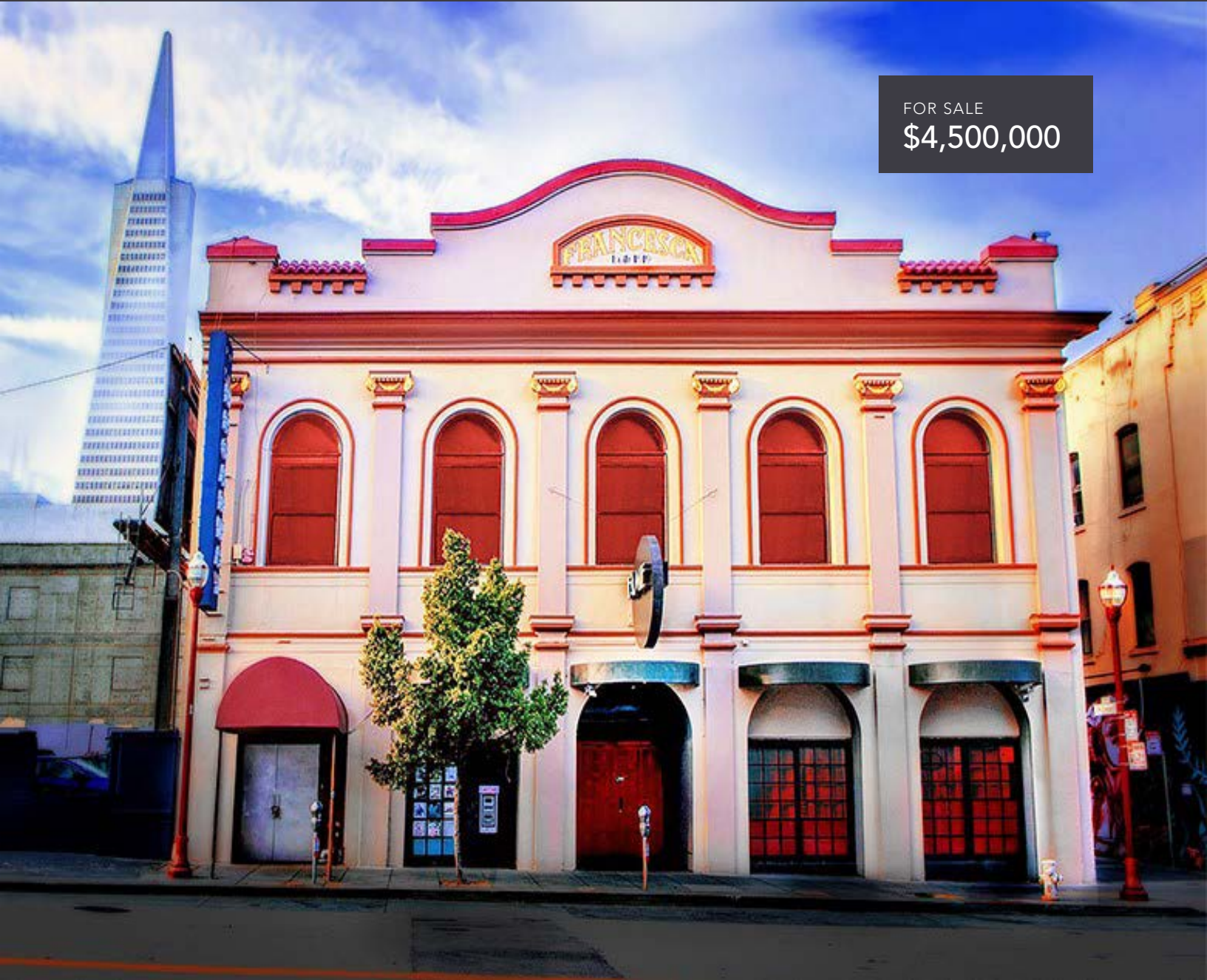


Iconic Commercial Property

+/- 12,222 Sq Ft
\$368 PSF

FOR SALE
\$4,500,000



435-443 Broadway
NORTH BEACH, SAN FRANCISCO

URBANGROUP
REAL ESTATE

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SALES AND INVESTMENT TEAM

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URBANGROUP
REAL ESTATE

INVESTMENT SUMMARY

As exclusive agents, Urban Group Real Estate is pleased to present 435-443 Broadway, San Francisco, CA for purchase.

