

# Unique Owner-User Building Opportunity with Additional Income

**447-461 BROADWAY ST**  
**San Francisco, CA**  
**For Sale & Lease**







## Executive Summary

**Calco Commercial Inc. is pleased to offer tenants, owner/ users and investors an opportunity to lease or purchase the fee simple interest in 447 Broadway Street, San Francisco, CA 94133.**

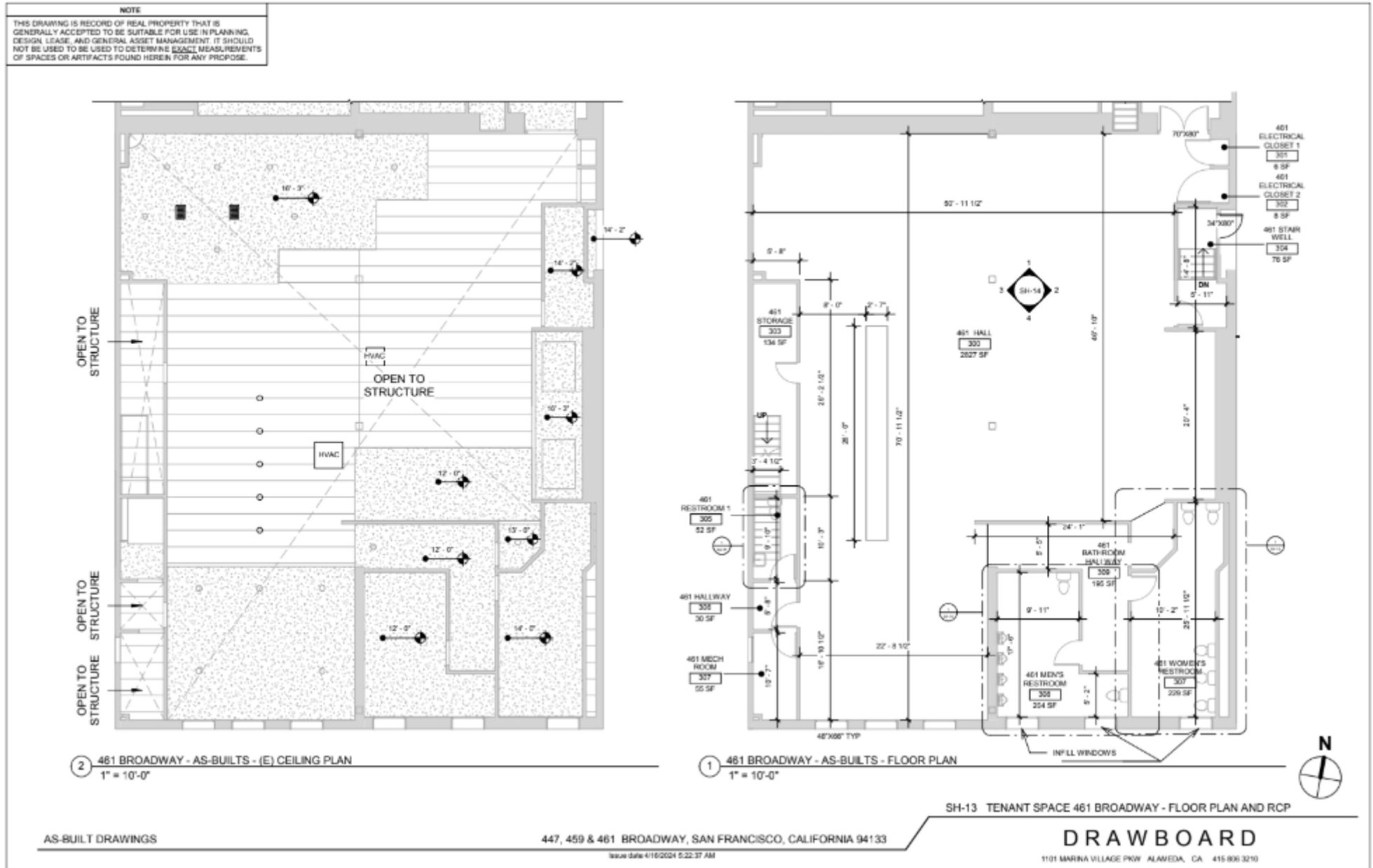
**The approximately 15,333 square feet, three story building sits on about 8,139 square feet of land. Located in the city's buzzing Jackson Square.**

**The second and third floors of this property, consisting primarily of SRO'S are at full occupancy. The delivery of this property with pre-existing tenants and subsequent income at close of escrow, makes this a stellar opportunity for any buyer.**

