



THE GROSVENOR atrium

1690 BROADWAY
SAN FRANCISCO, CA 94109

STEPHEN PUGH
415.497.8307 | steve@pacwestcre.com
DRE 00894530

ANDREW BLACK
509.638.8538 | ablock@pacwestcre.com
DRE 02076033

MICHAEL JOHNSTON
415.794.6453 | mike@johnstoncre.com
DRE 01370461

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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.



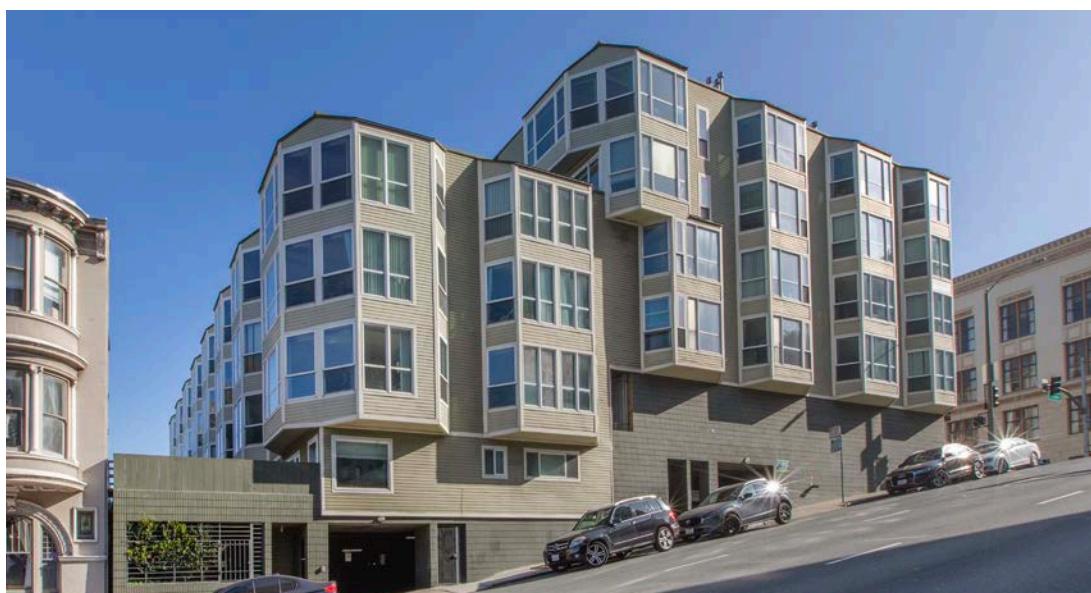


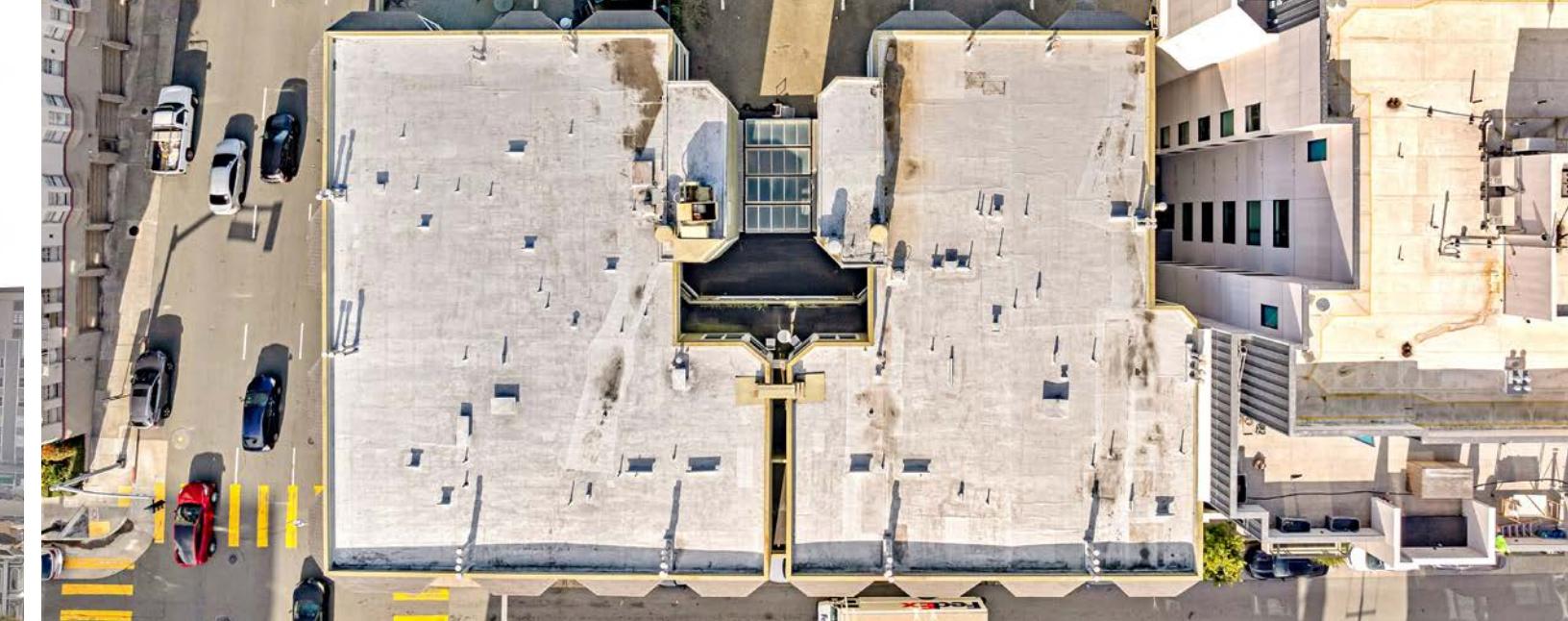
PROPERTY PROFILE

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



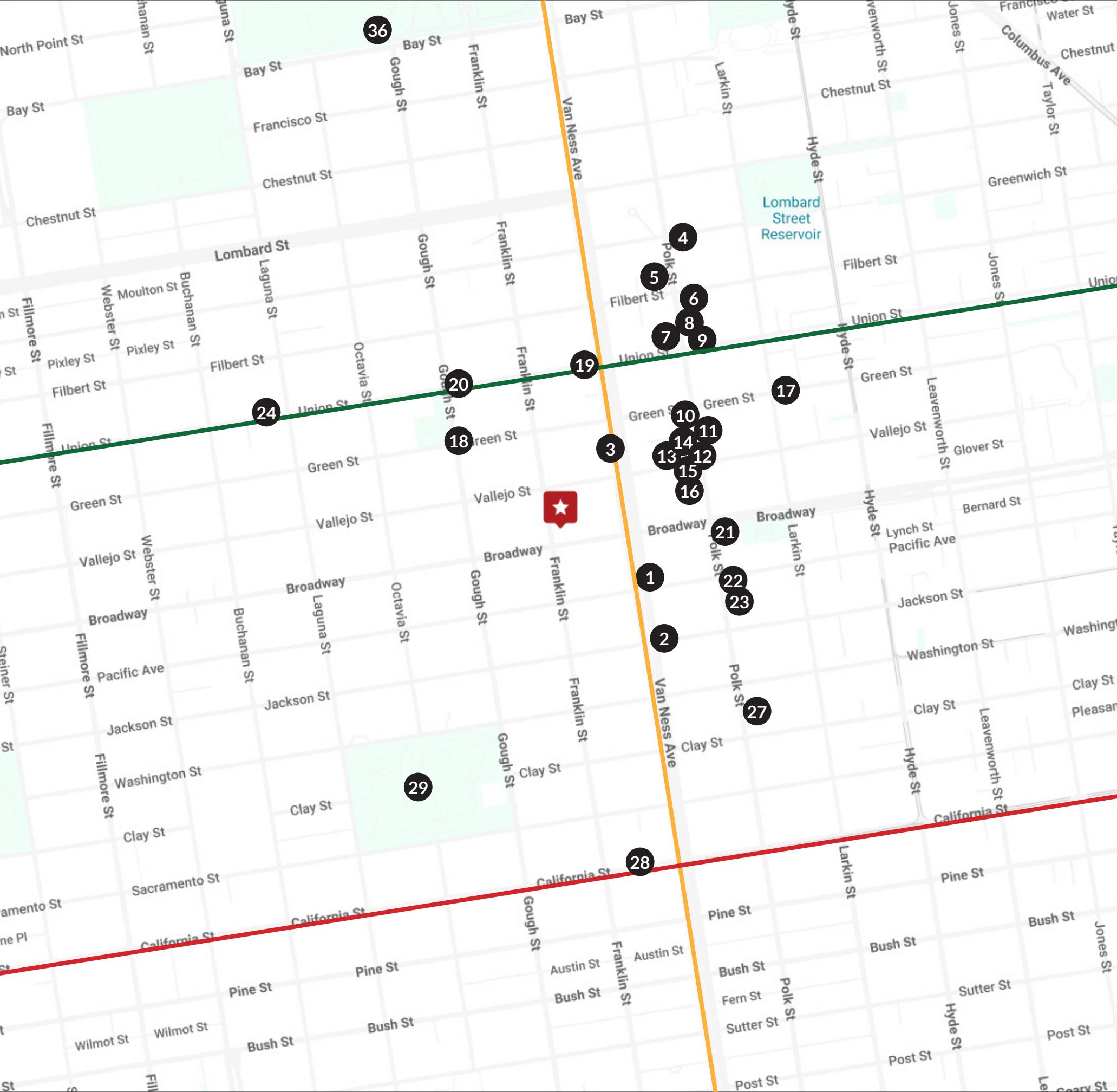
Bikeable Score of 60

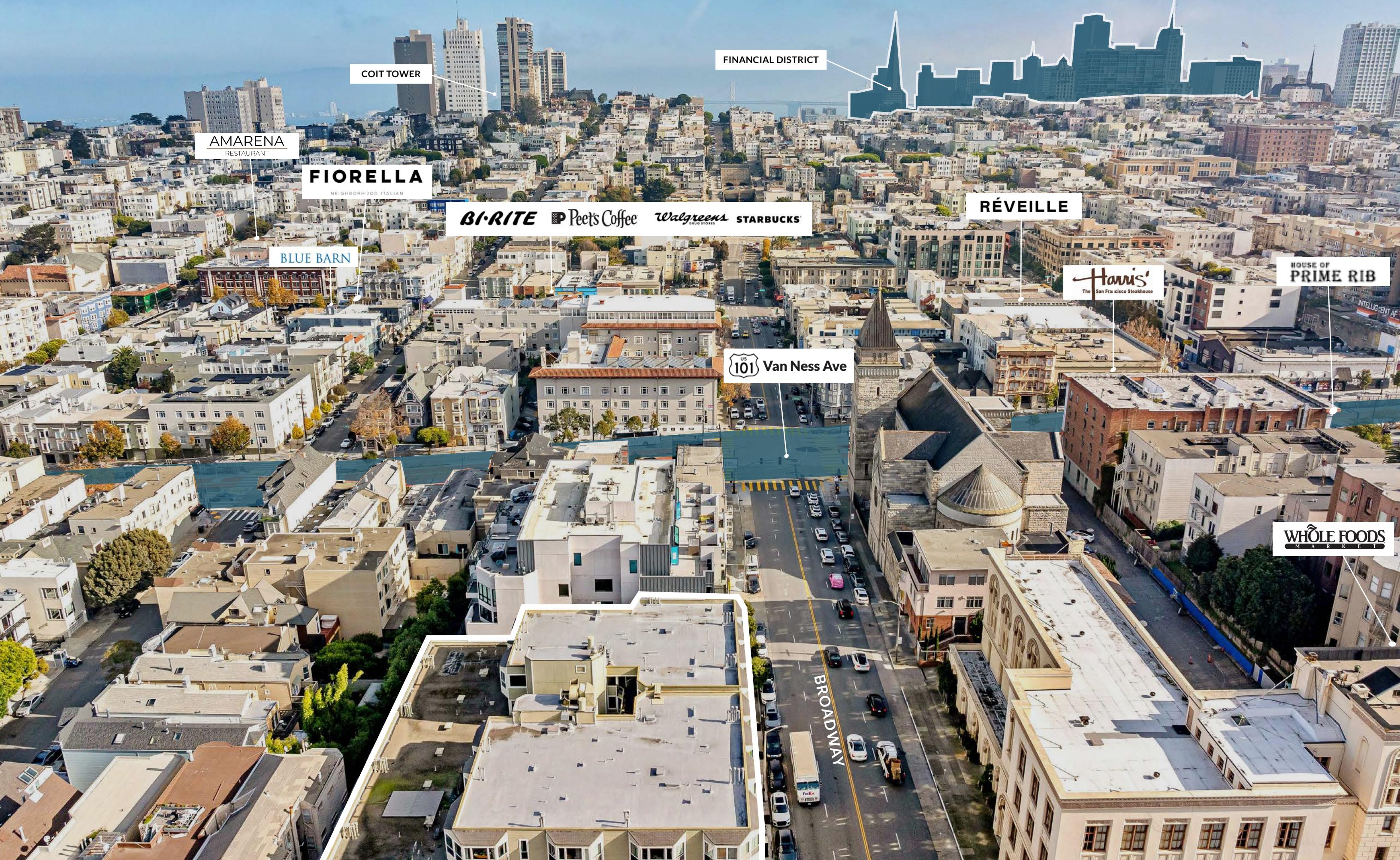


LOCATION OVERVIEW

1690 BROADWAY STREET

1) Harris' Restaurant	19) Blue Fog Market
2) Steakhouse	20) Motoring Coffee
3) House of Prime Rib	21) Camino Alto
4) Matterhorn Restaurant and Bakery	22) Muse Juice Bar
5) Fueling Station Cafe	23) Cafe Réveille
6) The New Spot On Polk	24) Bowl'd Acai
7) Saint Frank Coffee	25) The Italian Homemade Company
8) Mezcalito	26) Wildseed
9) Nisei	27) Mama's Luncheonette
10) MIXT Salads	28) Fish N Gari
11) Blue Barn Polk	29) Whole Foods Market
12) Philz Coffee	30) Lafayette Park
13) The Boys' Deli	31) Blue Bottle Coffee
14) Macondray	32) Chouquet's
15) Bonita Taqueria y Rotisserie	33) Salt & Straw
16) Starbucks	34) La Mediterranee
17) Peet's Coffee	35) Dumpling Story
18) Amarena	36) Moscone Park
	37) Patrick's Park