435-443 Broadway is a freestanding commercial building encompassing approximately 12,222 square feet. Ideal location at the intersection of bustling Jackson Square and North Beach. Built in 1919 by the Filipino Masonry for the Garibaldi Italian Society, with a storied history as On Broadway Theatre and Mabuhay Garden restaurant and night club. Over the years, the property has hosted boxing matches, comedy shows, and major music acts. 435-443 Broadway offers exceptional potential to continue to use as an event or entertainment property or repurpose and add to its existing value.

The property features separate entrances for its first and second floors, each with its own bar. The second floor boasts a main stage with a mezzanine level for enhanced viewing and accommodates 400 guests, while the first floor offers a smaller stage that can host up to 300 guests. Multiple storage areas further increase the building's flexibility for a variety of uses. Type 48 and type 47 liquor licenses are also available for separate purchases.

This offering represents a rare chance for investors to secure an iconic property of this scale at an attractive price of \$368 per square foot.

The Perks:

- + Prime location, at the intersection of North Beach and Jackson Square.
- + Standalone building with a striking street presence.
- + Convenient access to public transit.
- + Easy walk to Financial District and Transamerica building area.
- + Great value at \$368 PSF.

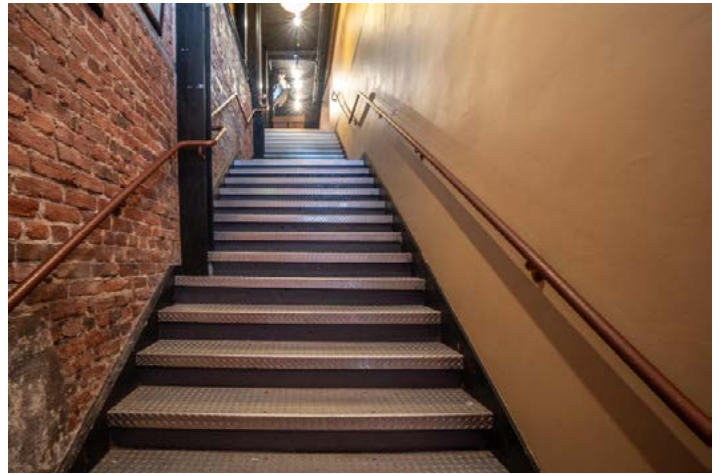


PROPERTY OVERVIEW

Address	435-443 Broadway, San Francisco, CA
APN	0163-028
Zoning	NCD-Broadway
Building Size	+/- 12,222 SF
Parcel Size	6,142.5 SF
Height Limit	65'
Year Built	1919
Foundation	Concrete
Construction	Reinforced Masonry
Roof	Shingles



