

OFFERING MEMORANDUM

712-714 MONTGOMERY STREET

SAN FRANCISCO, CA 94111

*Historic Retail & Office
Building in San Francisco's
Jackson Square Neighborhood*

712-714MONTGOMERY.COM



km Kidder
Mathews

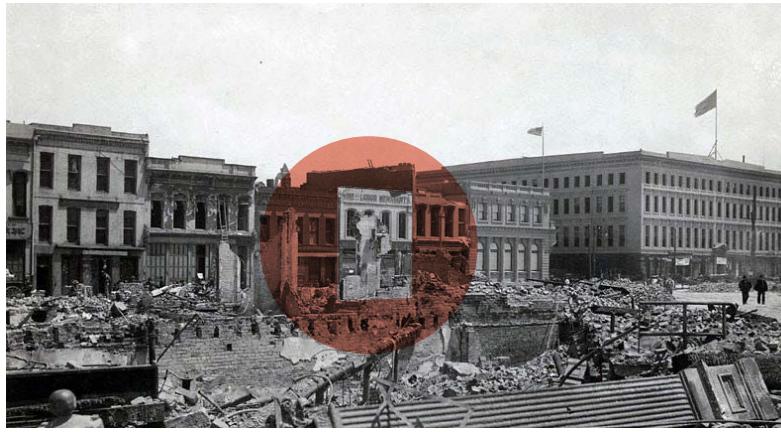


BUILDING HISTORY

The building at 712–714 Montgomery Street in San Francisco has a rich and colorful history dating back to the mid-19th century.

Originally, the site was part of the city's waterfront during the Gold Rush era, with the building believed to have been constructed from the hull of an abandoned ship—likely named The Georgian—left by its crew in 1849.

Over the years, the property has housed a variety of businesses and residents, reflecting the dynamic and often tumultuous history of the city. In the 1850s and 1860s, 712 Montgomery served as a bustling immigration station, processing tens of thousands of newcomers during the Gold Rush boom. In the decades that followed, it was home to a liquor store, a dry goods shop, and several wine merchants.



