



765 BEACH STREET

FULL BUILDING FOR LEASE | AVAILABLE NOW | SAN FRANCISCO, CA



**Kidder
Mathews**

±11,178 SF North Waterfront Brick & Timber Building
with Flexible Zoning; Formula Retail Permitted

KIDDER.COM

FOR LEASE

765 Beach Street

SAN FRANCISCO, CA



MAX SANDER
415.229.8901
max.sander@kidder.com
LIC N° 01979663

MARK MELBYE
650.769.3512
mark.melbye@kidder.com
LIC N° 01006214

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

AVAILABLE SPACE

Ground Floor	±6,624 SF
Mezzanine	±3,166 SF
2nd Floor Office	±1,388 SF
Total	±11,178 SF

PROPERTY HIGHLIGHTS

BRICK and timber construction

EXTRAORDINARY ceiling heights providing fantastic creative potential

UNOBSTRUCTED Views of the Bay, Alcatraz and Golden Gate Bridge

BEAUTIFULLY retrofitted and updated North Waterfront building

STEPS away from Ghirardelli Square, Aquatic Park, the Cannery and the Anchorage

SURROUNDED by amenities & restaurants, including The Buena Vista Cafe & Gary Danko on the same block

ABUNDANT parking in the immediate area

EASY access to the Hyde Street cable car line, F-line and several MUNI bus lines

FLEXIBLE zoning allowing for many different uses; formula retail uses acceptable



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LOCATION HIGHLIGHTS

17+ MILLION annual visitors (35% Bay Area residents) in 2019

65% of SF tourists visit Fisherman's Wharf and North Waterfront

5 MILLION annual visitors to Ghirardelli Square, one of the biggest tourist destinations in Fisherman's Wharf

SURROUNDED by World-Class Restaurants, including The Buena Vista Cafe & Gary Danko on the same block

AMENITIES located nearby include: Pier 39, Maritime Museum, Aquatic Park, Dolphin Club, Cartoon Art Museum, etc.

VISITOR average household income is over \$100k

13 HOTELS, 3,200 guest rooms, 85% hotel occupancy

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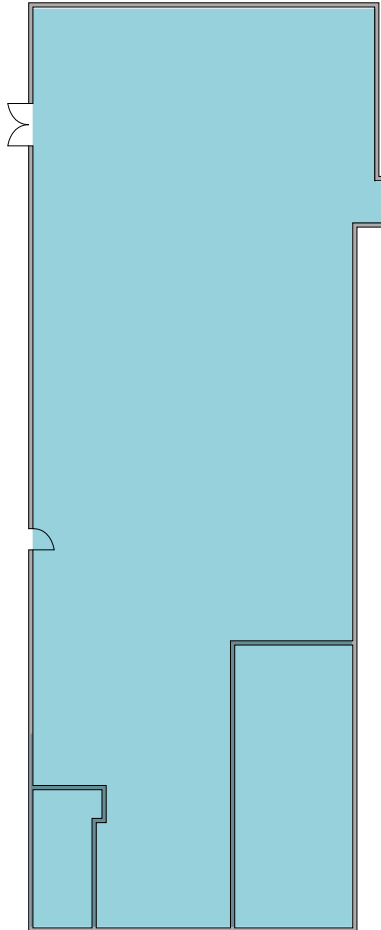
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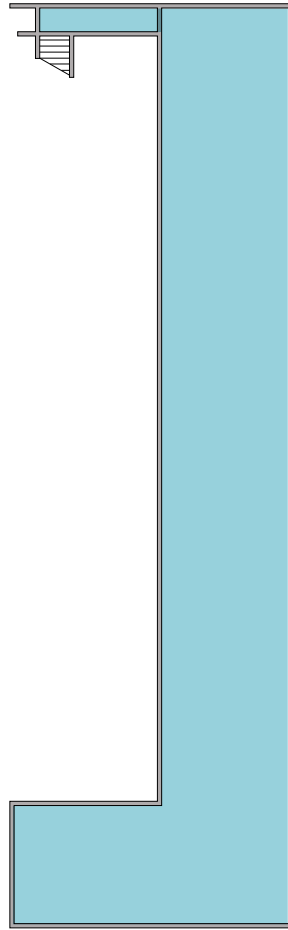
SAN FRANCISCO, CA

GROUND FLOOR



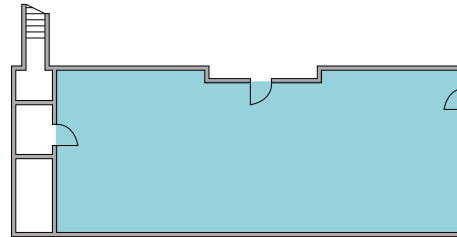
BEACH STREET

MEZZANINE



BEACH STREET

2ND FLOOR OFFICE SPACE



BEACH STREET

FLOOR PLAN NOT
DRAWN TO SCALE

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