

# NORTH BEACH RETAIL RESTAURANT SPACE FOR LEASE

524 UNION STREET





Premises: 3875 +/-  
Bonus Finished Basement: 1200 +/-  
Annual Base Rent: \$48.00 NNN  
Term: 5 + 5 to 10 + 5 negotiable

Corner Location with Window Frontage on both Union Street, and Cadell Place; a private alley way, with Front Entry and Exit Doors, on Cadell, with basement and kitchen entry also on Cadell.

The space has Two Dining Rooms, Front and Back, and the back dining room has a gas brick fireplace, and a small service bar.  
2 Bathrooms.

Fully Equipped Kitchen, vented Hood with ansul system.

Updated Building Systems

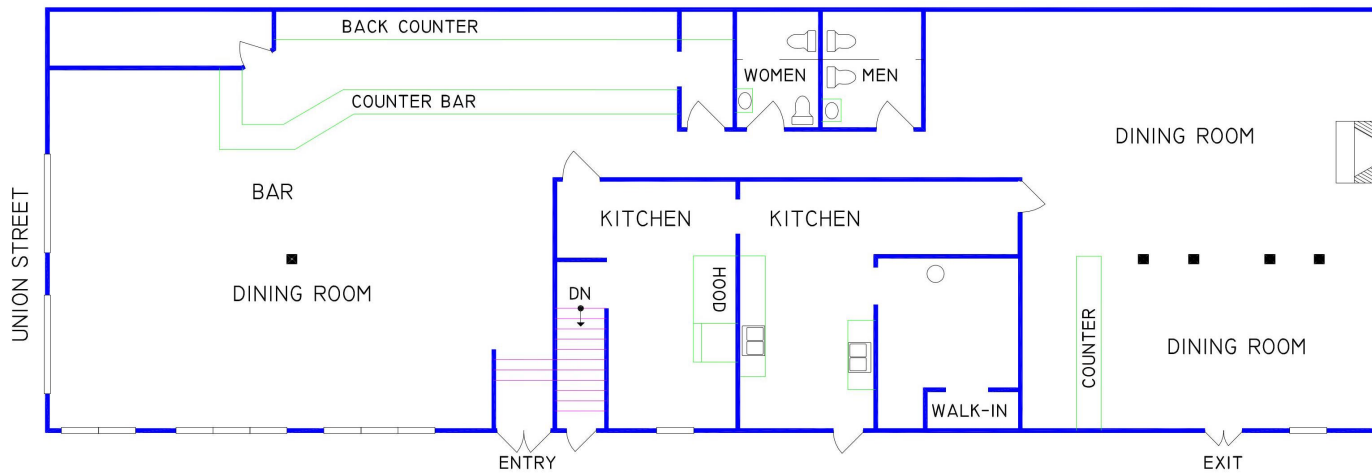
Restaurant Size Gas Service

Full sprinkler System.

