



THE GROSVENOR ATRIUM

1690 BROADWAY
SAN FRANCISCO, CA 94109

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ENGEL & VÖLKERS[®]
COMMERCIAL

PW / PACIFIC WEST
GROUP

EXECUTIVE SUMMARY

1690 BROADWAY STREET

Pacific West Group, as exclusive agent for ownership, is pleased to present the opportunity to acquire 1690 Broadway “Grosvenor Atrium” — a premier multifamily asset positioned at the corner of Broadway and Franklin in the heart of San Francisco’s highly sought-after Pacific Heights neighborhood. This offering presents a rare opportunity to purchase this significant asset for the first time in 50 years. The property benefits from exceptional neighborhood fundamentals, strong resident demand, and proximity to key lifestyle corridors including Polk Street, Union Street, and the Marina District.

Originally constructed in 1975, the property features a four-story residential building comprising 80 units and approximately 69,915 square feet of rentable area, all situated on a 17,175 square foot (0.39 acre) lot. The property also benefits from two (2) separate gated entrances to two (2) parking garages — one on Franklin and one on Broadway. 1690 Broadway has been meticulously maintained and professionally managed, reflecting pride of ownership throughout. The building offers a mix of thoughtfully designed apartment homes and is recognized for its atrium-style interior design, controlled access, and select residences with Bay and Golden Gate Bridge views.

Residents also enjoy an amenity package that includes on-site fitness and spa features, laundry services, more than 1:1 garage parking -- supporting long-term tenant retention and market competitiveness. With a premier Pacific Heights address, walkable access to retail, dining, and transit, and a location that consistently ranks among San Francisco’s most desirable residential submarkets, 1690 Broadway Street represents a compelling long-term multifamily investment opportunity.



INVESTMENT HIGHLIGHTS

- ✓ **PREMIER PACIFIC HEIGHTS LOCATION**
Ideally positioned corner property in the heart of Pacific Heights, while walking distance to Polk St (Russian Hill), Union St (Cow Hollow / Marina).
- ✓ **EXCEPTIONAL VIEWS**
Upper-floor north facing residences feature sweeping views of the waterfront & Golden Gate Bridge.
- ✓ **STRONG IN-PLACE OCCUPANCY & CASH FLOW**
Strong in-place occupancy with stable cash flow and efficient operations provides investors with durable, day-one income.
- ✓ **COMPELLING VALUE-ADD UPSIDE**
Opportunity to modernize interior finishes and further enhance rental income and overall asset value within one of San Francisco’s top-performing residential submarkets.
- ✓ **SIGNIFICANT RECENT CAPITAL IMPROVEMENTS**
Ownership has invested meaningfully in the property, including (but not limited to):
 - New fire alarm and fire suppression systems including sounders in each units
 - New dual-pane windows
 - Three (3) new high-efficiency water heaters
- ✓ **TENANT-FOCUSED AMENITY OFFERING**
Pet-friendly policies, two (2) secure, gated parking garages, full-service gym including a sauna & whirlpool tub, storage & onsite laundry facility. Close proximity to Union St retail and restaurants, parks, jogging paths, tennis courts, and an active urban lifestyle support long-term tenant retention.
- ✓ **DEMAND-DRIVEN, RESILIENT SUBMARKET**
Pacific Heights consistently ranks among San Francisco’s most resilient and supply-constrained rental markets, offering long-term investment security.
- ✓ **WALKABLE, TRANSIT-ORIENTED LOCATION**
Located in a Walk Score “Walker’s Paradise” neighborhood with excellent access to public transportation and daily conveniences.





