



Investment Opportunity | Offering Memorandum
For Sale - \$6,900,000

Town House Motel

1650 Lombard St,
San Francisco, CA 94123

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Investment Highlights

Townhouse Motel is a small, two-story Class-B property with 23 guest rooms. The motel offers simple, comfortable accommodations with various room options to suit different guests.

Townhouse Motel's strategic positioning offers the following advantages to its occupants:

- **CONVENIENT ACCESS** to popular San Francisco landmarks such as Fisherman's Wharf, the Golden Gate Bridge, and Union Square.
- **SWIFT PROXIMITY** to public transit options and major highways, ensuring easy travel around the city and beyond.
- **CLOSE TO NEIGHBORHOODS** like the Marina District, North Beach, and Chinatown, providing a range of dining, shopping, and cultural experiences.
- **IDEALLY SITUATED** in a vibrant area known for its scenic views, historic architecture, and iconic attractions like Alcatraz and Lombard Street.
- **BENEFITS FROM A COMPETITIVE HOSPITALITY MARKET** with access to local attractions, restaurants, and recreational activities, making it an ideal choice for tourists, business travelers, and families alike.

Property Summary

Offering Memorandum

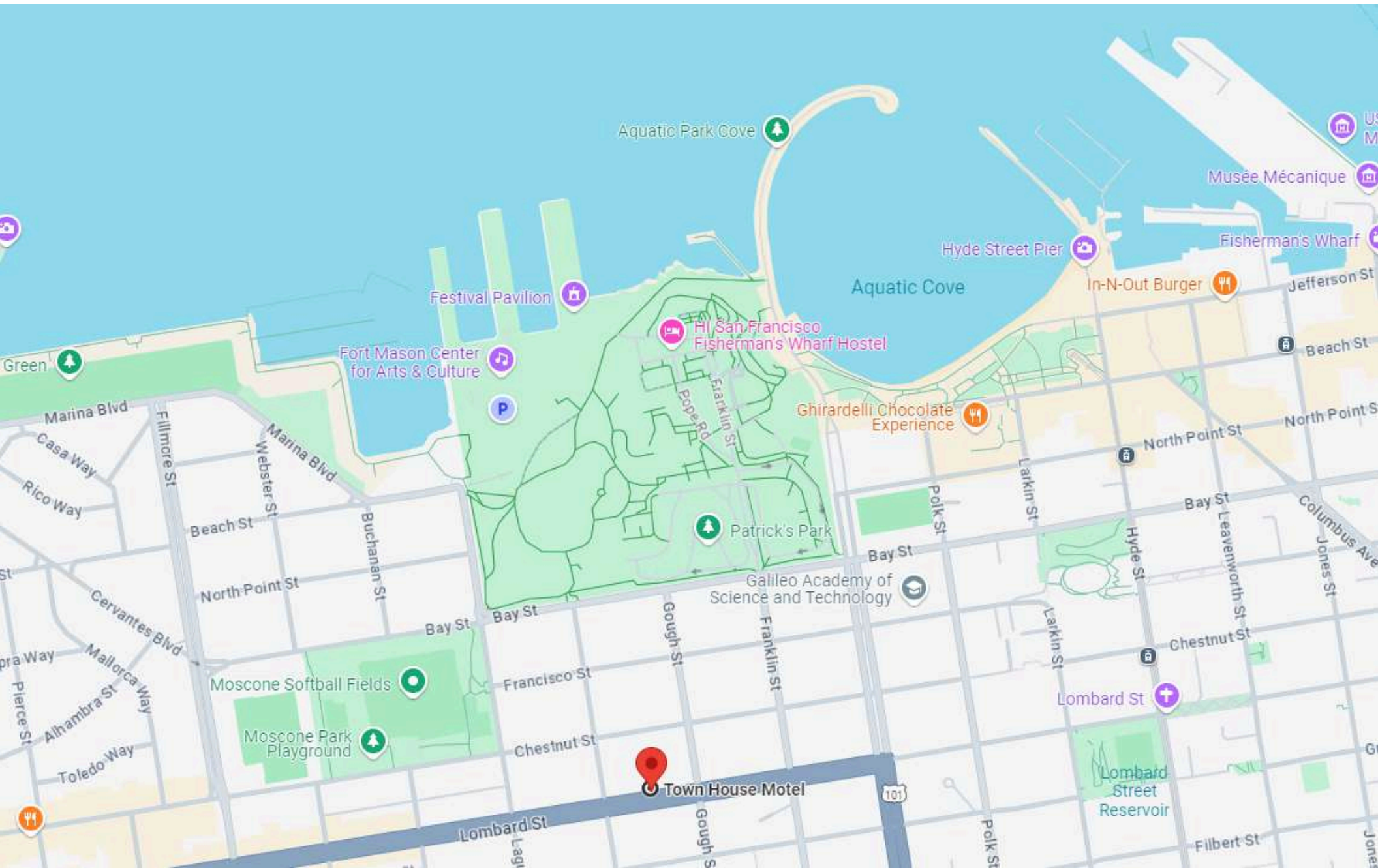
Town House Motel



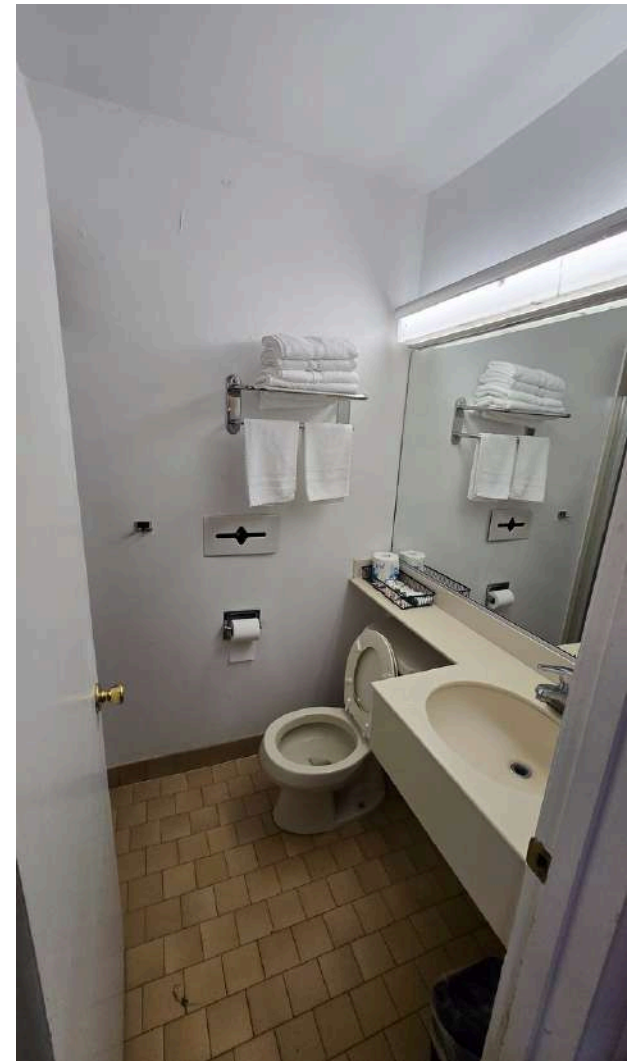
Executive Summary

Price	\$6,900,000
Site Size	10,612 SF (0.23 Acres)
Building stories	2
Number of Rooms	24
No. of Building	1
Year Built	1954
Other Facilities	A Vending Area
Parking Spaces	23

Aerial Map



Property Photos



Property Photos



Market Overview

Offering Memorandum

Town House Motel



Top Area Attractions



- **Golden Gate Bridge**

One of the most recognizable landmarks in the world, the Golden Gate Bridge offers stunning views of San Francisco Bay. Visitors can walk, bike, or drive across the bridge while enjoying panoramic views of the city skyline and the Pacific Ocean.