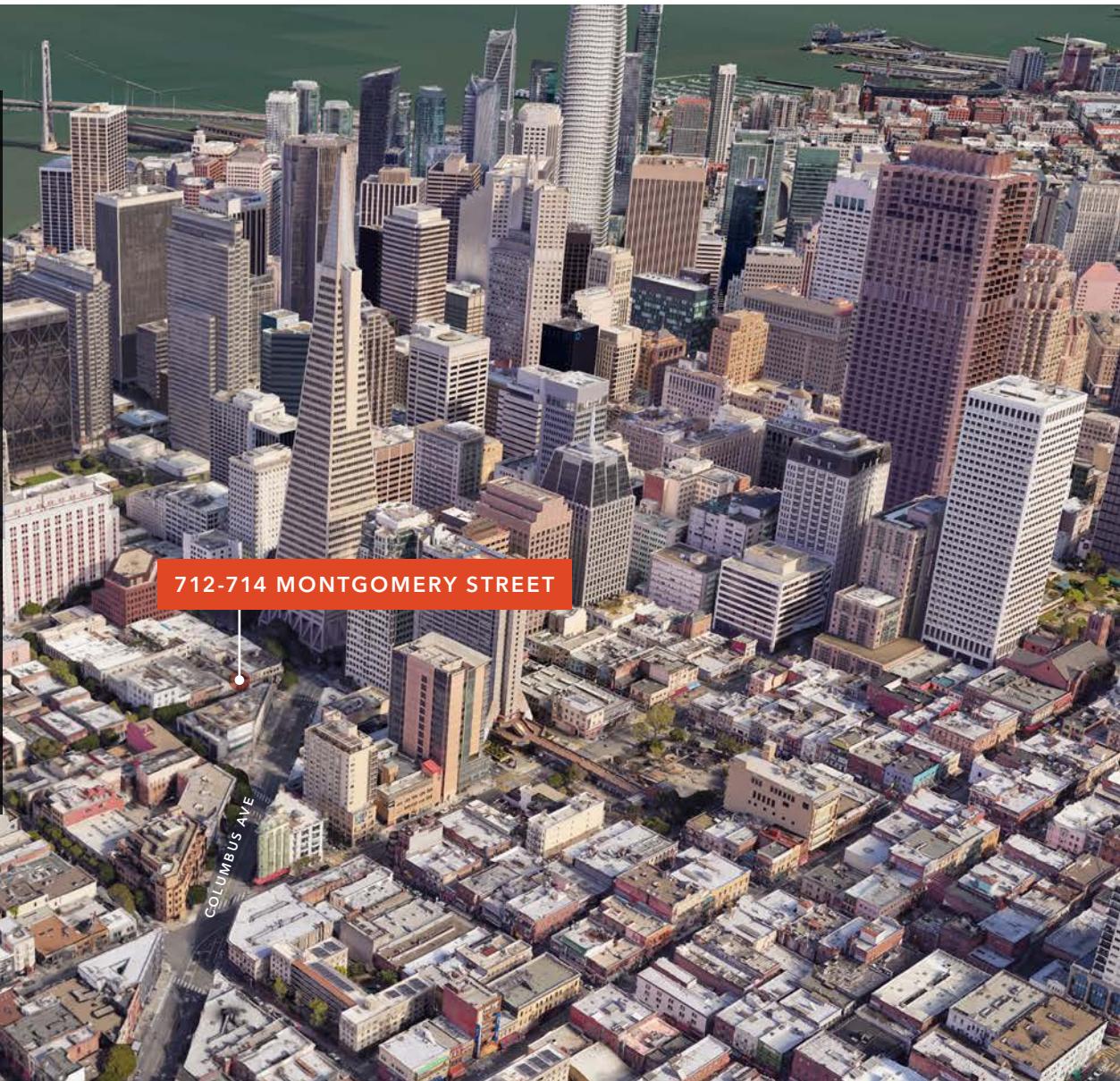
Location Highlights

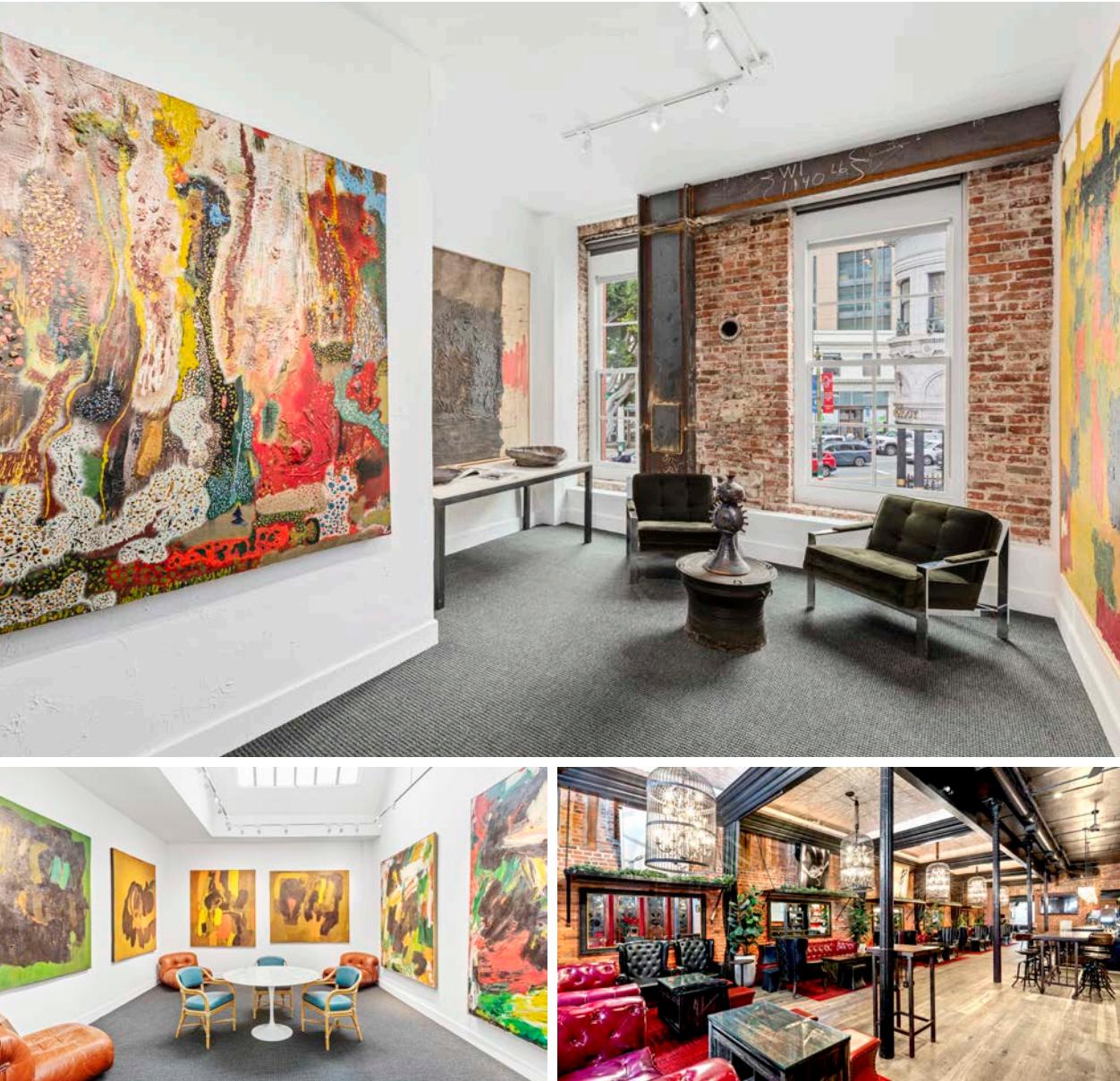
The Property is anchored equidistant between Jony Ive's LoveFrom/IO campus and the recently revitalized TransAmerica Pyramid

