

# 35 POWELL

• SF UNION SQUARE •

EXECUTIVE SUMMARY



IRREPLACEABLE SINGLE-TENANT RETAIL REDEVELOPMENT  
OPPORTUNITY @ THE POWELL CABLE CAR TURNAROUND



**INVESTMENT  
HIGHLIGHTS**

IRREPLACEABLE  
POWELL STREET  
LOCATION SITUATED  
AT THE GATEWAY TO  
UNION SQUARE

OPTIONALITY TO SECURE  
A NNN SALE LEASEBACK  
FROM BURGER KING WITH  
FLEXIBLE TERM

# ICONIC POWELL



**Hilton**



hotel nikko  
san francisco

**PARC 55**

— SAN FRANCISCO —

EXECUTIVE

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**POWELL ST  
STATION**



HISTORICALLY THE POWELL STREET CORRIDOR HAS GENERATED SOME OF THE HIGHEST RETAIL SALES AND CORRESPONDING RENTAL RATES IN THE UNION SQUARE DISTRICT

OUTSTANDING FOOT TRAFFIC DUE TO PROXIMITY TO CABLE CAR TURNAROUND, POWELL STREET BART/MUNI STATION, PROXIMITY TO HEART OF UNION SQUARE

# STREET LOCATION



**UNION SQUARE**

**WESTIN**  
HOTELS & RESORTS

**GRAND HYATT**

**AXIOM HOTEL**

**FLOOD BUILDING**

**35 POWELL**

🚶	99
🚌	100
🚲	88

**CABLE CAR TURNAROUND**

**EMPORIUM CENTRE SAN FRANCISCO**

5 POWELL | UNION SQUARE | SAN FRANCISCO, CA

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## EXECUTIVE SUMMARY

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Colliers, as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire 35 Powell (the "Property"), an exceptional two-story plus lower level +/- 17,000 square foot flagship retail building situated at the gateway to Union Square.

Located at the iconic cable-car turnaround, 35 Powell is situated along the Powell Street retail corridor, historically capturing the highest sales per square foot for non luxury retail tenants in San Francisco. With a total of 41 feet of prime retail frontage along one of San Francisco's most valuable retail destinations, the Property presents a very rare acquisition opportunity for an owner-user or investor who will capitalize on Union Square's current and ongoing recovery as a world-class destination.

35 Powell is currently leased to Burger King and operated by a local franchisee who has owned and operated this location since the 1970's. Ownership will consider a short to long-term leaseback at close of escrow (see Proposed Leaseback section for further details).

### PROPERTY OVERVIEW



#### ADDRESS

35-41 Powell Street  
San Francisco  
CA 94102



#### LEVELS

2 Plus Lower-Level



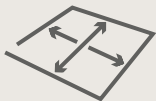
#### PRODUCT

Single-Tenant  
Union Square  
Retail Property



#### FRONTAGE

41 Feet (Powell)  
25 Feet (Cyril Magnin)



#### BUILDING SIZE

2nd Floor	±4,306 SF
Ground	±6,008 SF
Lower Level	±6,695 SF
<b>TOTAL</b>	<b>±17,009 SF</b>



#### YEAR BUILT/RENOVATED

1909 / Various



#### OCCUPANCY

100%  
(Burger King)

# SALE LEASEBACK OPTIONALITY

Ownership, Burger King Franchisee, will consider a sale-leaseback of 35 Powell following the close of escrow.

## TENANT

Burger King

## PREMISES

35 Powell - Ground Floor & Lower-Level

## RENTABLE SF

12,703

## LEASE START

Lease to commence upon the closing of the sale transaction.

## LEASE TERM

Ownership is flexible with term and would consider a short-term or long-term lease based on Buyer's requirements.

## PROPOSED BASE RENT

\$500,000/Year

## LEASE STRUCTURE

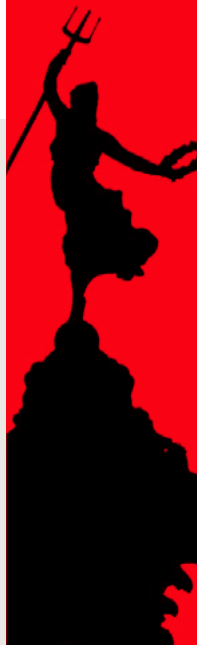
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# POWELL STREET CORRIDOR

Powell Street has historically been viewed as Union Square’s most desirable retail corridor. Known as the gateway to Union Square, both tourists and locals line up to dine, shop, and see historical attractions like the Powell Street Cable Car Turnaround. With a myriad of hotels surrounding it, Powell Street continues to demand some of the City’s highest foot traffic.

