

◆ PIER 31 ◆ ALCATRAZ EMBARKATION | SAN FRANCISCO



◆ WATERFRONT RESTAURANT/CAFÉ OPPORTUNITY ◆

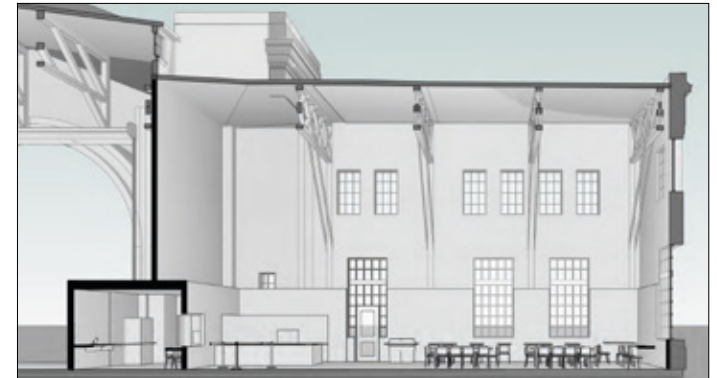




## FEATURES

- +/- 3,760SF
- Waterfront café/restaurant opportunity located on a busy pedestrian thoroughfare
- The property is part of the *Alcatraz Embarkation* relaunch
- 1.5 million visitors use this pier to access Alcatraz annually
- Delivery conditions to be negotiated
- Below-market Type 47 liquor license
- Shared outdoor patio dining with water views
- High ceilings
- Existing newly built bathrooms
- Parking and public transportation nearby
- Close proximity to Exploratorium and cruise ship terminal

