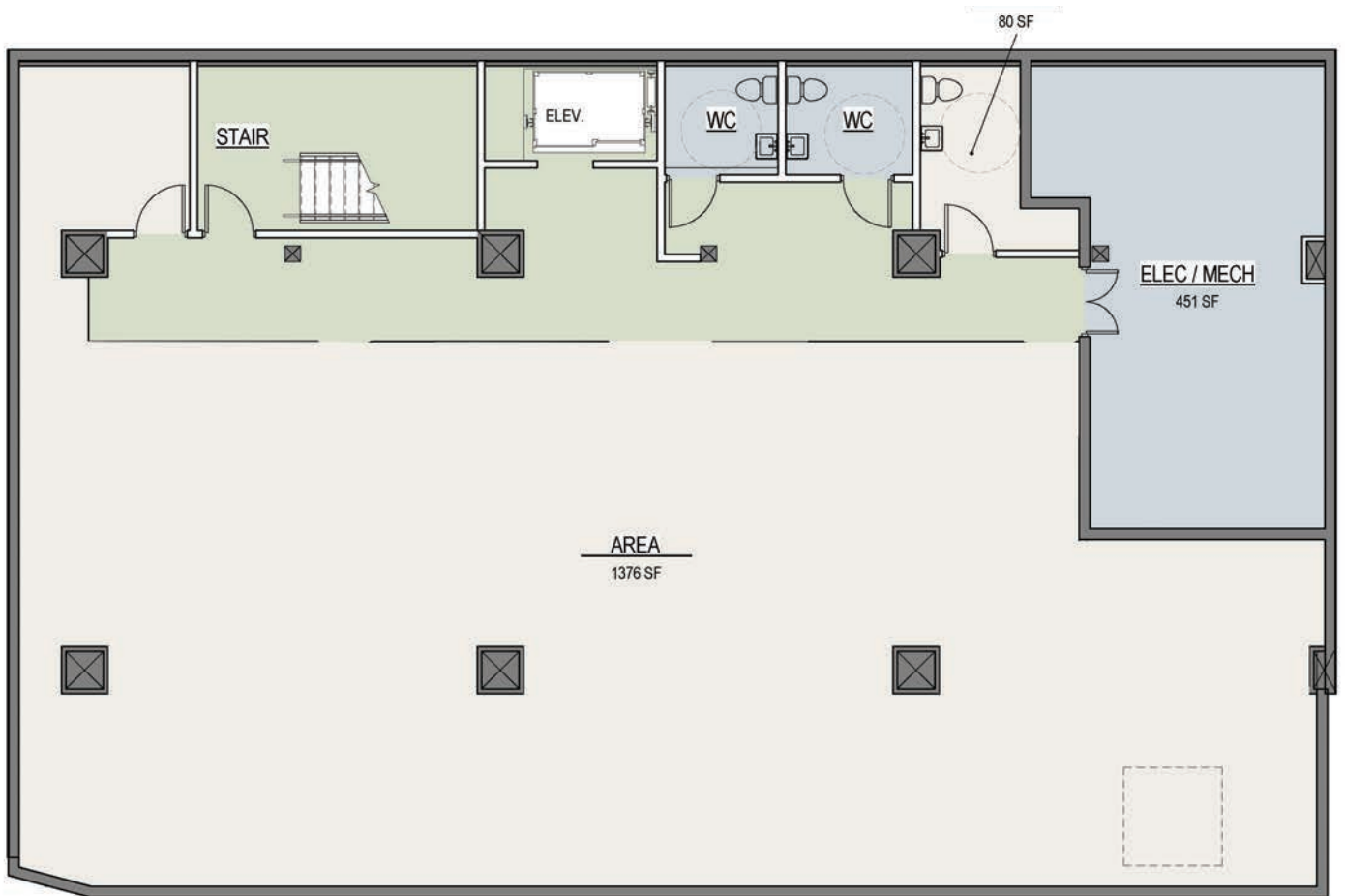
remain open into the evening to serve a much wider trade area and attract many tourists. The balance between neighborhood serving convenience stores and Citywide specialty businesses has shifted, as convenience stores have been replaced by restaurants and bars. The proliferation of financial services, limited financial services, and business and professional services has also upset the district's balance of uses. The relocation of business and professional offices from downtown to North Beach threatens the loss of upper-story residential units.



Potential Divisible Floorplan



Full Building Use



580 GREEN STREET

SAN FRANCISCO, CA 94133

FOR SALE



Washington Square

Maria's
BOHEMIAN
CIGAR STORE CAFE

Original Joe's

Alimento

Stockton St.

PARK TAVERN
EST. 2014
SAN FRANCISCO

TONY'S
PIZZA
NAPOLETANA

tacolicious

580 GREEN STREET
SAN FRANCISCO, CA 94133

CAFFE SPORT
PASTA & SEAFOOD SPECIALTIES

SOTTO MARE
OYSTERS & SEAFOOD

GOLDEN BOY PIZZA
EST. 1978

BANK OF THE WEST
BNP PARIBAS

WELLS FARGO

Bank of America

us bank

Green St.

Columbus Ave.

Confidential Offering Memorandum & Disclaimer

This Confidential Offering Memorandum (“Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Starboard TCN Commercial Real Estate (“Starboard”) as part of Starboard’s efforts to market for sale the real property located at 580 Green Street, San Francisco, CA 94133 (the “Property”). Starboard is the exclusive agent and broker for the owner(s) of the Property (the “Owner”). Starboard is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Starboard also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Starboard, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient’s use of this Memorandum and the material in it is strictly governed by the terms and conditions of the Registration and Confidentiality Agreement that the Recipient previously executed and delivered to Starboard.

Starboard, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Starboard and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or noncompliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or

occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Starboard may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, Starboard will provide the Recipient with copies of all referenced contracts and other documents. Starboard assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property.

More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Starboard and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. Starboard reserves the right to require the return of this Memorandum and the material in it any other material provided by Starboard to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

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FOR SALE



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For more information please contact:

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