

333 Broadway

San Francisco

Executive Summary



San Francisco Capital Advisors





Can a prudent tenant afford to not purchase a property?



Limit your future occupancy costs



Buy at discount (after prices fell and before rebound)



Inflationary profits



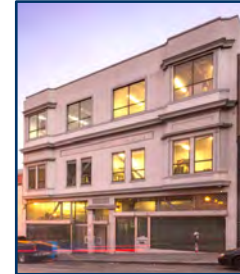
Multiple pathways-to-profit (including development)



HIGHLIGHTS

333 Broadway is available for acquisition with seller (bank) financing available. A rare opportunity exists to purchase San Francisco office buildings at large pricing discounts, even as inflation continually pushes future values higher (the replacement cost-to-construct). Profits result, when the local real estate market inevitably rebounds.

Asking Price	\$5,100,000
Building Size	13,741 SF
Price Per Square Foot	\$371
Occupancy Availability	100% vacant



With postcard-perfect structures, the Jackson Square historic district has enjoyed California's longest success story. Catering to the best businesses, it has impossible-to-duplicate historic charm. With a combination of classic spaces, unsurpassed amenities and conveniences, there is no better company location. An occupant will also benefit from the privacy and ownership advantages of a personal structure. Consequently, 333 Broadway is a quintessential downtown building primed for immediate purchase.

Featuring high ceilings, skylights, multiple private decks (including on roof), and a number of renovations and updates, the building's additional benefits include newer tenant improvements, air-conditioning, seismic retrofit, security system, a fire sprinkler system.

OPPORTUNITY



Although Jackson Square prices outpace the market, 333 Broadway is available at a fraction of recent district building sale amounts. The San Francisco market's recovery is fated, and the only question is when it will occur. During the City's lengthy history, real estate has always bounced back to hit a new peak (with record pricing heights). Therefore, a current acquisition opportunity exists—not just based on today's discounted prices, but also on projected future values. (These singular purchase opportunities temporarily present themselves, but never last).



As the world's urban technology capital, San Francisco's performance through the years of new business formation, combined with restrictions to future office building growth, ensures its place as one of the most desirable real estate investment markets. Furthermore, residential demand usually precedes commercial. And, homes and apartments in the City's good neighborhoods are experiencing high demand.

Ingloriously, many commercial tenants were previously priced out of San Francisco. This caused business closures and hinterland relocations. However, now for a buyer's benefit, building prices are in a temporary pricing trough. This enables a tenant to expect profit (through building ownership), and also "lock in" its operating costs at a low level for the long-term. Owner-occupants also benefit from the advertising value of a building's naming right.

Development Potential



The 333 Broadway site is believed to have significant future development potential. The current height limit is 65 feet, making a taller structure conforming on the site. A new California State Assembly Bill 1287 (for "stacking density bonuses") provides a pathway for even taller structures. Therefore, expected profits from a recovering local real estate market, additional inflation-derived capital gains, and a more intensive land use hereafter, should all combine to provide a buyer with multiple pathways-to-profit.



Few alternative investments offer this historically strong tenant demand in a market where political regulations and natural barriers limit the future supply. This provides the expectation of significant capital appreciation over time. As a result of this and other factors (such as continuing inflation), prime urban real estate is the basis for most enduring fortunes. This is because it functions as the only future-proofed investment.

SUMMARY



The best investments enjoy multiple pathways-to-profit. Now priced at a discount, with an excellent location (in a market with high-growth potential and enjoying high barriers-to-entry for competing product), 333 Broadway exactly fits that characteristic. It is also ready for immediate occupancy.

MARKETING PROCESS



For everyone's benefit: Our unique property marketing approach is unlike any other. Designed to find the ideal buyer and ensure best practices, San Francisco Capital Advisors eliminates common brokerage conflicts-of-interest. Our open and fair process allows and encourages all qualified parties to equally participate.