Located directly next door to Villa Taverna, one of America's finest private dining clubs, who plays host to high society, politicians and the movers and shakers of San Francisco

Surrounded by high-end retailers including Isabel Marant, Anine Bing, Shinola, Zimmerman, Paul Smith, Polo Ralph Lauren and Thom Browne

Short walking distance to well-known restaurants including Cotogna, Quince, Bix, Verjus, Kokkari and Peter Hemsley's highly anticipated restaurant at 530 Jackson





Property Highlights

±10,673 gross leasable square feet

A unique opportunity to own a remarkable piece of San Francisco history

The second floor, currently occupied by a renowned art gallery, could be easily converted into high end, brick/timber office space

The ground and lower level are occupied by Barbarossa, whose lease runs through December 2027 (no formal options to extend) providing immediate rental income

A full building owner/user can take advantage of the short term holding income while navigating San Francisco's permit and building department process

The building boasts brick/timber finishes and high ceilings over both floors

Multiple skylights throughout the 2nd floor providing excellent natural light

Building underwent a seismic upgrade in 1996 that includes steel moment frames. New state of the art, operable windows were recently installed along Montgomery Street

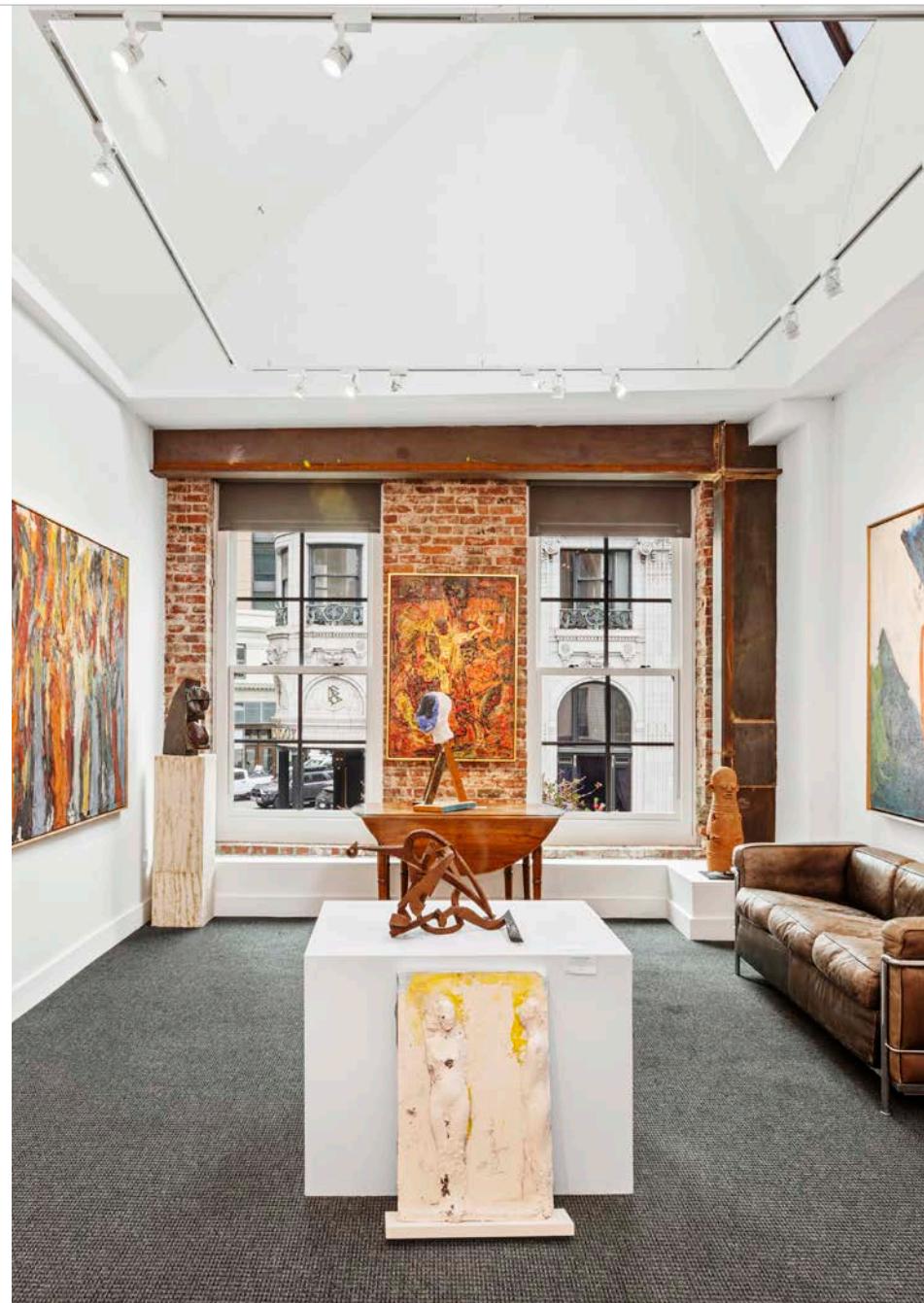
Please inquire with broker for financial details

RARE CHANCE TO BE PART OF A DYNAMIC NEIGHBORHOOD

Kidder Mathews, as the exclusive advisor, is pleased to present the opportunity to acquire a 100% fee simple interest in 712-714 Montgomery Street (the "Property"), a three-story historic retail, restaurant and office building totaling approximately ±10,673 gross leasable square feet and currently occupied by two tenants.

Located in San Francisco's charming and vibrant Jackson Square neighborhood, the Property dates back to the mid-1800s and has been thoughtfully and sensitively adapted to provide modern, fully permitted commercial space. Delivered partially vacant at the close of escrow or shortly thereafter, 712-714 Montgomery Street represents a special opportunity for investment, repositioning, or owner-user occupancy in a highly desirable retail and office location, as evidenced by the strong Jackson Square submarket fundamentals along with the abundance of high end retailers, world-class restaurants, premier venture capital/private equity firms, and AI/Tech companies in the immediate area.

| | |
|-------------|--|
| ADDRESS | 712-714 Montgomery Street, San Francisco, CA 94111 |
| TOTAL SF | ±10,673 Gross leasable SF |
| | ±3,418 SF - 2nd floor |
| FLOORS (SF) | ±3,581 SF - Ground floor |
| | ±3,674 SF - Lower level |
| ZONING/APN | C-2 (Community business) / 0196-011 |
| TENANTS | Barbarossa (ground floor & lower level) Foster Gwin Gallery (2nd floor) |
| FRONTAGE | ±30 feet along Montgomery Street and ±26 feet along Hotaling Place |