## INCREDIBLE FOOT TRAFFIC



YEAR	100 BLOCK OF POWELL ST
2020	853,425
2021	1,311,182
2022	2,308,711
<b>2023</b>	<b>2,382,109</b>



SEPHORA

URBAN OUTFITTERS

AXIOM HOTEL

POWELL STREET CO-TENANCY

swatch+

SKECHERS

WESTIN St. Francis Hotel

UGG australia

VICTORIA'S SECRET

Saks Fifth Avenue

BEACON GRAND



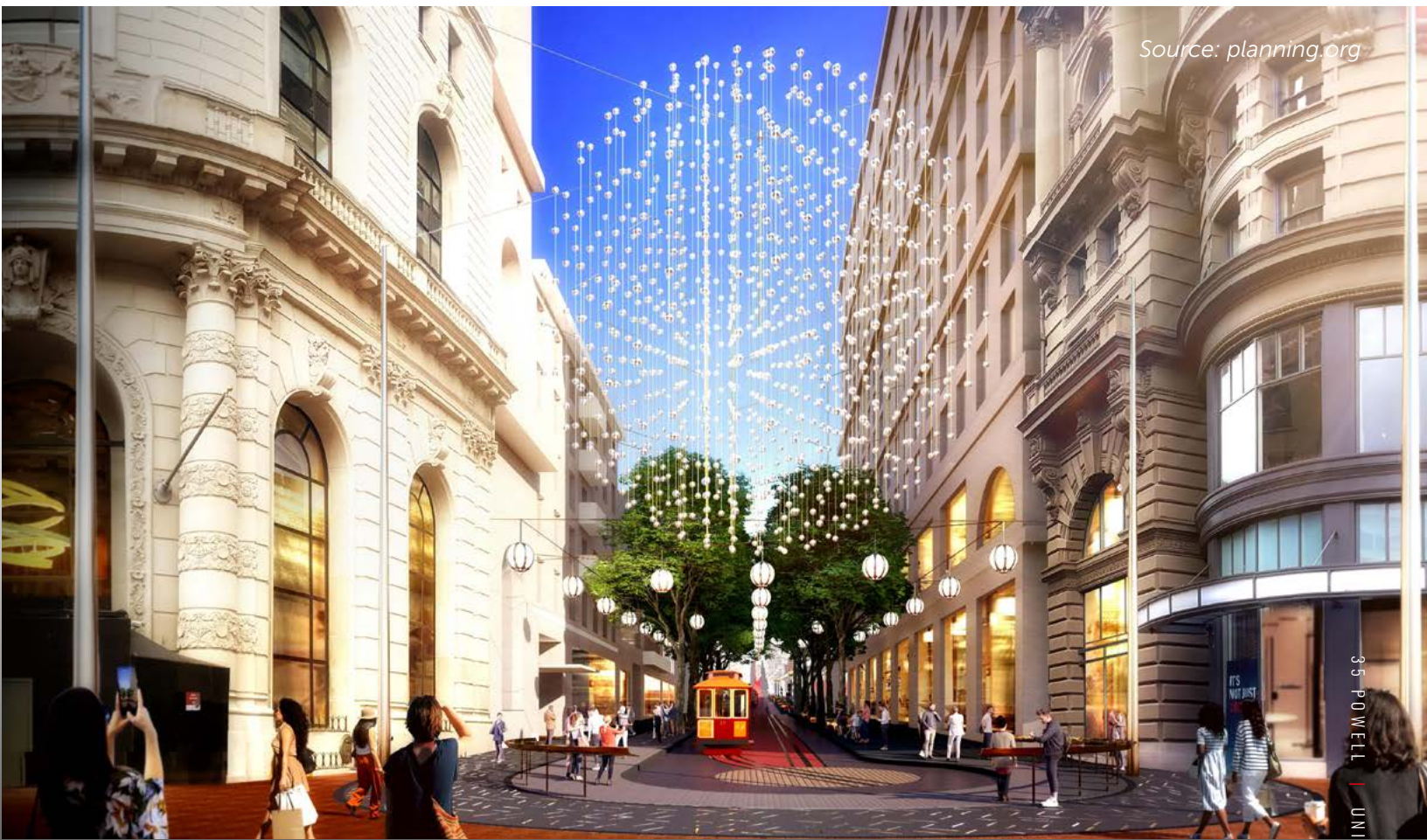
Over its 150 years of operation, the Powell Street cable cars have given countless rides to tourists and locals alike. The cable car turnaround, situated at the gateway to Union Square, is known as one of San Francisco’s top attractions.

Nintendo®

Nintendo recently announced a new store opening at 331 Powell Street. This will be the Japanese gaming company’s second store location in the United States aside from its New York store.

# POWELL STREET IMPROVEMENT PROJECT

The Powell Street Improvement Project is a \$4M plan to fully reimagine the Powell Street corridor. Through collaboration with locals, businesses, and the City of San Francisco, the Union Square Alliance is transforming the Powell Street corridor into a more welcoming, active space, including more dining, shopping, and festivities. Designed by Field Operations and Site Lab Urban Studio, the project conceptualization is already underway.



Source: [planning.org](https://planning.org)

2026 PROJECTED COMPLETION



**UNION  
SQUARE**  
ALLIANCE



**SITELAB** urban studio

# 35 POWELL

SF  
UNION  
SQUARE

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