Amongst other advantages; we are revenue neutral (and agnostic) regarding who is the successful purchaser. This is accomplished by our not representing buyers (including for mortgage financing), nor expecting to later work for the buyer or re-sell the property on their behalf.



Additionally, buyers and cooperating agents are assisted by our maintaining purchase offers in the strictest-of-confidence, and protecting their agency relationships. This fiduciary sale process (combined with our other exceptional services and seller-beneficial agreements) assures our clients of optimal transaction execution.

CONTACT AND PROCEDURE

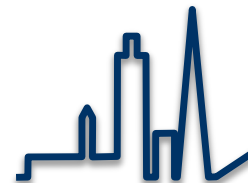
San Francisco Capital Advisors (SFCA) has been retained as the owner's exclusive advisor for the disposition of its fee simple interest in the 333 Broadway property in San Francisco, California. All inquiries should be directed to SFCA, and this offering memorandum is provided subject to the terms of the enclosed Confidentiality and Disclaimer Statement and Agreement.

Prospective purchasers, and agents, desiring to receive additional information should contact:

Charlie

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Prime Occupancy Opportunity Discounted Below Cost-to-Replace

PROPERTY OVERVIEW



At the pinnacle of the Pyramid's shadow, 333 Broadway's rare qualities include the traditional blended with contemporary, history with practicality, and comfort with convenience. Situated in the Jackson Square area, 333 Broadway has four levels, skylights, and high ceilings. With generally open floor plans, the building is suitable for either single or multiple tenancy. Now vacant, the renovated property is available for immediate occupancy.

Renovated numerous times (including for a reported \$1.2 million during 2019), the structure was seismically reinforced during the mid-1990s, and constructed during 1921 for San Francisco's Cariani Company. Benefitting from multiple decks (four on the third floor), the roof's features a Coit tower view. Not known to be included in the building's square footage measurement, it could represent an additional add-value opportunity (through an expansion in rentable size). Ceiling clear height (at the front of the ground floor) is approximately 13.5-feet. The second and third floors enjoy almost 10.5-foot clear heights (approximately). The lower level's ceiling appears to be just below 9-feet in height.

Filled with abundant natural light from multiple sides of the building, the lower level features south facing windows, as well as an open-stairwell area on the northern street side. The ground floor has north and south facing windows, while the second and third floors have additional windows to the east. There are two primary staircases, with one leading to all floors. The building has multiple restrooms marked handicapped. There is one restroom each in the lower level, first, and second floors. The third floor has three restrooms.

Originally a mid-block, two-story building (historic photo in the Appendix), the third floor was later added. The foundation is of concrete slab with a raised perimeter concrete foundation. The flat roof has a built-up composition covering (with deck). The air-conditioned building has a wet fire sprinkler system on all floors. An elevator (with 1,500-pound capacity) services all levels. The electrical capacity is 600-amps with a 120/208 volt, three-phase, four-wire system. The boiler was replaced during 2023.

BILLBOARD SIGN

There is a billboard on the building's eastern side.

Lessee: CBS Outdoor Inc. Outfront Media

Lease expiration date: 5-31-2027 (per Amendment dated 8-28-2017)

Per lease amendment, "Lessor can give 90-days notice to terminate via certified mail.

Monthly payments of \$120.00 (But, company advertising value estimated at many multiples of this amount).

SITE SUMMARY

Address: 325-333 Broadway, San Francisco, California 94111

Building Area: 13,741 square feet. (per San Francisco County Assessor)

Land Area: 3,471 square feet.

Zoning: C-2 (Community Business)
65-foot height limit, "A" Bulk District, and 5:1 FAR in the Washington-Broadway SUD. Within proposed Jackson Square Historic District Extension. A new California Assembly Bill 1287 (for "stacking density bonuses") provides a pathway for even taller structures.

Historic Resource: Foundation for San Francisco's Architectural Heritage "C" (Contextual Importance) survey rating, and CEQA "A" rating.