PROPERTY PHOTOS





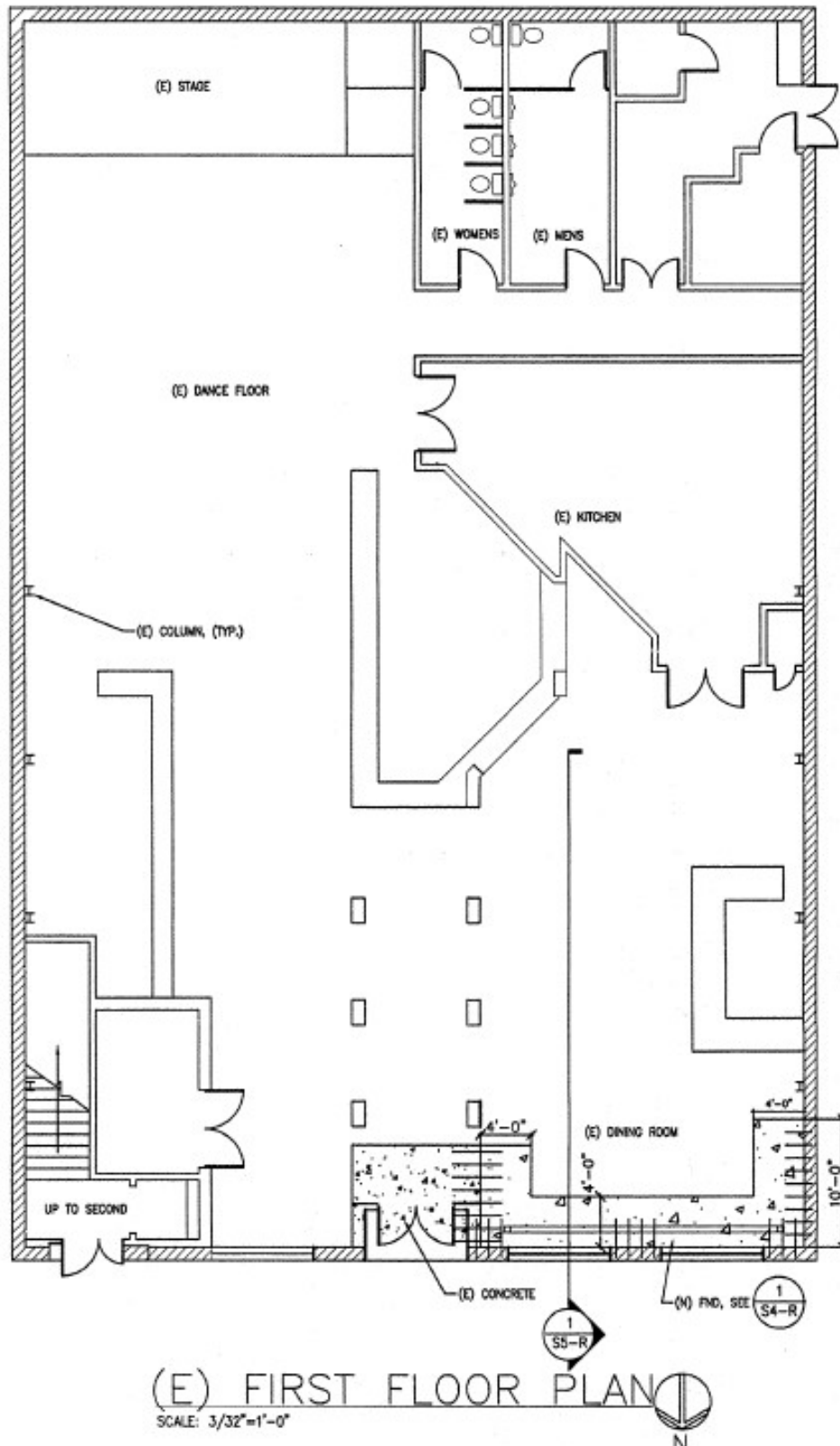
PROPERTY PHOTOS

Aerials



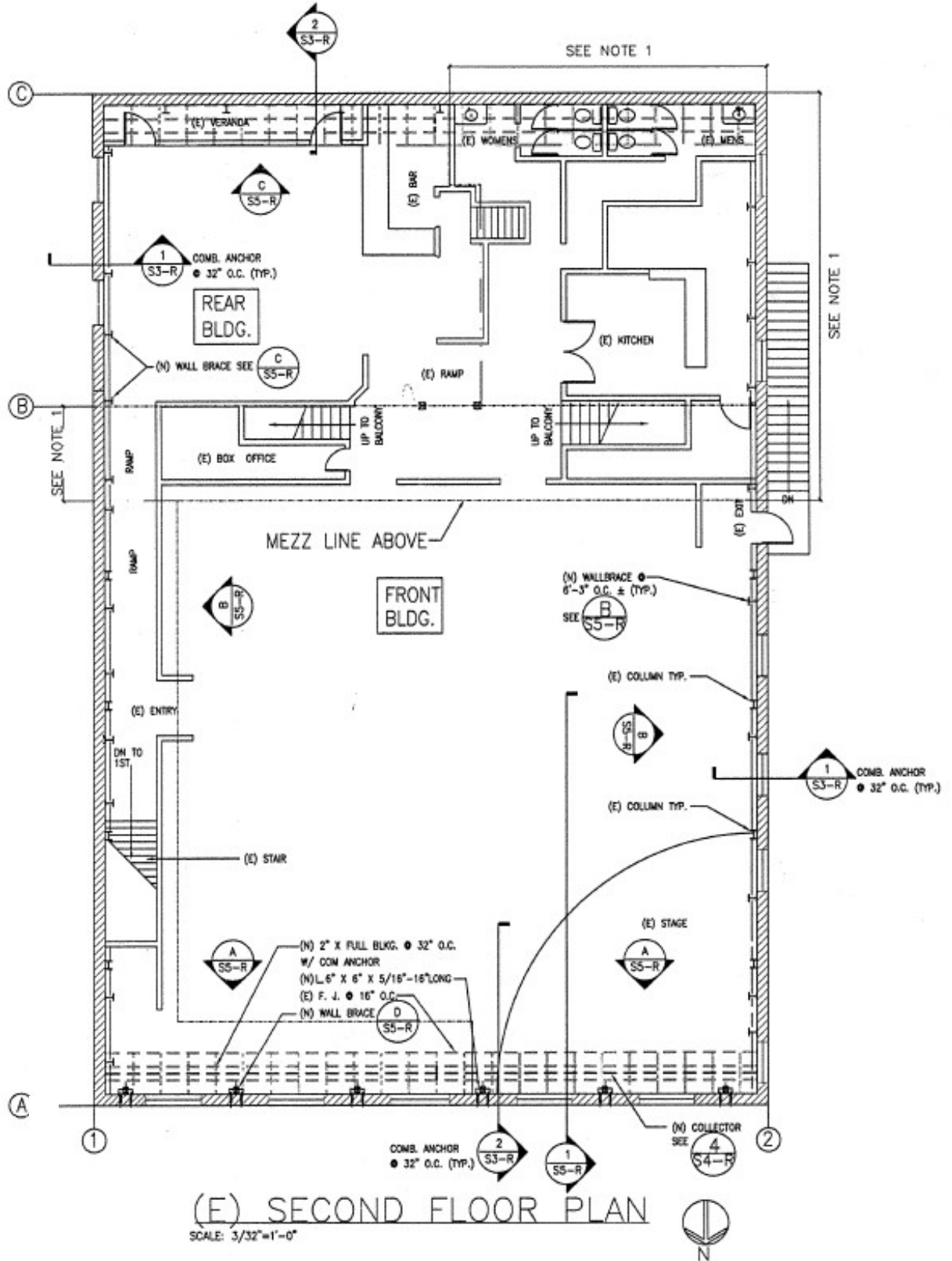
PROPERTY FLOOR PLANS

1st Floor



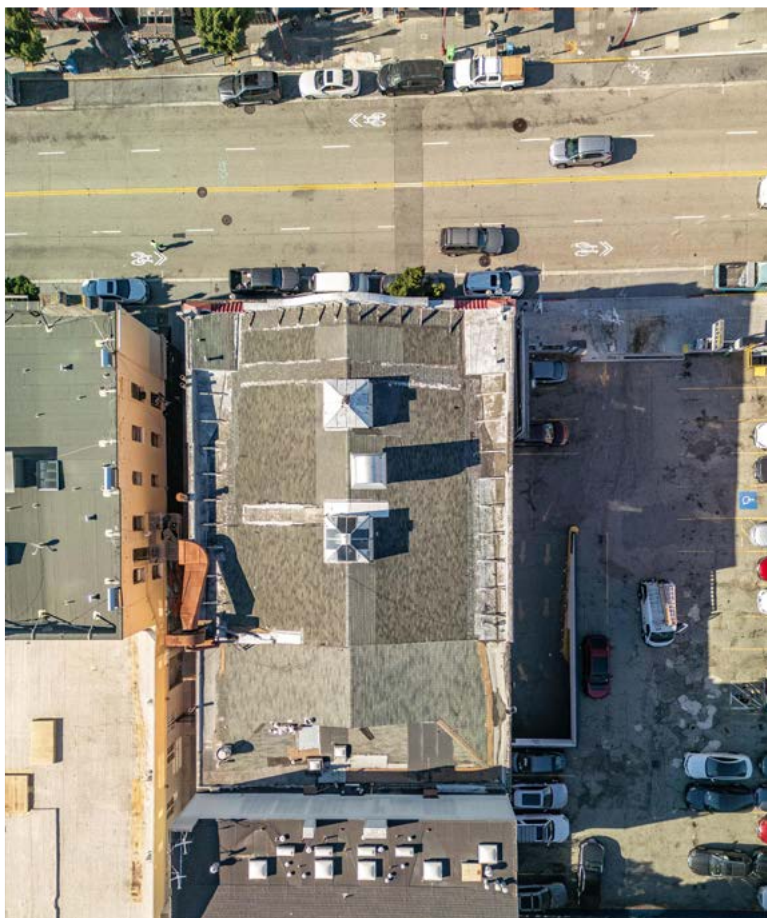