PROPERTY PROFILE

1690 BROADWAY STREET

BUILDING SYSTEMS

Parking No.	80+
Parking Type	3-Level Garage
Roof (type, age)	Combo - Flat Bitumen, Tar & Gravel
Foundation	Concrete Perimeter
Electrical Type	2800 Amp, 3-phase
Electrical # of Meters	81
Gas # Meters	81
Heat Source	Gas Fireplaces, Individual Electric
Hot Water	3: 1 Bradford White, 2 Rinnai 75-Gallon
Plumbing	Mix of Copper & Galvanized
Exterior	Concrete Framing & Wood Façade
Window Type	Mostly Dual-Pane Windows
Elevator	Two (2) Seven-Stop Elevators
Storage	Parking Garage
Laundry Service	Coin Operated - 5 Washers & 5 Dryers
Earthquake Retrofit	Not on List
Door Entry System	Phone Keypad & Facial Recognition System
Fire Protection	Interior Smoke Detectors, Sounders n Each Unit
Landscaping	Some Perimeter Landscaping of Trees, Bushes & Ferns
Common Area	Atrium, Full Fitness Center w/ Whirlpool, Sauna and Shower Area
Outdoor Space	Several Units w/ Private Patios
Kitchen Appliances	Electric Ranges & Ovens, Tile Countertops, Wood Cabinetry, Dishwashers and Double Metal Sinks
Flooring	Carpeted in Bedrooms, Linoleum in Kitchens & Baths





UNIT AMENITIES

- Updated appliances and fixtures
- Expansive Views
- Private Patios
- Refrigerators & Dishwashers
- Garbage Disposals
- Microwaves
- Electric Range
- Large Dual-Pane Windows: Lots of Natural Light
- Cable Ready
- Most Units w/ Fireplaces
- Large Closets



COMMUNITY AMENITIES

- Professional On Site Management
- Laundry Facility
- Full amenity gym with sauna, whirlpool, showers (ADA accessible)
- Two Elevators
- Two secure gated parking garages (1:1+ ratio)
- Weekly Maintenance Service
- High Speed Cable/Internet Ready
- Excellent transit access near Franklin & Broadway
- Corner Building on Franklin & Broadway
- A couple blocks to 30 Stockton & 45 Union / Stockton Muni Bus Lines
- Two blocks from Polk Street (Lower Russian Hill)
- Three blocks to Union Street dining, bars, and boutiques (Marina District)
- Four blocks to Lafayette Park with recreation and city views

NEIGHBORHOOD OVERVIEW

1690 BROADWAY STREET

PW PACIFIC WEST GROUP

PACIFIC HEIGHTS

Pacific Heights is one of San Francisco's most prestigious and visually striking neighborhoods, known for its grand architecture, elevated setting, and refined residential character. Perched above the city, the area offers sweeping views of the San Francisco Bay, the Golden Gate Bridge, and the city skyline, with many homes positioned to take full advantage of these iconic vistas.

The neighborhood is defined by stately mansions, elegant Victorian and Edwardian residences, and beautifully maintained pre-war apartment buildings, reflecting a timeless sense of sophistication. Tree-lined streets, manicured sidewalks, and quiet blocks create a serene atmosphere, while nearby parks such as Alta Plaza Park and Lafayette Park provide green open space and panoramic outlooks.

Pacific Heights is centrally located, offering convenient access to nearby neighborhoods like Fillmore Street, Cow Hollow, and Nob Hill. Fillmore Street serves as a vibrant commercial corridor with upscale boutiques, acclaimed restaurants, cafés, and local favorites, blending neighborhood charm with cosmopolitan energy.

Highly regarded for its privacy, walkability, and architectural beauty, Pacific Heights appeals to those seeking an elegant, residential lifestyle with easy access to the cultural, dining, and business centers of San Francisco. It remains one of the city's most sought-after addresses, celebrated for its classic character, prestige, and enduring appeal.