Assessor's Parcel Number: Block 0164, lot 030

SITE CONDITIONS AND ENVIRONMENTAL

The Seller and San Francisco Capital Advisors make no warranties or representations regarding the absence or presence of hazardous substances, and advise all prospective buyers to have an independent building and soils condition report prepared at their own direction and expense.



Second Floor

333 Broadway - Basement Level

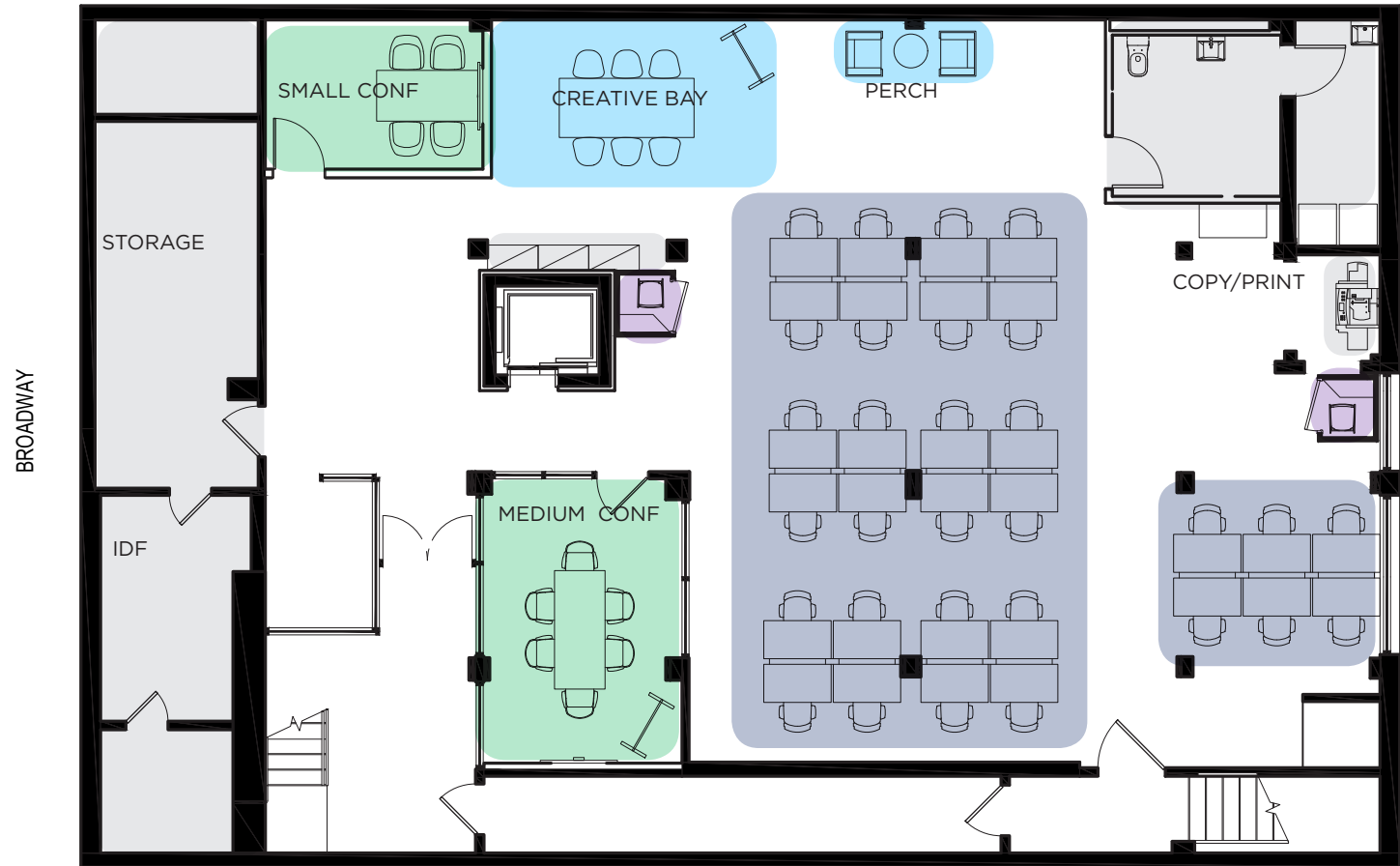
STATIC DENSITY 88



DESK DENSITY

Capacity of desks in the space related to the square footage.