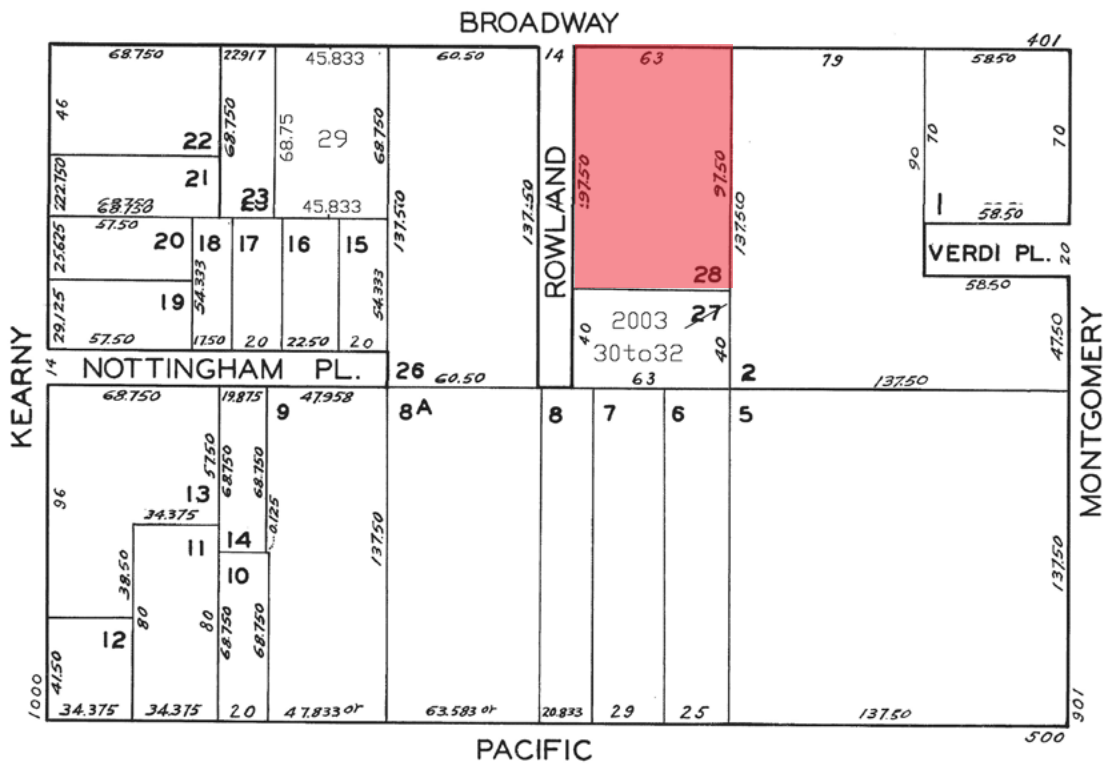
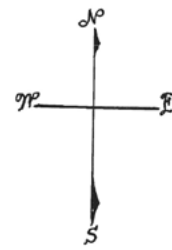
Broadway

The floor plans shown should not be relied on as representation, expressed or implied. Floor plans and square footage are approximate and may be more or less than the actual size or design. Prospective buyers are advised to verify all measurements in field using their own professionals.