◆ PIER 31 CAFÉ/ RESTAURANT ◆



SECTION PERSPECTIVE | FACING EMBARCADERO

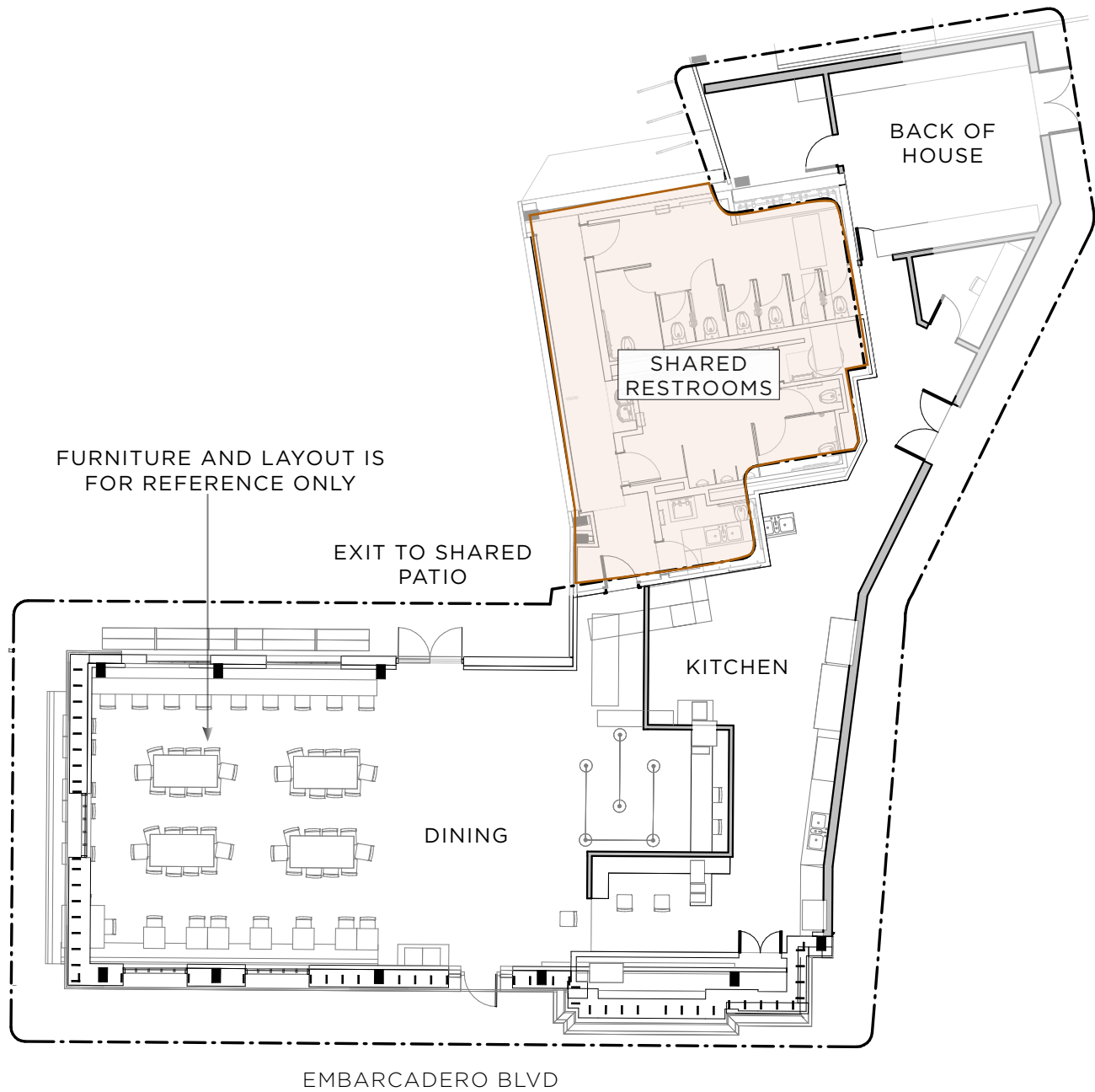


SECTION PERSPECTIVE | FACING THE WATER

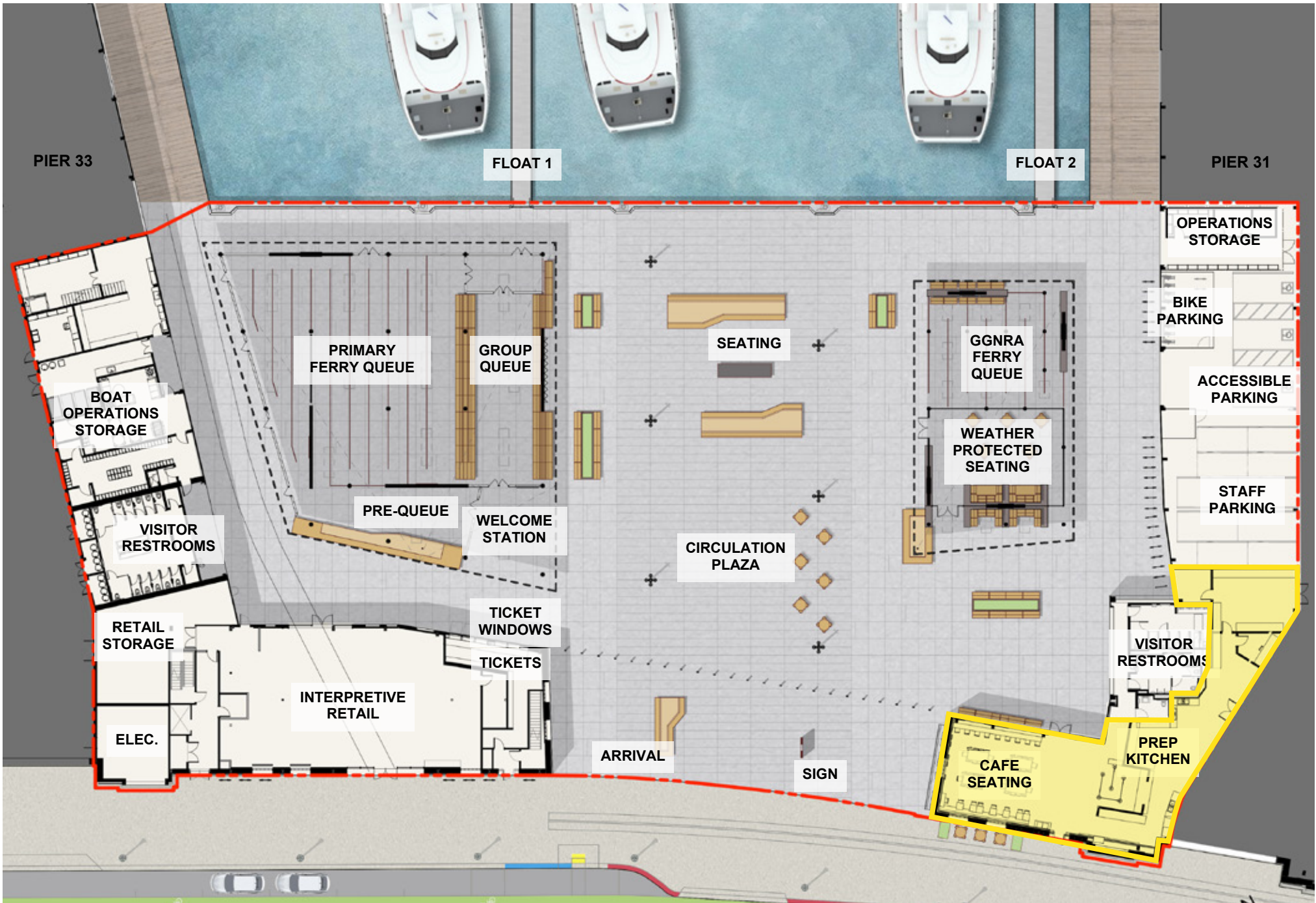


SHARED COVERED PATIO

◆ CONCEPTUAL FLOOR PLAN ◆



◆ PIER 31 | SITE PLAN ◆





PLAZA MASTER PLAN CURRENTLY  
UNDER CONSTRUCTION.  
ANTICIPATED COMPLETION Q1 2026



The new Alcatraz Embarkation Plaza will include: a welcome station, circulation plaza, seating area, group queue area, primary ferry queue, interpretive retail.



## THE PARKS CONSERVANCY'S PAST SUCCESSFUL REDEVELOPMENTS



Presidio  
Tunnel  
Tops

Lands  
End  
Lookout



Golden Gate  
Bridge  
Welcome  
Center

## CONSERVANCY MISSION STATEMENT

“To preserve the Golden Gate National Park, enhance the park visitor experience, and build a community dedicated to conserving the parks for the future.”

Pier 31, where every sip comes with a view and the chance to explore Alcatraz, one of San Francisco's top visitor destinations. Nestled along the vibrant San Francisco waterfront, this alluring café space is a part of the redevelopment of Alcatraz Embarcation. With 3,000-5,000 visitors frequenting the West and North waterfronts, the space presents a unique opportunity to engage with bustling pedestrian traffic. Imagine a café experience where patrons can unwind amidst the gentle breeze, basking in the warmth of the California sun in the inviting outdoor seating area.