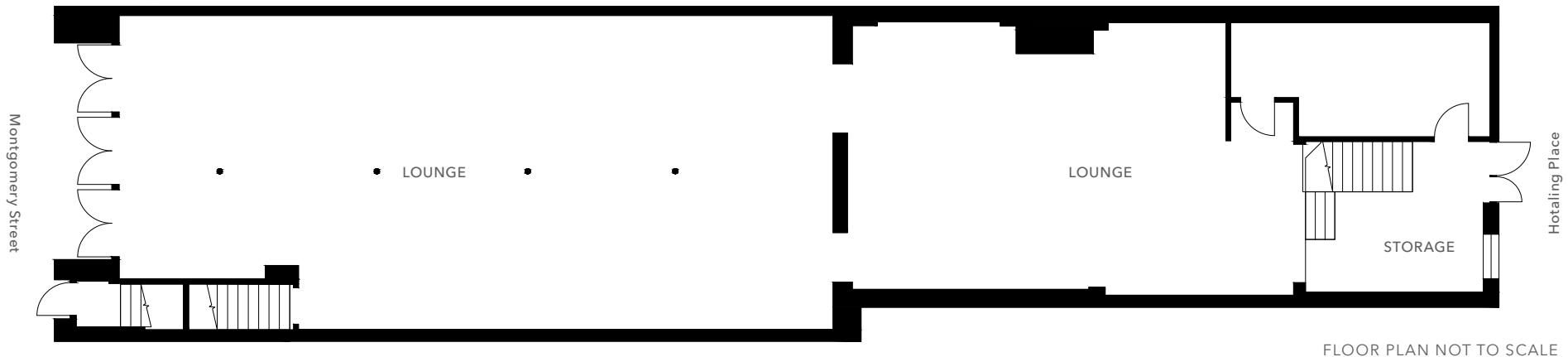






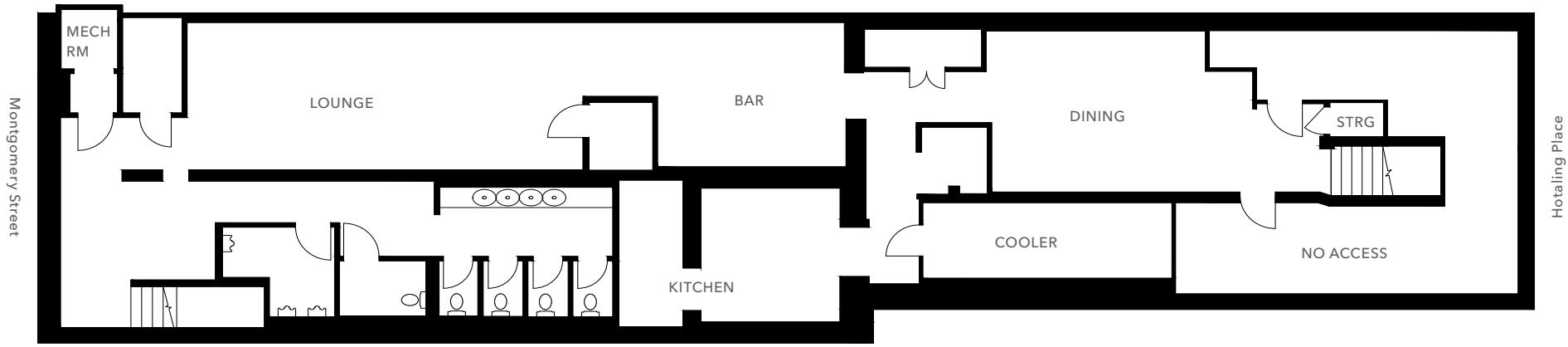
GROUND FLOOR PLAN

±3,581
GROSS LEASABLE SF



LOWER LEVEL FLOOR PLAN

±3,674
GROSS LEASABLE SF



FLOOR PLAN NOT TO SCALE

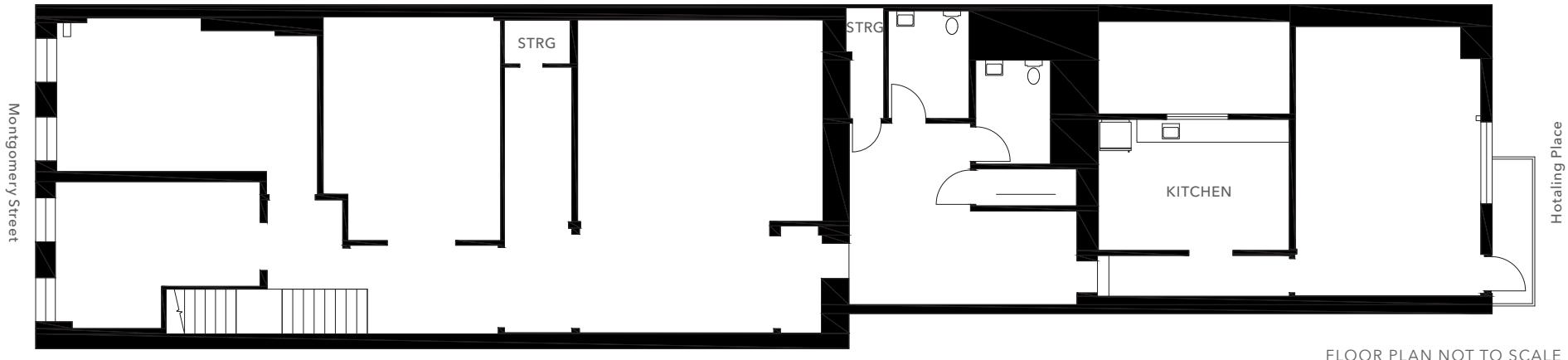




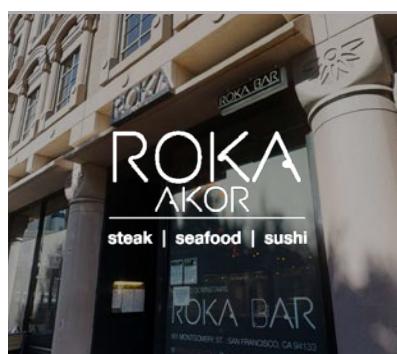
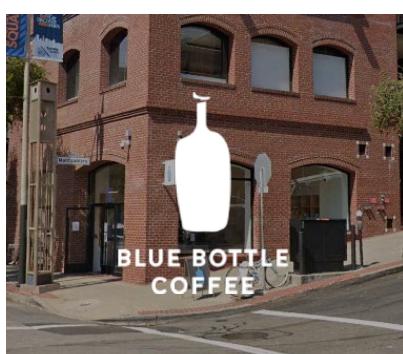
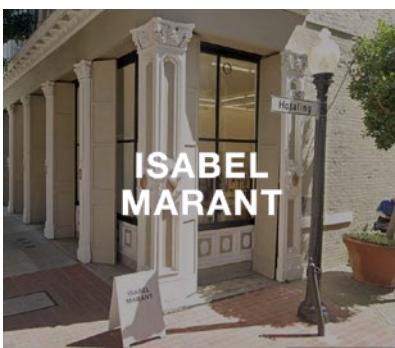
SECOND FLOOR PLAN

$\pm 3,418$

GROSS LEASABLE SF



JACKSON SQUARE OVERVIEW



Jackson Square is a historic district located between Chinatown and the Financial District in San Francisco.

It is one of the city's oldest commercial neighborhoods, distinguished by its well-preserved mid-19th-century architecture. The area features a collection of brick buildings that survived the 1906 earthquake and fire, giving it a distinctive character compared to the surrounding modern skyscrapers.

Once the heart of San Francisco's Barbary Coast—famous for its saloons, gambling dens, and brothels—Jackson Square has since transformed into an upscale district, now home to art galleries, fashion boutiques, design studios, and high-end restaurants. Despite this modern-day refinement, the neighborhood retains the charm of old San Francisco, with cobblestone streets and iron-fronted buildings that evoke the city's Gold Rush era. Today, it also attracts prominent venture capital firms such as Thrive Capital, Bain Capital, and Artis Ventures, among others.