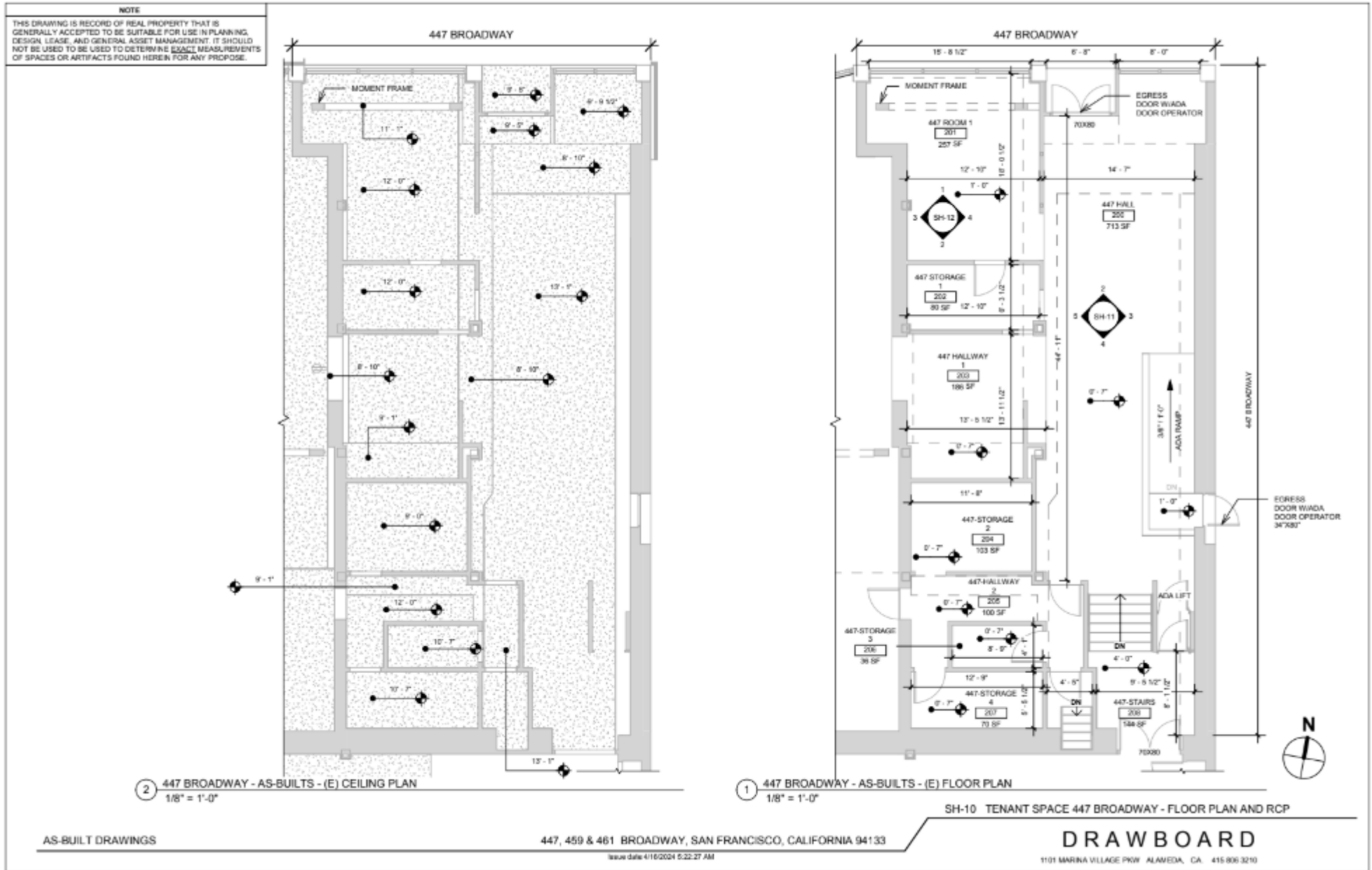
## Property Summary

|                          |  |
|--------------------------|--|
| <b>Address</b>           | 447 Broadway St, San Francisco, CA 94133 |
| <b>APN</b>               | 0163-026                                 |
| <b>Building Area</b>     | 15,333 square feet                       |
| <b>Lot Area</b>          | 8,319 square feet                        |
| <b>Zoning</b>            | BDWY                                     |
| <b>Height &amp; Bulk</b> | 65-A-1                                   |