FIXED SPACE TYPE	
■ CONFERENCE	
Small Conference	3
Medium Conference	3
Large Conference	0
■ PHONE ROOMS	0
■ COMMONS	2
■ LANDING	1
■ SUPPORT	
Storage	1
Copy/Print	1
IDF	1
FLEX SPACE TYPE	
■ SETTINGS	
Hub	1
Perch	3
Creative Bay	1
■ DESKS	88
■ PHONE BOOTHS	6



Pre-verification test fit (Hypothetical).



AGILITY

Readiness to support growth before having to move employees to another location.



VERSATILITY

Amount of various settings where employees can work in different ways.



CONNECTIVITY

Probability of natural collisions & transparency across teams leading to successful cross collaboration.



TALENT ATTRACTION/RETENTION

Level of differentiation of your space to your competitors impacting employee happiness.

333 Broadway - Level 1

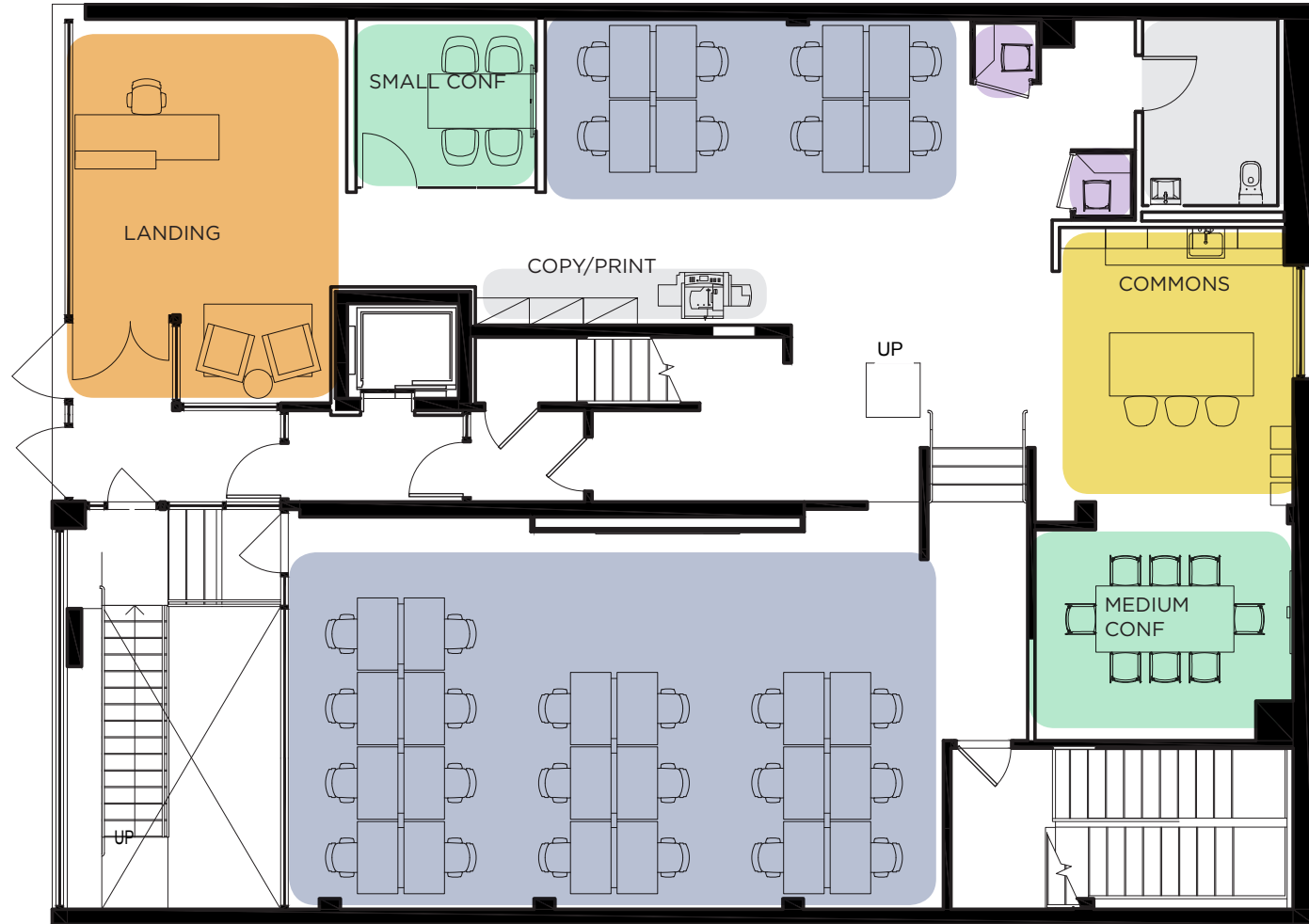
STATIC DENSITY 88

MIN MAX

DESK DENSITY
Capacity of desks in the space related to the square footage.

FIXED SPACE TYPE

CONFERENCE	
Small Conference	3
Medium Conference	3
Large Conference	0
PHONE ROOMS	
COMMONS	2
LANDING	1
SUPPORT	
Storage	1
Copy/Print	1
IDF	1
FLEX SPACE TYPE	
SETTINGS	
Hub	1
Perch	3
Creative Bay	1
DESKS	88
PHONE BOOTHS	6



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TALENT ATTRACTION/RETENTION
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333 Broadway - Level 2