LOCATION OVERVIEW



*JOIN OVER 30 VC & PE
FIRMS IN HISTORIC
JACKSON SQUARE/
NORTH WATERFRONT*

Jackson Square/North Waterfront

Join over thirty (30) venture capital and private equity firms such as Bain Capital, Jackson Square Ventures, Ioniq Capital, 01 Advisors and Artis Ventures in the neighborhood, Jackson Square has been dubbed the "New Sand Hill Road."

VENTURE CAPITAL & PRIVATE EQUITY FIRMS

| | | | |
|----|--------------------|----|-------------------------|
| 01 | Bain Capital | 17 | Oberndorf Enterprises |
| 02 | Top Tier Capital | 18 | Nava Ventures |
| 03 | Sway Ventures | 19 | Nextworld Evergreen |
| 04 | JS Ventures | 20 | Anthem Ventures |
| 05 | Slow Ventures | 21 | Bee Partners |
| 06 | Propel Ventures | 22 | Blockchain Capital |
| 07 | Generate Capital | 23 | Brick & Mortar Ventures |
| 08 | Ridge Ventures | 24 | Unusual Ventures |
| 09 | XN Capital | 25 | SciFiVC |
| 10 | Acrew Capital | 26 | Bay Grove |
| 11 | Banneker Partners | 27 | Granite Hill Capital |
| 12 | Artis Ventures | 28 | Ventures Science |
| 13 | Pantheon Ventures | 29 | IVP |
| 14 | Industry Ventures | 30 | Thrive Capital |
| 15 | Precursor Ventures | 31 | OG Ventures |
| 16 | 01 Advisors | 32 | Radical Ventures |

LOCATION OVERVIEW



SALE COMPARABLES



440 JACKSON ST
San Francisco, CA

| | |
|------------|-------------|
| BUYER | Undisclosed |
| SELLER | Grosvenor |
| BLDG SF | ±3,096 |
| SALE DATE | 12/10/2025 |
| SALE PRICE | \$4,550,000 |
| PRICE/SF | \$1,470.00 |

01



530 JACKSON ST
San Francisco, CA

| | |
|------------|-------------------------------|
| BUYER | SFCA Real Estate Holdings LLC |
| SELLER | 530 Jackson Street Inc |
| BLDG SF | ±15,615 |
| SALE DATE | 2/28/2025 |
| SALE PRICE | \$32,365,000 |
| PRICE/SF | \$2,072.69 |

02



THE LITTLE FOX THEATRE
535 Pacific Ave, San Francisco, CA

| | |
|------------|------------------------|
| BUYER | 535 Pacific, LLC |
| SELLER | Little Fox Theater LLC |
| BLDG SF | ±39,586 |
| SALE DATE | 2/9/2024 |
| SALE PRICE | \$59,700,000 |
| PRICE/SF | \$1,508.11 |

03



807 MONTGOMERY ST
San Francisco, CA

| | |
|------------|---------------------------|
| BUYER | 807 Montgomery Street LLC |
| SELLER | DLS Montgomery, LLC |
| BLDG SF | ±10,397 |
| SALE DATE | 1/24/2023 |
| SALE PRICE | \$38,000,000 |
| PRICE/SF | \$3,654.90 |

04



831 MONTGOMERY ST
San Francisco, CA

| | |
|------------|--------------------|
| BUYER | Lovefrom 831 LLC |
| SELLER | 831 Montgomery LLC |
| BLDG SF | ±5,662 |
| SALE DATE | 11/10/2021 |
| SALE PRICE | \$10,000,000 |
| PRICE/SF | \$1,766.16 |

05



451-455 JACKSON ST
San Francisco, CA

| | |
|------------|-------------------|
| BUYER | UGI Jackson LLC |
| SELLER | Barbary Coast LLC |
| BLDG SF | ±13,500 |
| SALE DATE | 10/28/2021 |
| SALE PRICE | \$12,800,000 |
| PRICE/SF | \$948.15 |

06



712-714 MONTGOMERY STREET

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*For more information,
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