# 447-461 BROADWAY ST | FIRST FLOOR FLOORPLAN

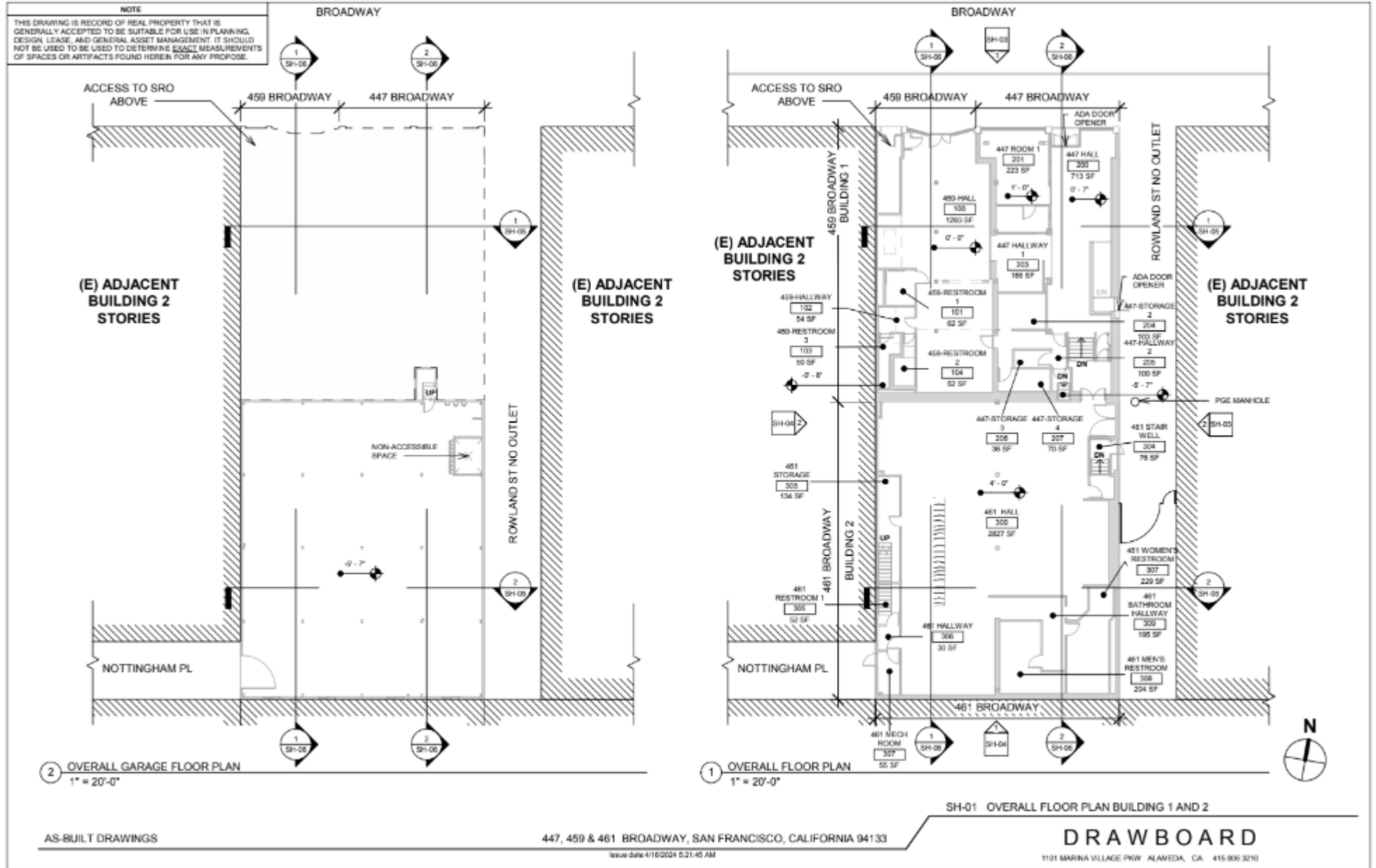


# 447-461 BROADWAY ST | SECOND FLOOR FLOORPLAN





# 447-461 BROADWAY ST | THIRD FLOOR FLOORPLAN



# 447-461 BROADWAY ST | INTERIOR IMAGES

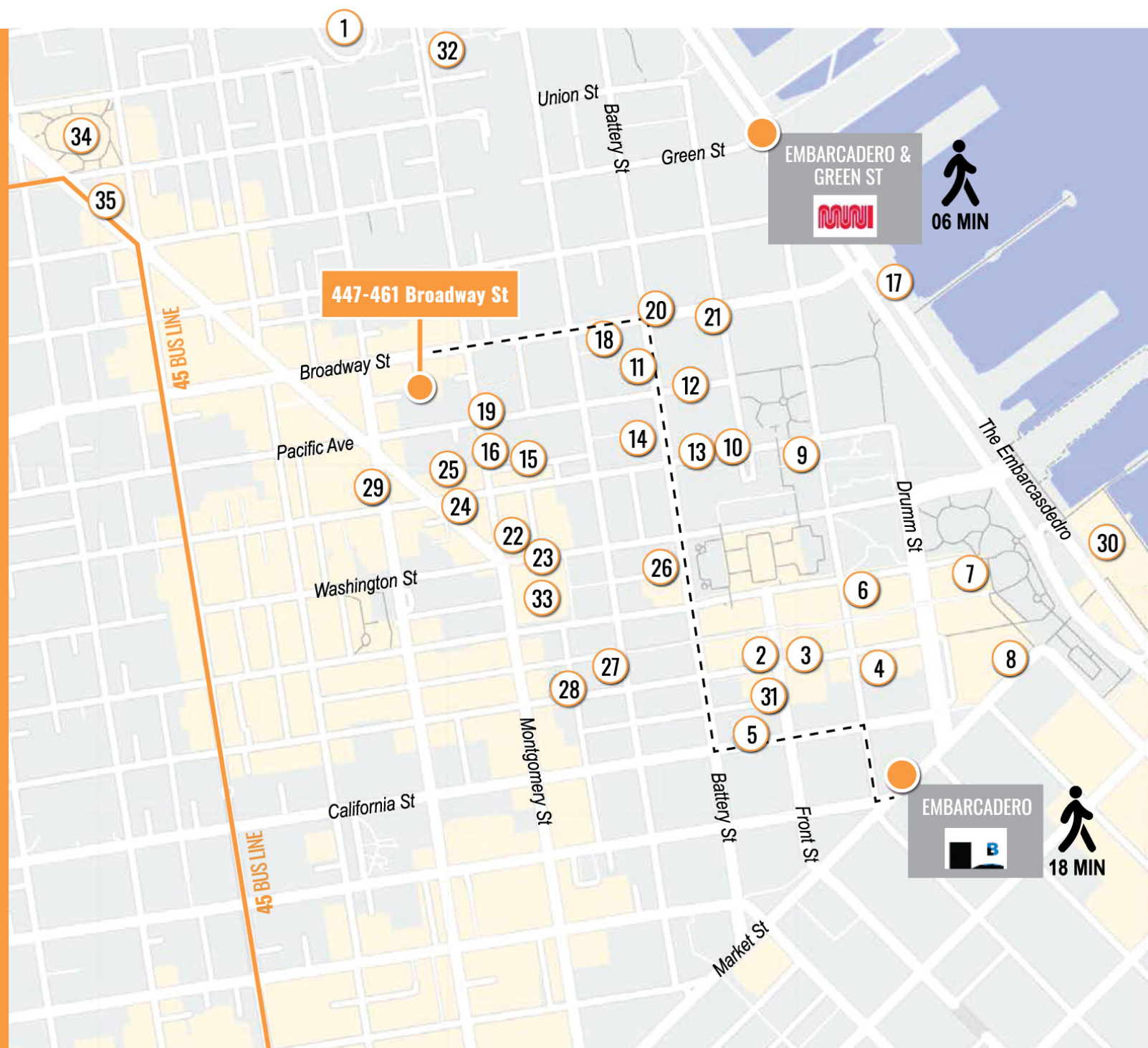




# 447-461 BROADWAY ST | AMENITIES MAP

## NEARBY AMENITIES

- 1 Coit tower
- 2 The Grubbies
- 3 Schroeder's
- 4 Chipotle Mexican Grill
- 5 Tadich Grill
- 6 Kirimachi Ramen
- 7 Stone Korean Kitchen
- 8 Philz Coffee
- 9 Safeway
- 10 Kokkari Estiatorio
- 11 The Battery
- 12 The Old Ship Saloon
- 13 The Gateway Theatre
- 14 Noodle Time
- 15 Bix
- 16 The Cigar Bar & Grill
- 17 The Waterfront
- 18 Gambino's New York Subs
- 19 Cotogna
- 20 Subway
- 21 Minted Headquarters
- 22 Barbarossa Lounge
- 23 KUSAKABE
- 24 Sai's Vietnamese Restaurant
- 25 Kells Irish Restaurant & Pub
- 26 San Francisco Wine Society
- 27 The Barrel Room
- 28 Wayfare Tavern
- 29 House of Nanking
- 30 Ferry Building
- 31 Bluestone Lane Coffee Shop
- 32 Hillstone
- 33 Transamerica Pyramid
- 34 Washington Square Park
- 35 Flour + Water Pizzeria





# 447-461 BROADWAY ST | AMENITIES



House of Nanking



Coit tower



Bix



Transamerica pyramid



Flour and Water



Washington Square park



For leasing information:

Scott Mason | President

415.215.1937 | [scott@calcosf.com](mailto:scott@calcosf.com)  
LIC. 01036610

Charlie Cutler | Partner

415.850.4935 | [charlie@calcosf.com](mailto:charlie@calcosf.com)  
LIC. 02026787

Bennett Faloni | Associate

724.678.2851 | [bennett@calcosf.com](mailto:bennett@calcosf.com)  
LIC. 02250514

Liv Mason | Associate

415.850.4935 | [charlie@calcosf.com](mailto:charlie@calcosf.com)  
LIC. 02026787