Wood framed Victorian and Stain Glass Windows

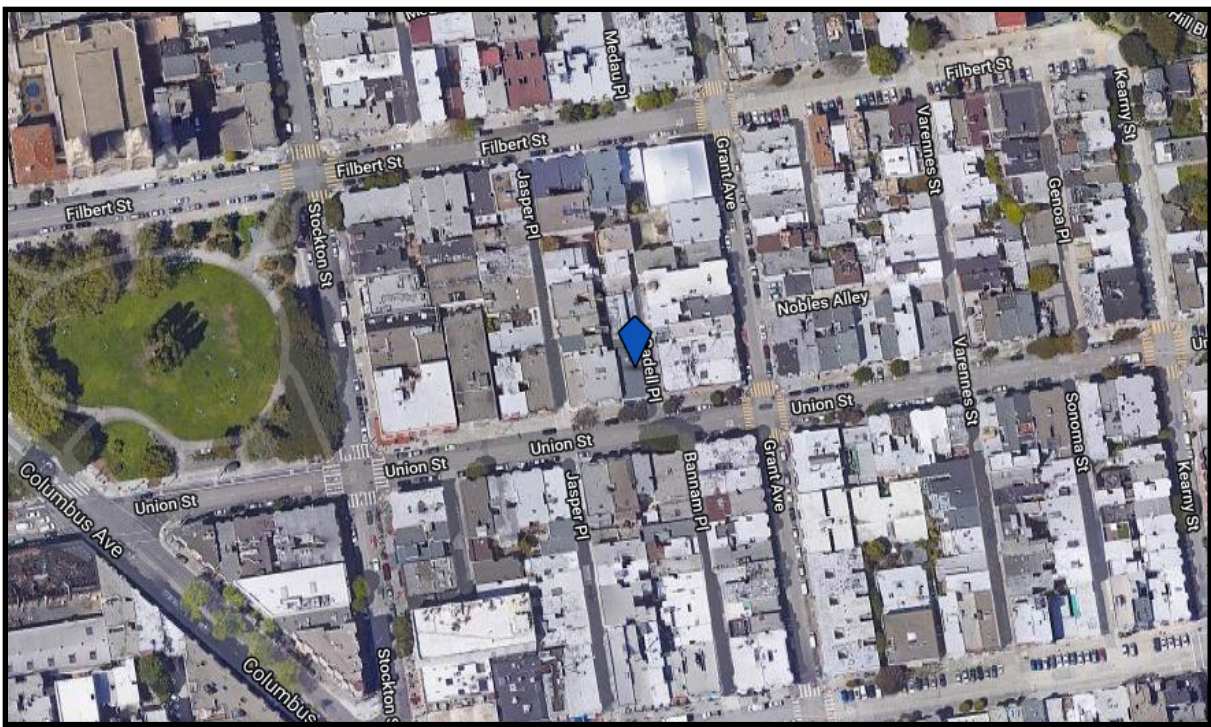
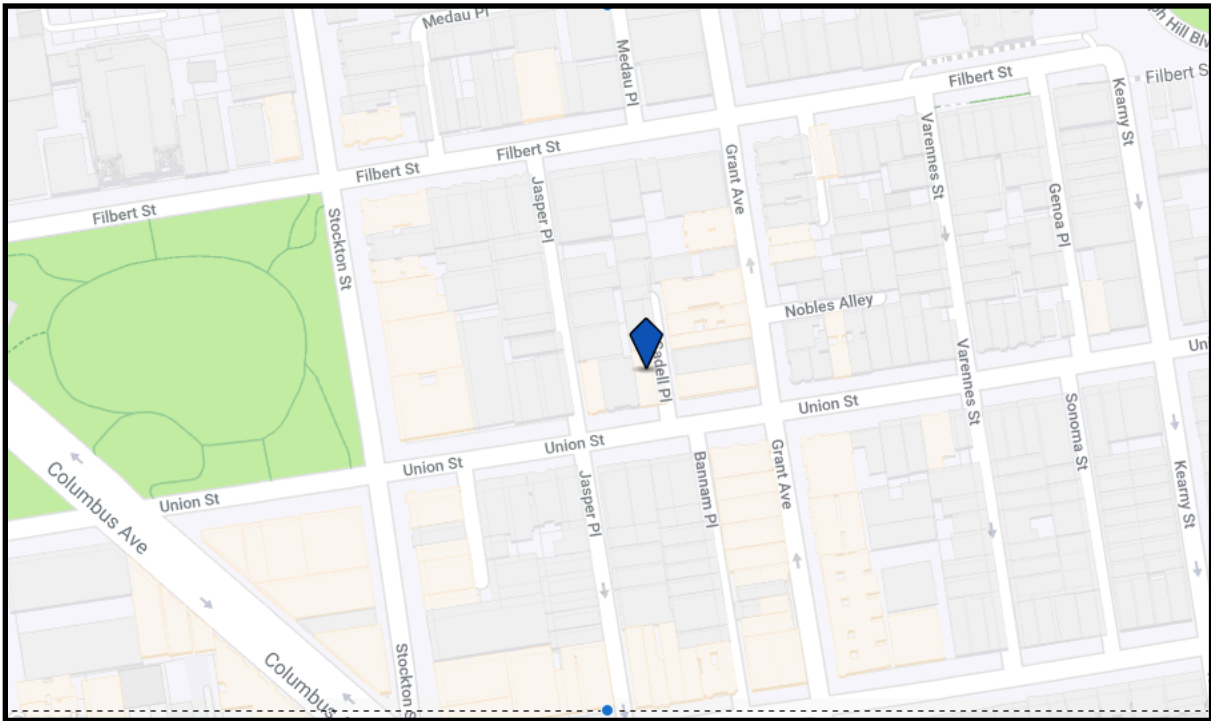
Vintage Oak Coolers, long original bar, wood beamed ceilings, and reclaimed Carriage House wood panelling.

GROUND FLOOR RETAIL  
524 UNION STREET



EZFLOORPLAN.COM





This historic location was one of San Francisco original Saloon's and Restaurant's dating back to 1904, and housing some esteemed establishments; San Carlos Inn and Restaurant, Adua Cafe and Restaurant, The 524 Club, Russo's, and Cadell Place, and recently Silhouettes, and The Field Restaurant & Pub, and LaBordeaux.

The space was Landmarked by the City as housing the PAPER DOLL starting in the early 1940's; and considered the first Lesbian and Gay Restaurant and Supper Club and in the forefront and creation of the LGBT Community and civil rights movement in San Francisco, and Nationwide. Known for lines to going all the way to Stockton St. for their Prime Rib and Lobster Dinners, and famous, Brunches, and notable entertainers.

#### WALK SCORE 99:

Located On the historic Barbary Coast Trail; near some of North Beach's finest restaurants; lunch options, European style Cafes, small shops on Upper Grant, Washington Sq. Park, Jackson Sq., and the Financial Financial District. Parking Garages and on street parking in the area.

All information has been obtained from sources believed reliable, but is not guaranteed, expressed or implied that the space will be right for a certain business. All applicants must conduct their own due diligence, and conduct their own independent investigation of the property and verify all information. Reference to square footage are not representations, and square footage is approximate.