As part of the Parks Conservancy's legacy of successful redevelopments, including Presidio Tunnel Tops, Lands End Lookout, and the Golden Gate Bridge Welcome Center, we're thrilled to unveil the transformation of Alcatraz Landing. Whether it's a relaxed lunch or a quick coffee break, our café space provides the perfect setting to indulge in delicious treats while soaking in the quintessential sights of San Francisco.





**1.5 MILLION**  
VISITORS ANNUALLY

**3,000-5,000**  
AVERAGE DAILY VISITORS

## DAY TOUR HOURS AND NIGHT TOUR HOURS

First boat departs for Alcatraz at 8:40 am year round, with additional sailings every 15-30 minutes

### FROM MARCH TO NOVEMBER

NIGHT TOURS DEPART SF FOR ALCATRAZ  
AT 5:55 PM, 6:30 PM, AND 7:05 PM WITH  
RETURNS AT 6:30 PM 6:55 PM 7:55 PM,  
8:40 PM, AND 9:25 PM

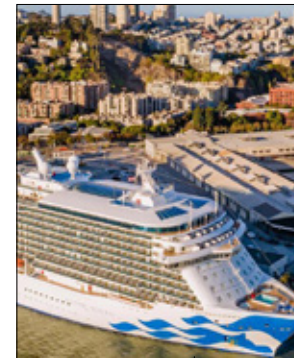
### NOVEMBER TO MARCH

THE NIGHT TOUR DEPARTS SF  
AT 3:50 PM AND 4:45 PM (HOLIDAYS ONLY)  
AND RETURNS AT 4:25 PM AND 6:40 PM



# ◆ EMBARCADERO BOULEVARD ◆

**PIER 31** is situated in the epicenter of San Francisco's Waterfront. It is surrounded by excellent public transportation, unique boutiques, top-tier dining, posh hospitality, and many longtime destinations for Bay Area and San Francisco tourists. Celebrated neighbors include Pier 39, Ferry Plaza, Exploratorium and the cruise ship terminal. This space also enjoys proximity to major touristic landmarks such as the Transamerica Pyramid, Jackson Square, Chinatown, and North Beach as well as a multitude of nearby hotels. Nothing is more iconic than the San Francisco Waterfront.