Walk Score of 99



Transit Score of 86



Bikeable Score of 60



LOCATION OVERVIEW

1690 BROADWAY STREET

- 1) Harris’ Restaurant

2) Steakhouse

3) House of Prime Rib

4) Matterhorn Restaurant and Bakery

5) Fueling Station Cafe

6) The New Spot On Polk

7) Saint Frank Coffee

8) Mezcalito

9) Nisei

10) MIXT Salads

11) Blue Barn Polk

12) Philz Coffee

13) The Boys’ Deli

14) Macondray

15) Bonita Taqueria y Rotisserie

16) Starbucks

17) Peet’s Coffee

18) Amarena
- 19) Blue Fog Market

20) Motoring Coffee

21) Camino Alto

22) Muse Juice Bar

23) Cafe Réveille

24) Bowl’d Acai

25) The Italian Homemade Company

26) Wildseed

27) Mama’s Luncheonette

28) Fish N Gari

29) Whole Foods Market

30) Lafayette Park

31) Blue Bottle Coffee

32) Chouquet’s

33) Salt & Straw

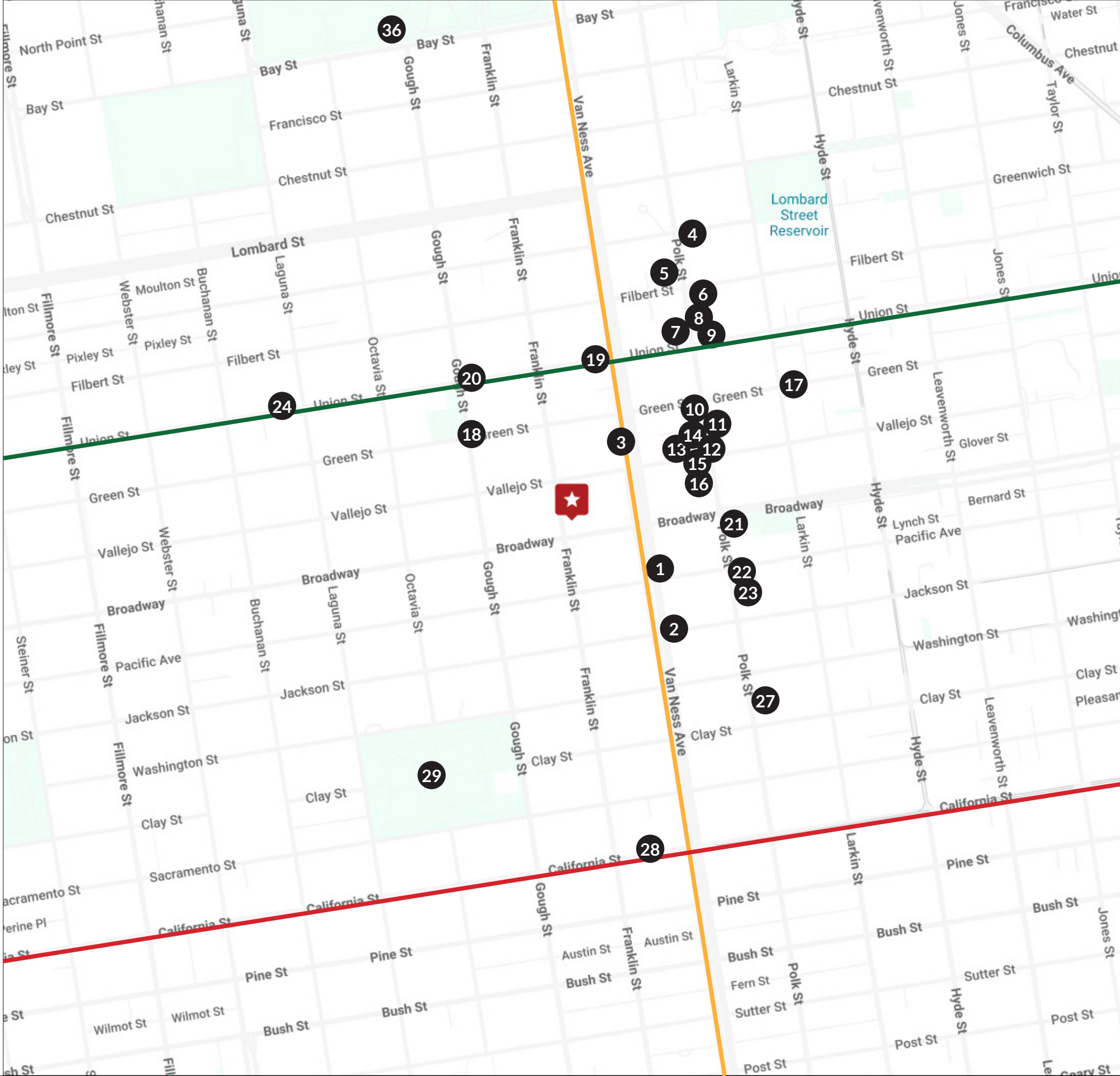
34) La Mediterranee

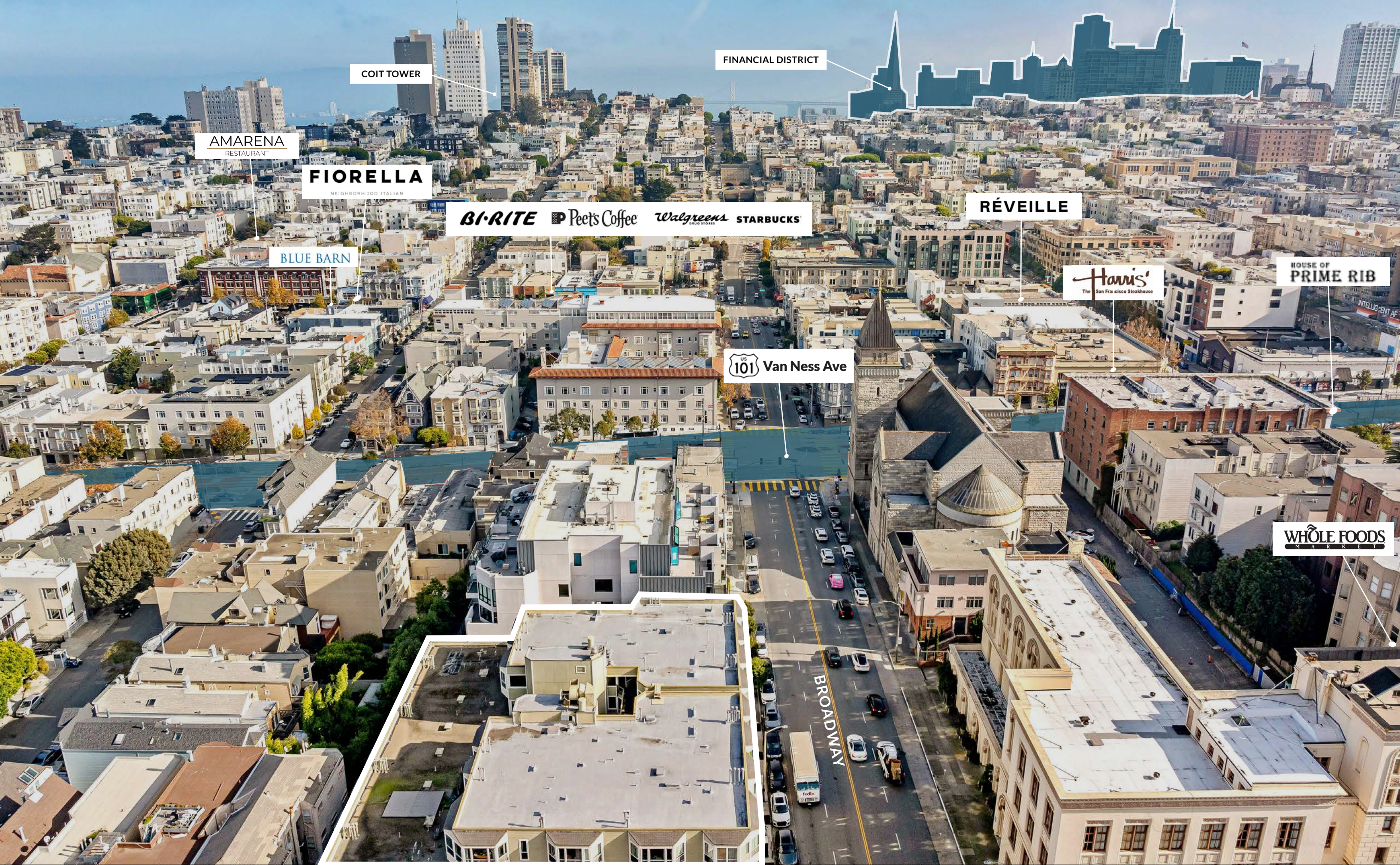
35) Dumpling Story

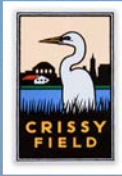
36) Moscone Park

37) Patrick’s Park

- Van Ness Ave Transite Line & 101 Hwy
- California Street Transit Line
- Union Street Transit Line
- Fillmore Street Transit Line