- **Alcatraz Island**

Known for its infamous prison, Alcatraz Island offers tours that dive into its history as a federal penitentiary. The boat ride to the island also provides beautiful views of the bay and the city.

- **Fisherman's Wharf**

A lively area filled with seafood restaurants, shops, and entertainment. Pier 39, within Fisherman's Wharf, is home to sea lions and a variety of attractions, including street performers and the Aquarium of the Bay.

- **Lombard Street**

Known as the "crookedest street in the world," Lombard Street features eight sharp hairpin turns that descend down a steep hill. The street is famous for its beautiful flower gardens and classic San Francisco homes.

- **Golden Gate Park**

This large urban park is a green oasis in the heart of the city. It houses the de Young Museum, the California Academy of Sciences, and beautiful gardens like the Japanese Tea Garden and the Conservatory of Flowers.

- **Ghirardelli Square**

A historic landmark and former chocolate factory, Ghirardelli Square is now a vibrant shopping and dining area. Don't forget to indulge in some world-famous Ghirardelli chocolate.

Market Overview - San Francisco, California

San Francisco, California, is a world-renowned city located on the northern tip of the San Francisco Peninsula, surrounded by the Pacific Ocean and San Francisco Bay. Known for its iconic landmarks, diverse culture, and booming economy, San Francisco offers an attractive environment for both residents and investors. Its natural beauty, vibrant neighborhoods, and status as a global business hub make it a popular destination.

Population and Demographics

As of the **2020** census, San Francisco had a population of approximately **873,000 residents** with around **370,000 households**. The city's diverse population includes a mix of ethnicities, cultures, and backgrounds, fostering a vibrant community. The average household size is about **2.3 people**, and the city boasts a highly educated populace, with **higher-than-average median household incomes**.

Economy and Key Industries

San Francisco is a major economic center, home to a variety of thriving industries:

- **Technology:** The city is at the heart of the global tech industry, with nearby Silicon Valley contributing to a booming innovation ecosystem. Companies like Salesforce, Twitter, and Uber have headquarters in the city.
- **Tourism:** A key driver of the local economy, tourism generates billions annually, with visitors drawn to iconic landmarks like the Golden Gate Bridge, Alcatraz Island, and Fisherman's Wharf.
- **Healthcare and Education:** World-class institutions like the University of California, San Francisco (UCSF) and a robust healthcare sector contribute significantly to the local economy.

Culture and Recreation

San Francisco offers a wealth of cultural and recreational activities that enhance its appeal:

- **Historic Landmarks:** The city's rich history is reflected in its iconic sites like Chinatown, the Painted Ladies, and Coit Tower.
- **Art and Music Scene:** San Francisco is known for its thriving arts and cultural scene, with institutions like the San Francisco Museum of Modern Art (SFMOMA) and the Asian Art Museum. The city is also home to world-famous festivals such as the Outside Lands Music and Arts Festival and the San Francisco International Film Festival.
- **Outdoor Activities:** Residents and visitors enjoy exploring the city's outdoor spaces, including Golden Gate Park, Crissy Field, and Twin Peaks, offering scenic views of the bay and surrounding areas. Hiking, cycling, and sailing are popular activities, thanks to the city's proximity to nature.

Neighborhoods and Housing

San Francisco's neighborhoods are known for their distinctive character:

- **The Mission District:** Famous for its murals, cultural diversity, and food scene.
- **Pacific Heights:** A high-end residential area known for its historic mansions and views of the Golden Gate Bridge.
- **The Castro:** A historically significant LGBTQ+ neighborhood that offers vibrant nightlife and a close-knit community.
- **SoMa (South of Market):** A tech-driven neighborhood with modern skyscrapers, restaurants, and museums.

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