Broadway

PARCEL MAP



Financial Overview

Price	\$4,500,000
Building Size (SF)	12,222
Parcel Size (SF)	6,142.5
\$/PSF	\$368
Cap Rate	6.37%
Zoning	NCD
Height Limit	65'
Year Built	1919

Annual Operating Expenses

New Property Taxes (Est. @ 1.1801%)	\$53,105
Building Insurance	\$7,000
Vacancy	\$10,800
Repairs and Maintenance	\$2,400
Water	\$0
PG&E	\$0
Garbage	\$0
Total Expenses	\$73,305

Annual Gross Income Projected

Gross Income	\$360,000
Expenses	(\$73,305)
Net Operating Income	\$286,696

Projected Rent Roll

Type	Monthly Rent
Entertainment	\$30,000

Neighborhood Overview: North Beach

North Beach seamlessly blends culture, community, and vibrant artistic heritage, making it one of San Francisco's most sought-after neighborhoods. Known for its rich Italian roots and European charm, the area is home to some of the city's most iconic dining, cafes, and boutique shops. Its famed cultural landmarks, art scene, and rich history attract both tourists and locals, creating a dynamic atmosphere with steady foot traffic.

In addition to its cultural appeal, North Beach's proximity to the Financial District and Jackson Square makes it a highly desirable location for residents and businesses alike, offering an ideal environment for investment with lasting value.



San Francisco Overview

San Francisco is often recognized as the financial and cultural center of the West. The city's Financial District contains one of the highest concentrations of financial activity, investment business, and venture capital in the world, and is often referred to as the "Wall Street of the West". Nearby Silicon Valley makes San Francisco a dominant hub for technology development.

The city boasts a gross regional product excess of \$426.9 billion and is considered the 8th most important financial hub in the world, according to the 2016 Global Financial Centers Index. San Francisco real estate is the most valuable and fastest appreciating of all large U.S. cities, and the advantage will go to owners of well-located office, multi-family and retail properties.

At a glance

DYNAMIC & DIVERSIFIED INCOME BASE

San Francisco is a hotbed of innovation and productivity. The city is the leader in the growth of high-tech, bio-tech, clean energy, domestic security, and defense technology.

Workers in SF have increased output by 45% per employee, in the last few years — as output per hour increases, revenue generated per employee increases, and the ability for tenants to pay higher rent, in turn, increases

WEALTHY POPULATION

San Francisco is one of the wealthiest regional markets in the world. Average per capita income is \$13K higher than national figures. It is third in U.S. for number of ultra-high-net-worth individuals worth \$30MM+; 10% of the wealthiest Americans live in San Francisco.

URBAN RENAISSANCE

12+ major, new development projects, including the Salesforce Tower, Goodwill Project and Honda Project, to name a few, are well underway and will aid in the further growth of San Francisco as a global leader.



Confidentiality Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains brief, selected information pertaining to the Property. However, neither the Owner nor Urban Group Real Estate Inc. purport this Package to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Any information contained herein is obtained from sources considered reliable. However, neither the Owner, nor Urban Group Real Estate Inc., make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential Memorandum or its contents, nor no legal liability is assumed or implied with respect thereto. In addition, neither the Owner nor Urban Group Real Estate Inc. is responsible for any misstatement of facts, errors, omissions, withdrawal from market, or change in terms, conditions or price without notice.

The Owner expressly reserved 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to the below:

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URBANGROUP
REAL ESTATE