GOLDEN GATE BRIDGE



EQUINOX

SEPHORA

wildseed

vuori

CAMINO ALTO



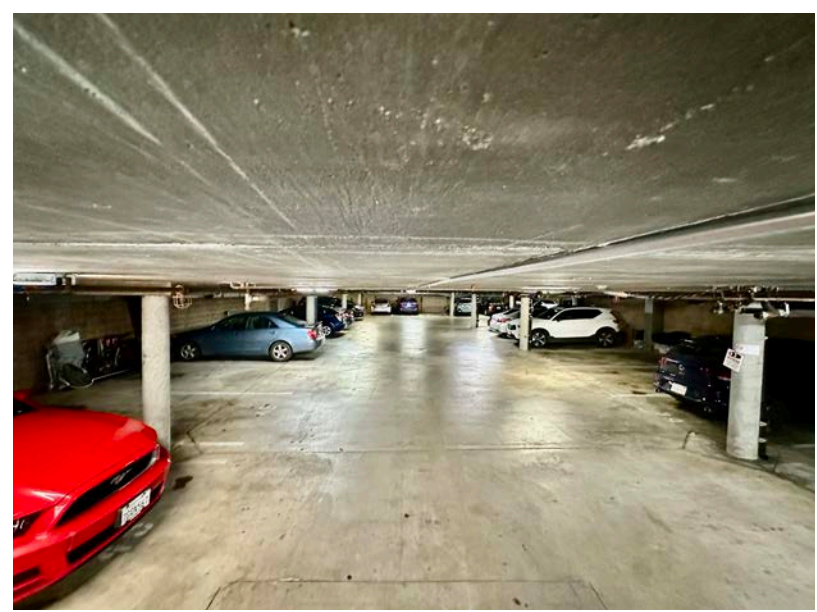
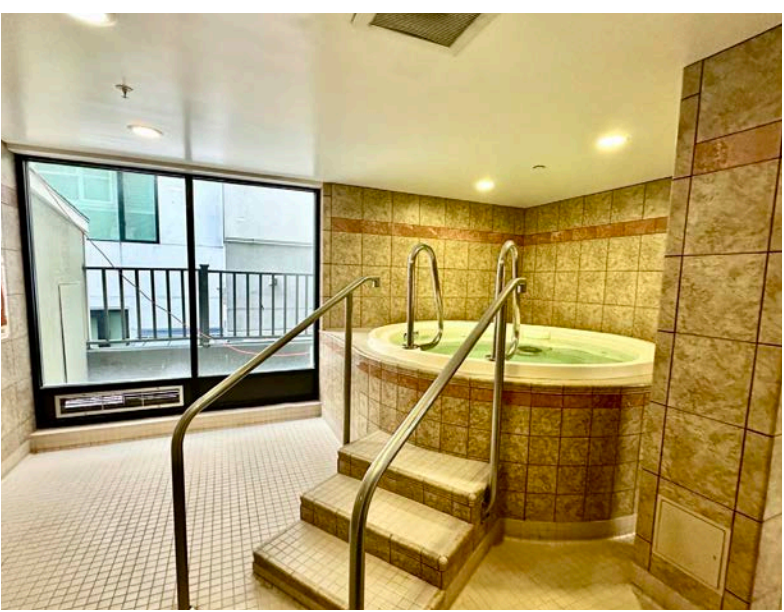
BLUE FOG MARKET



Matterhorn restaurant + bakery

BROADWAY
FRANKLIN







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