PIER 39



PIER 31



CRUISE SHIP TERMINAL



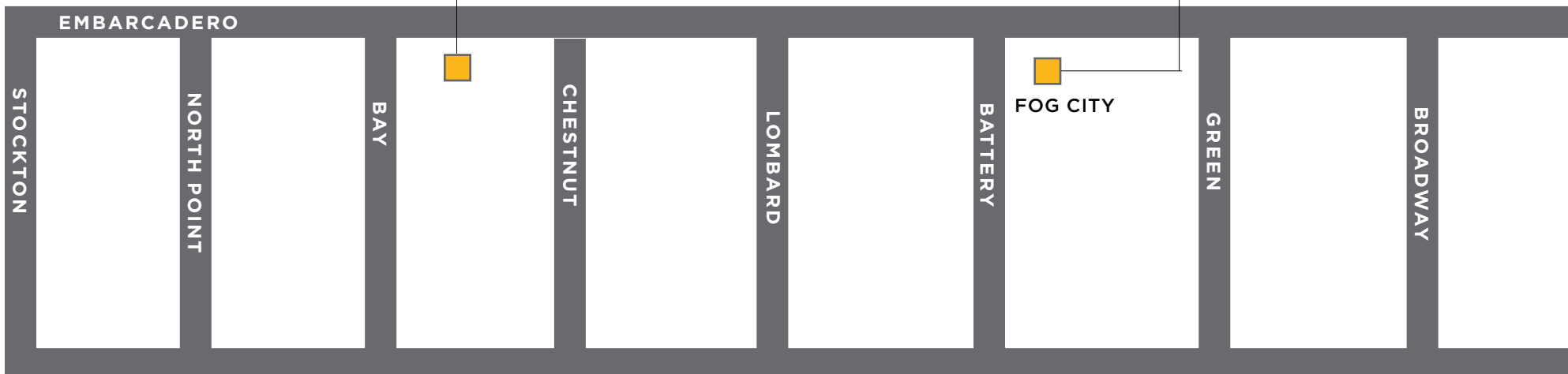
EXPLORATORIUM

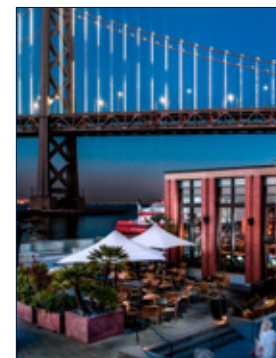
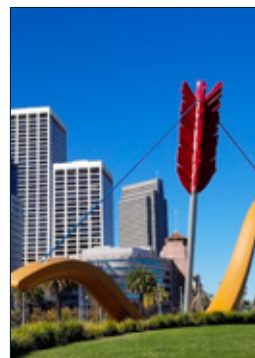


THE WATERFRONT

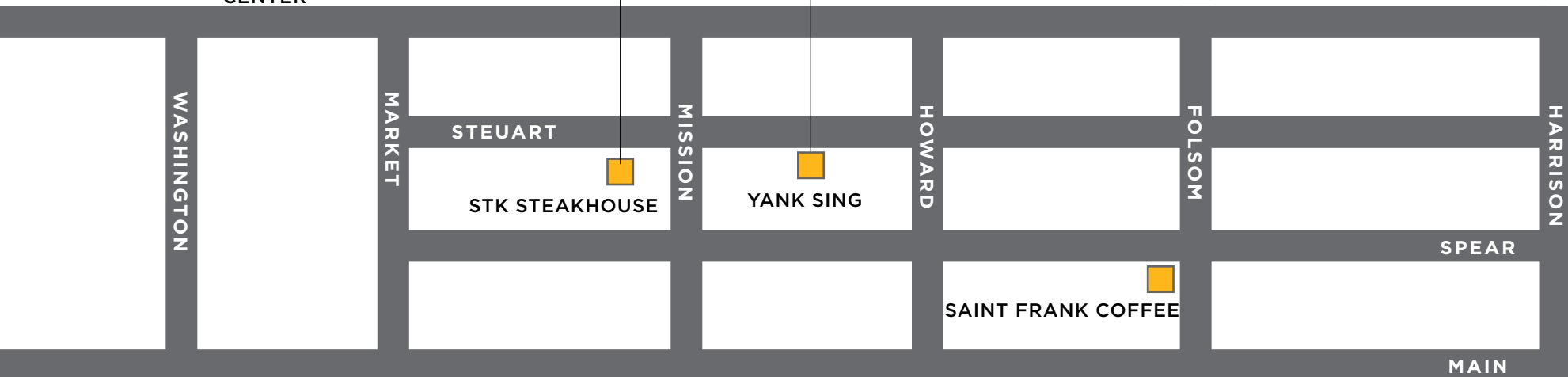


COQUETA





LA MAR
  EMBARCADERO CENTER
  THE FERRY BUILDING
  RINCON PARK
  EPIC STEAK
  WATERBAR



◆ PIER 31 ◆



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