STATIC DENSITY 88

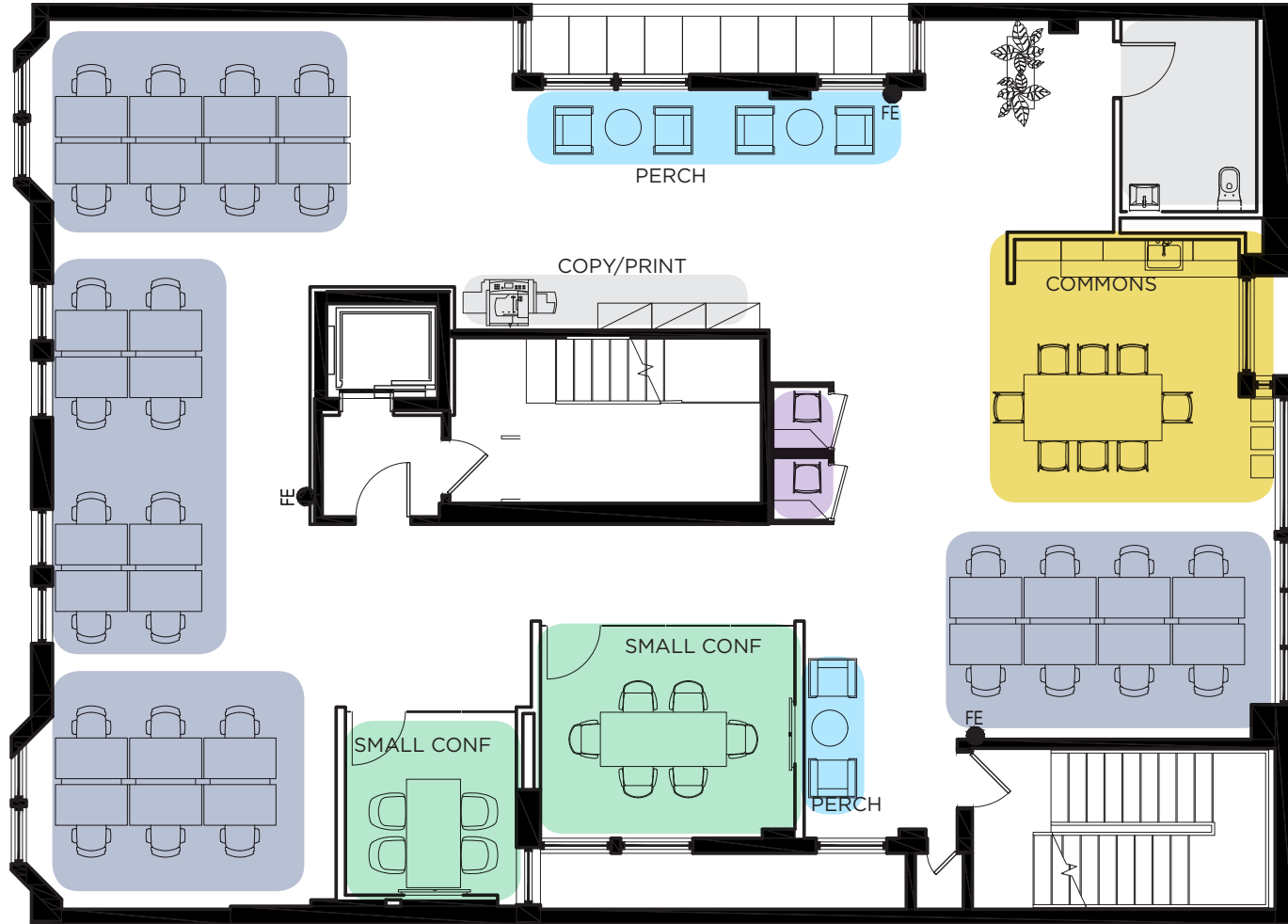


DESK DENSITY

Capacity of desks in the space related to the square footage.

FIXED SPACE TYPE

■ CONFERENCE	
Small Conference	3
Medium Conference	3
Large Conference	0
■ PHONE ROOMS	
■ COMMONS	2
■ LANDING	1
■ SUPPORT	
Storage	1
Copy/Print	1
IDF	1
FLEX SPACE TYPE	
■ SETTINGS	
Hub	1
Perch	3
Creative Bay	1
■ DESKS	88
■ PHONE BOOTHS	6



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TALENT ATTRACTION/RETENTION

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CONFIDENTIALITY AND DISCLAIMER STATEMENT AND AGREEMENT

San Francisco Capital Advisors ("SFCA") is providing a limited and revocable, non-exclusive viewing license for this offering memorandum ("Memorandum") to recipient ("Recipient") solely to assist in your determining whether to express further interest in acquiring the 333 Broadway property ("Property"). In consideration, you agree this Memorandum and its contents will be held in the strictest of confidence and will not be copied or otherwise reproduced, modified, or disclosed to any other entity without the prior written authorization of the Property's owner ("Owner") or SFCA. You also agree this Memorandum and its contents will not be used in any manner detrimental to the interest of the Owner and/or SFCA, and accept without limitation or qualification the following additional terms and conditions:

The Owner, SFCA, and their respective affiliates make no expressed or implied warranty, representation, or guaranty as to the accuracy, correctness, or completeness of the information contained herein, or any other written or oral communication transmitted to Recipient about any aspect of the Property and/or market. No legal liability is assumed or to be applied in connection with the information, or other such communications and information. Document summaries are not intended to be comprehensive or all-inclusive, but rather only to outline some provisions contained therein and are entirely qualified by the actual document to which they relate. Such summaries do not constitute a legal analysis and interested parties are expected to independently review all documents without reliance on this Memorandum in any manner. This Memorandum shall not be deemed a representation of the Property's state of affairs, is subject to change without notice, and SFCA assumes no obligation to supplement or modify this Memorandum's information.

