

LEASING OPPORTUNITY

411 SANSOME STREET



+3,000
SQUARE FEET

2nd Generation
RESTAURANT SPACE

North Financial District
SAN FRANCISCO



EDUARDO ZEPEDA
CA DRE Lic. 01757182
415.484.6935
e@stratagroupe.com

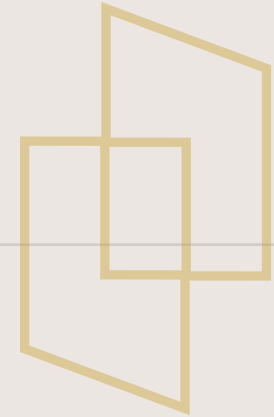
PROPERTY HIGHLIGHTS

- **SIZE:** 3,000 SF
- **CONDITION:** Fully equipped restaurant with Type 1 hood and complete kitchen infrastructure.
- **INVENTORY:** All FF&E included, offering a significant reduction in upfront capital expenditure.
- **LOCATION:** Unbeatable visibility within the North Financial District's major pedestrian corridor.



THE OPPORTUNITY

411 Sansome Street presents a premier restaurant opportunity at the epicenter of San Francisco's most ambitious neighborhood transformation. This +-3,000 SF second-generation space presents a rare, semi turn-key opportunity for a restaurateur to immediately anchor their concept in a corridor that has become the city's undisputed "New Center of Gravity."

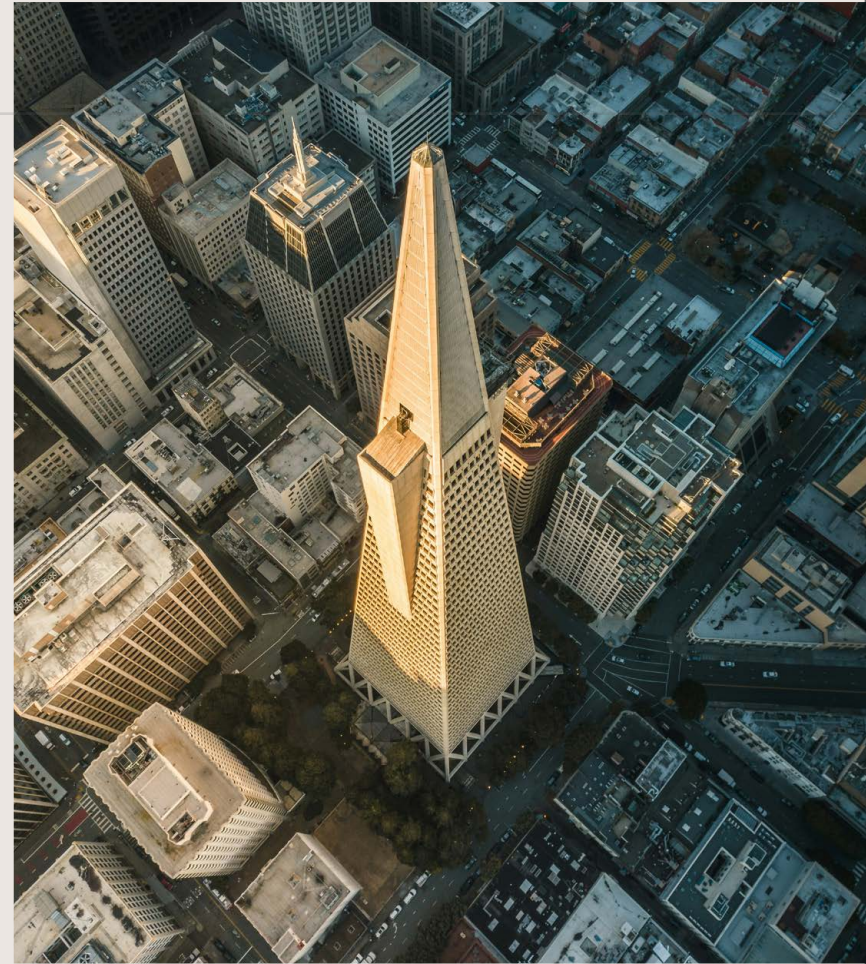


THE TRANSAMERICA RENAISSANCE: A \$1 BILLION CATALYST

Situated steps away from the world-renowned Transamerica Pyramid Center, 411 Sansome benefits from the \$1 billion "remastering" of the historic block. This massive investment has successfully shifted the city's social and culinary focus north, creating a high-octane environment where global tech headquarters and Tier-1 Venture Capital firms meet museum-quality public art and world-class dining.