GOLDEN GATE BRIDGE



EQUINOX SEPHORA

wildseed

VUORI

CAMINO ALTO

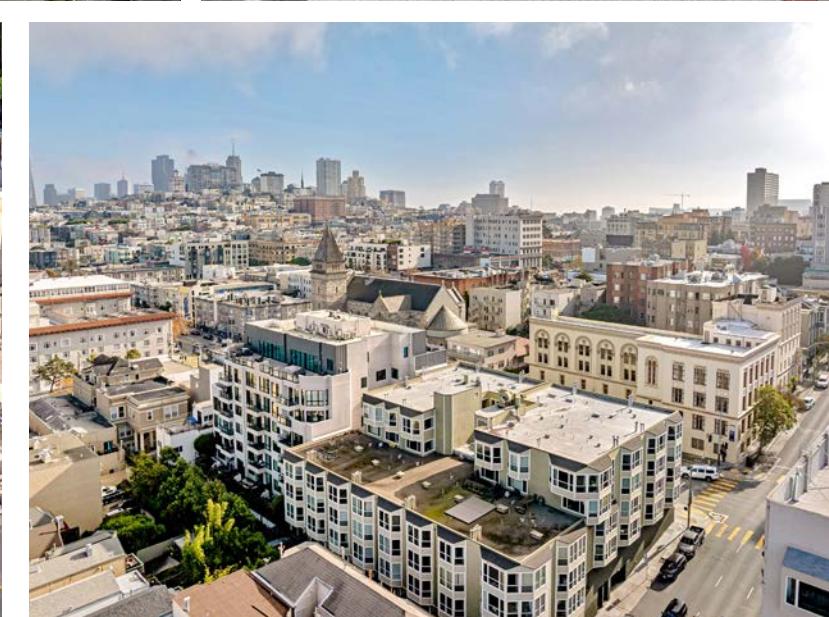
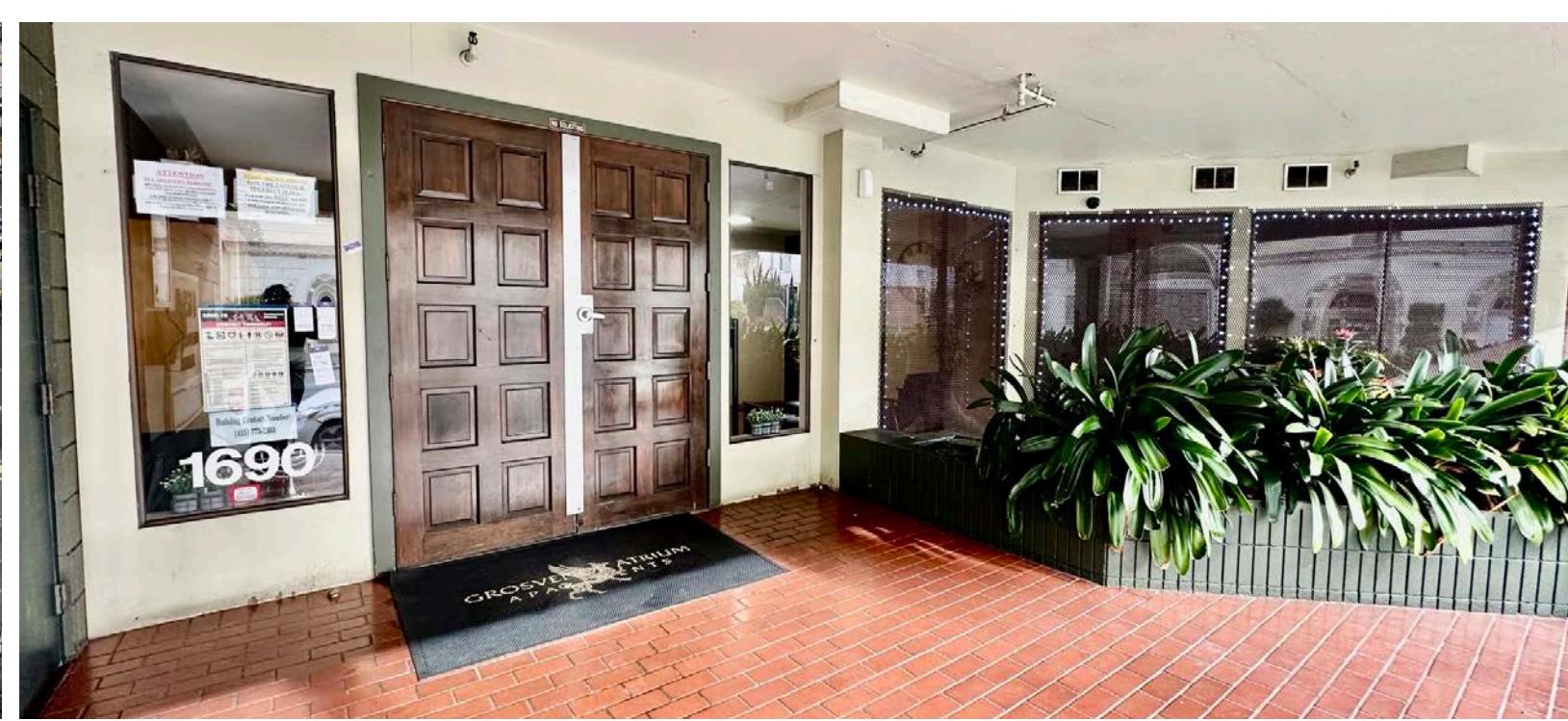