A Recipient should conduct independent due diligence inspections at its own direction and expense and make its own projections and conclusions without reliance upon the information contained herein. This would include, but not be limited to, the Property's physical condition and engineering matters, the existence of any potentially hazardous material(s), the Property's actual size, title exceptions, as well as its compliance or non-compliance (now or in the future) with any regulation, rule, guideline, ordinance, or planned use. Any cash flow projection and assumptions represent estimates based in conjunction with possible future market scenarios and may also be subject to changes, errors, and/or omissions. Recipients should develop and solely rely on its own independent estimates of actual and pro forma income and expenses before making any value conclusion. This transaction's worth to you depends on many factors, which should be evaluated by your tax, financial, and legal advisors.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum, or making an offer to purchase the Property, unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner, and any conditions to the Owner's obligations therein have been satisfied or waived.

This Memorandum and its copyright remain the property of SFCA. Consequently, we reserve the right to revoke this limited viewing license at any time and require the return of any physical and electronic copies in part or entirety, as well as any other documents provided to Recipient by SFCA. Notwithstanding the additional terms in any previously signed nondisclosure (or other) agreement, by using this license and Memorandum (and/or subsequently-provided due diligence materials) to directly or indirectly submit an offer (and/or purchase) the Property, Recipient agrees to defend, indemnify, and hold harmless Owner, SFCA and their respective affiliates from and against any and all claims, proceedings, damages, injuries, liabilities, losses, costs, and expenses (including reasonable attorneys' fees and litigation expenses, with Recipient posting a bond for the same) relating to or arising from any breach, violation or challenge by Recipient of the foregoing.

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Marketing and Offer Processes

MARKETING

Our 333 Broadway sale process is different from all others. One aspect of this results from the elimination of brokerage conflicts-of-interest (plaguing many other commercial property sales). This includes dual-agency.

In particular, all potential buyers have an equal and fair opportunity to participate and purchase. SFCA will not be representing buyers. We also do not provide financing, leasing, or management services. Consequently, we are not accepting (or seeking) Property commissions from the buyer. This illustrates SFCA is revenue-neutral (and agnostic) with regard to the buyer's origin and identity. SFCA also does not compete against prospective purchasers (or our clients) by secretly investing in comparable real estate.

These facts, combined with full and absolute cooperation with other brokers, assures buyers and other agents that their offers and client relationships will be protected. Sellers, therefore, are affirmed about finding their absolute best buyer through our exclusive listing process. Transactions are also completed under ideal terms because SFCA functions as a fiduciary, working only toward achieving and protecting our client's best interests.

Subject to a number of factors, we anticipate notifying registered parties of a call for offers approximately 30-45 days from the initial availability of this offering memorandum. Additionally, the owner reserves the right to negotiate exclusively at any time with a prospective buyer. The Property is being offered on an "as-is" basis.

OFFERS

Please include the following information in a purchase offer, if applicable:

1. Purchase price and proposed allocation of closing expenses.
2. Due diligence already completed, period length (if any), planned inspections summary, and requisite approval process.
3. Amount and timing of initial (and any subsequent) deposit(s), and when would become nonrefundable.
4. Closing timeframe.
5. Source(s) of capital, both equity and debt, including debt leverage (if any) and required approvals.
6. Experience purchasing similar real estate, financial capability, and any other information material for offer's evaluation.

Thank you in advance for your acquisition interest. Inquiries should be directed towards:

Charles K. McCabe

(415) 770-9800

Charles.McCabe@SFCAdvisors.com

San Francisco Capital Advisors

www.SFCAdvisors.com



San Francisco Capital Advisors

We provide transactional and advisory services with an unrivaled combination of experience, market knowledge, tenacity, and enthusiasm.

Your best interests are achieved without dual representation, or other conflicts of interest, in the most economic and effective manner.

Our unique disposition process also features the broadest reach to the most motivated buyers, which includes offshore capital originating in Asia, Europe, and the Middle East.

A maximization of net sale proceeds and the highest levels of client service and satisfaction are the result.

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