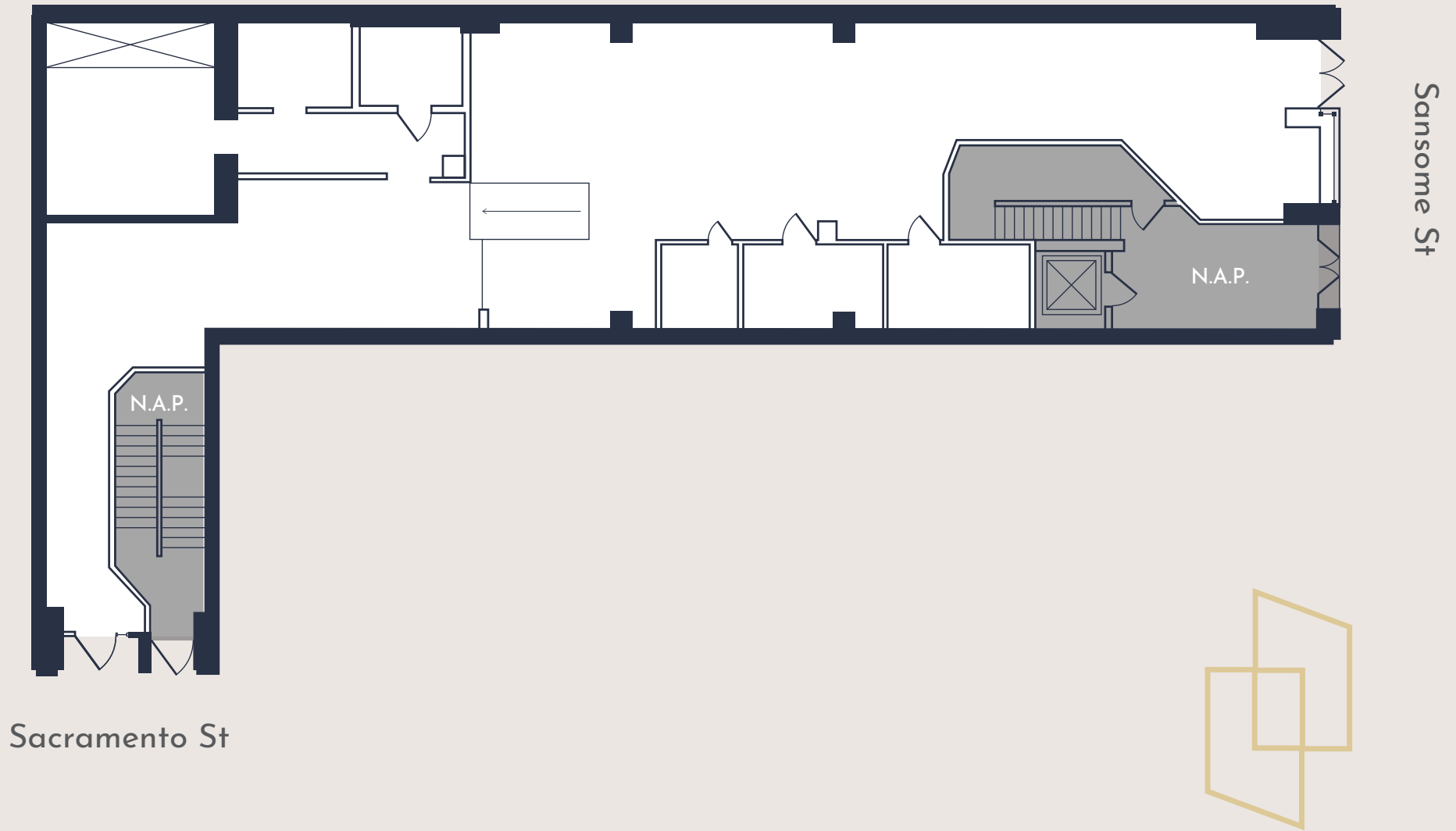
The Transamerica project has introduced a curated "Culinary Campus" led by Chef Brad Kilgore, significantly increasing foot traffic and neighborhood prestige. Immediate neighbors within the Transamerica footprint include:

- Ama: A sophisticated fine-dining flagship and social club featuring the exclusive Copper Room cocktail lounge.
- Cafe Sebastian: A high-design, all-day bistro serving the area's elite professionals.
- MadLab Gelato: An upscale dessert boutique activating the street level into the evening hours.
- Redwood Park: A reimagined urban oasis with museum-grade sculptures that draws a constant stream of high-spending visitors and residents.



FLOOR PLAN

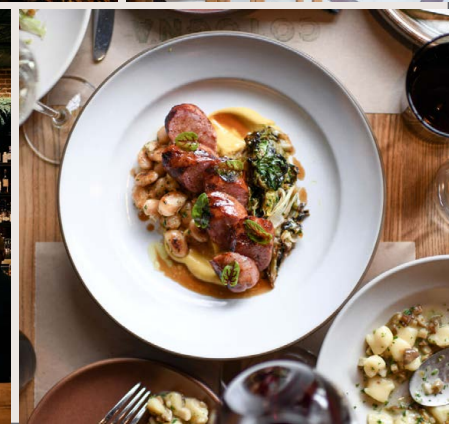
GROUND FLOOR



A CULINARY ARTS HUB

The area surrounding 411 Sansome has evolved into a dense culinary destination, offering a synergistic environment for a new operator. Prominent establishments nearby include:

- **The Holbrook House:** The glittering new crown jewel of Sansome Street's social scene.
- **Tadich Grill:** California's oldest and most iconic dining institution, located less than one block away.
- **Wayfare Tavern:** Tyler Florence's upscale American staple.
- **Verjus:** The high-end French wine bar by the Michelin-starred Quince team.
- **Cotogna & Quince:** The anchors of the nearby Jackson Square fine-dining scene.
- **Maison Nico:** An elite French pâtisserie that has redefined the Montgomery corridor.
- **Heartwood:** A nature-inspired cocktail bar and restaurant that serving seasonal American fare
- **The Barrel Room:** A multi-level wine destination and speakeasy offering modern American cuisine
- **Leo's Oyster Bar:** An award-winning, retro-glam seafood sanctuary
- **The Amador Club:** An ultra-exclusive private social club and lounge that serves as a sophisticated retreat for the area's elite
- **Kusakabe:** A Michelin-recognized temple of Japanese cuisine
- **Bix:** A legendary Jackson Square supper club and "civilized speakeasy"
- **Palio:** A refined Italian eatery serving the FiDi for 30 years as the go-to landmark for sophisticated power lunches.



LOCAL AMENITIES

1. Amador Club
2. The Barrel Room
3. Cafe Sebstatian
4. Prelude
5. Sisterita
6. Heartwood SF
7. Ama
8. Palio
9. Kusakabe
10. Irish Times
11. Transamerica SHVO Pyramid Center
12. Mixt
13. Leo's Oyster Bar
14. Mendocino Farms
15. Fish & Farm
16. SF Wine Society
17. Delah Coffee
18. Wayfare Tavern
19. Royal Exchange
20. Madlab Kakigori
21. Pyramid Café



THE INNOVATION HUB: TECH & VC DENSITY

The North Financial District has emerged as the premier home for the AI and Venture Capital sectors. 411 Sansome is steps away from the headquarters of industry leaders such as Notion, Salesforce, and Cloudflare, alongside elite investment firms like Benchmark, Index Ventures, and Felicis. This concentration of high-income tenants ensures a robust demand for power lunches, sophisticated happy hours, and elevated dinner service.



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STRATAGROUP

REAL ESTATE SERVICES

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e@stratagroupre.com

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