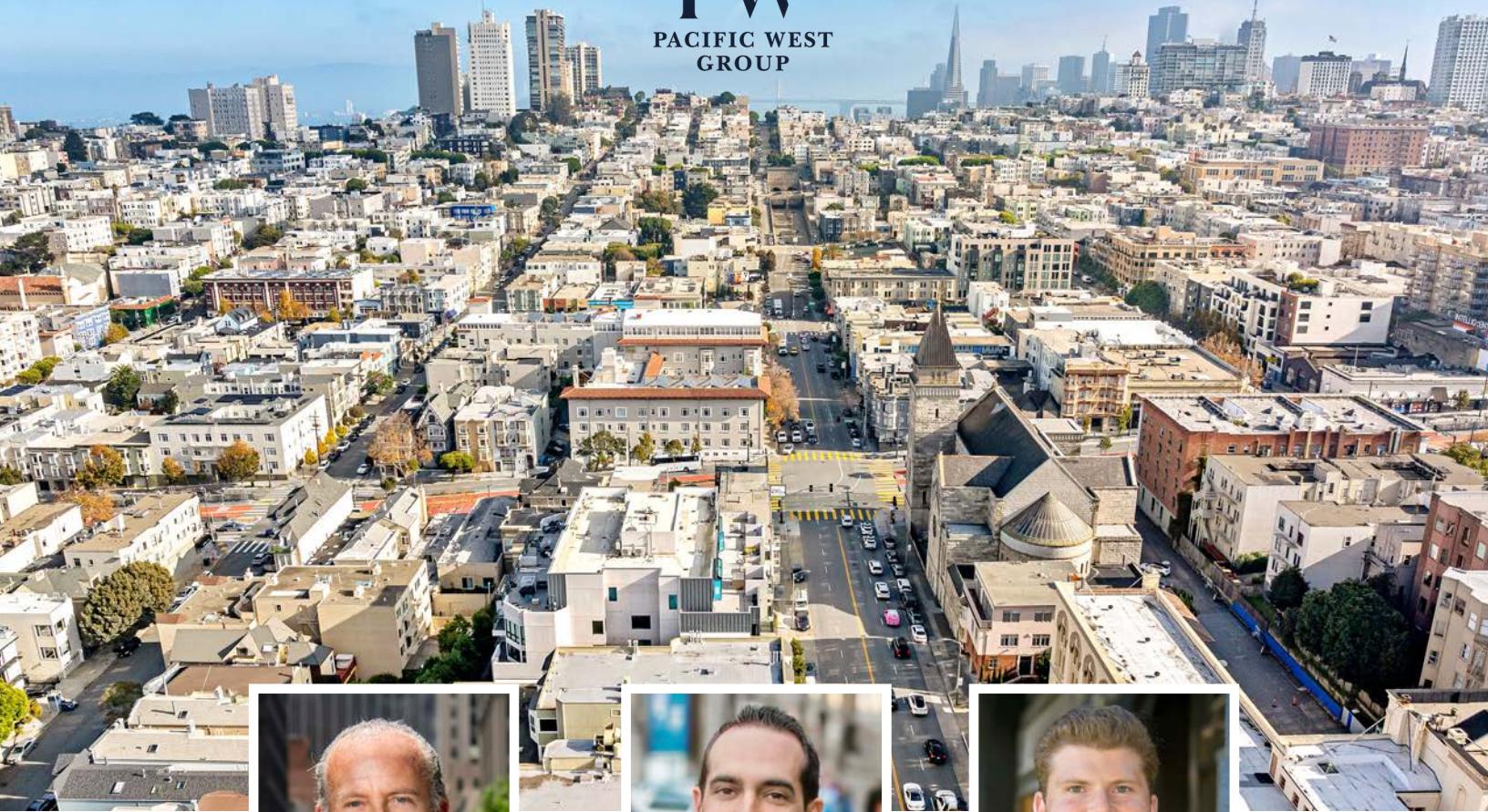
BLUE FOG MARKET



Matterhorn
restaurant  bakery

BROADWAY
FRANKLIN





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415.794.6453
mike@johnstoncre.com
DRE 01370461



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ablock@pacwestcre.com
DRE 02076033

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