

# 440 BRANNAN STREET

SAN FRANCISCO, CA 94107



OFFERING  
MEMORANDUM

Marcus & Millichap

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ACTIVITY ID #ZAF0020XXX

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# INVESTMENT OVERVIEW

440 Brannan Street presents the investment and/or owner-user opportunity to acquire a creative office building centrally located on the border of the SoMa and Mission Bay neighborhoods of San Francisco.

The roughly 11,600 square feet of building area spans three floors — basement, first, and second level — and is currently roughly 70% occupied to various office and retail tenants on month-to-month leases. The below-market rents and month-to-month status of the leases give an owner-user and/or an investor the ability to use discretion on how to maximize the use of the existing space.

Located less than one block from the 4th and Brannan MUNI stop and the proposed 356K square foot commercial development at 490 Brannan, and with proximity to I-80 and the Bay Bridge, I-280 and Highway 101, the property is accessible from virtually all parts of the Bay Area. The surrounding area is a tech office hub that also features a plethora of retail and dining options, and cultural attractions such as Oracle Park (home of the SF Giants), SF MOMA, Yerba Buena Gardens, and the Chase Center.

**DO NOT DISTURB TENANTS.** Please reach out to the listing team for more information or to schedule a viewing.

# INVESTMENT HIGHLIGHTS



LOCATED IN TECH AND ARTS HUB, WITH PROXIMITY TO RETAIL AND CULTURAL ATTRACTIONS



ATTRACTIVE WOOD FINISHES AND EXPOSED WOOD TRUSSES



EXCELLENT NATURAL LIGHT ON ALL THREE FLOORS



ABILITY FOR OWNER-USER TO OCCUPY ANY PORTION OF THE BUILDING

# PROPERTY SUMMARY

OFFERING PRICE  
**\$4,750,000**

ASSESSOR'S PARCEL NUMBER  
**3776-019**

OWNERSHIP OFFERED  
**FEE SIMPLE**

GROSS LEASABLE AREA  
**11,611 SF**

GROSS BUILDING AREA  
**16,491 SF**

PRICE/GROSS SF  
**\$288.04**

YEAR BUILT  
**1907**

NUMBER OF FLOORS & SUITES  
**3 FLOORS & 13 SUITES**

OCCUPANCY  
**76%\***

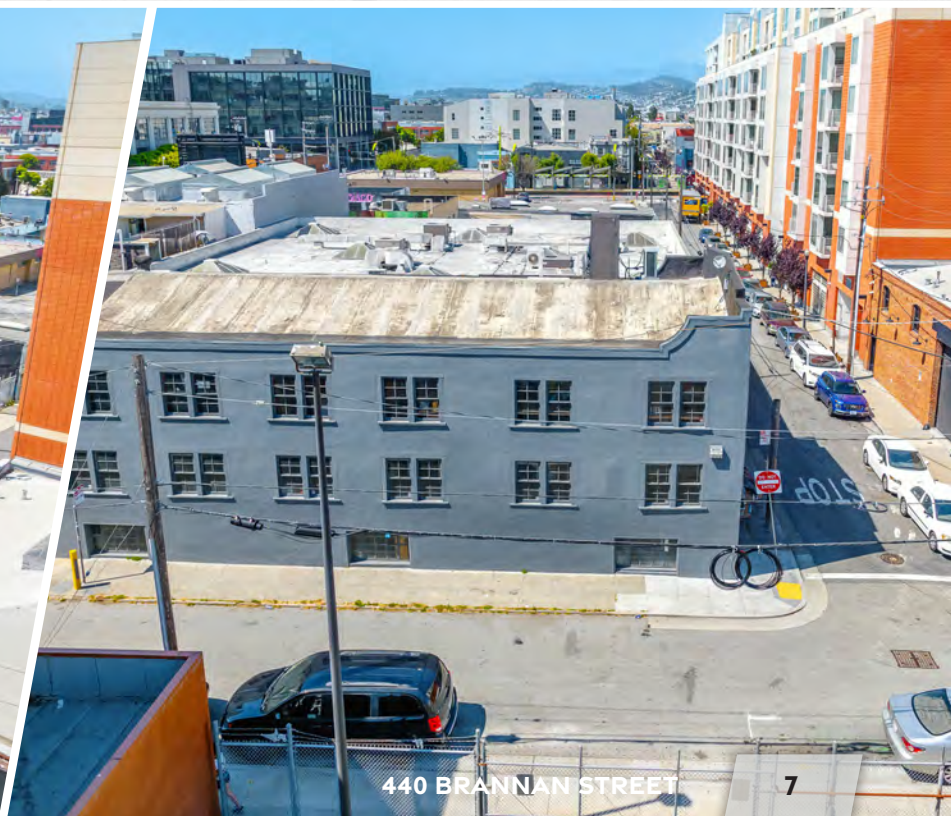
LOT SIZE  
**5,597 SF/ 0.13 AC**

ZONING  
**CMUO (LINKED)**

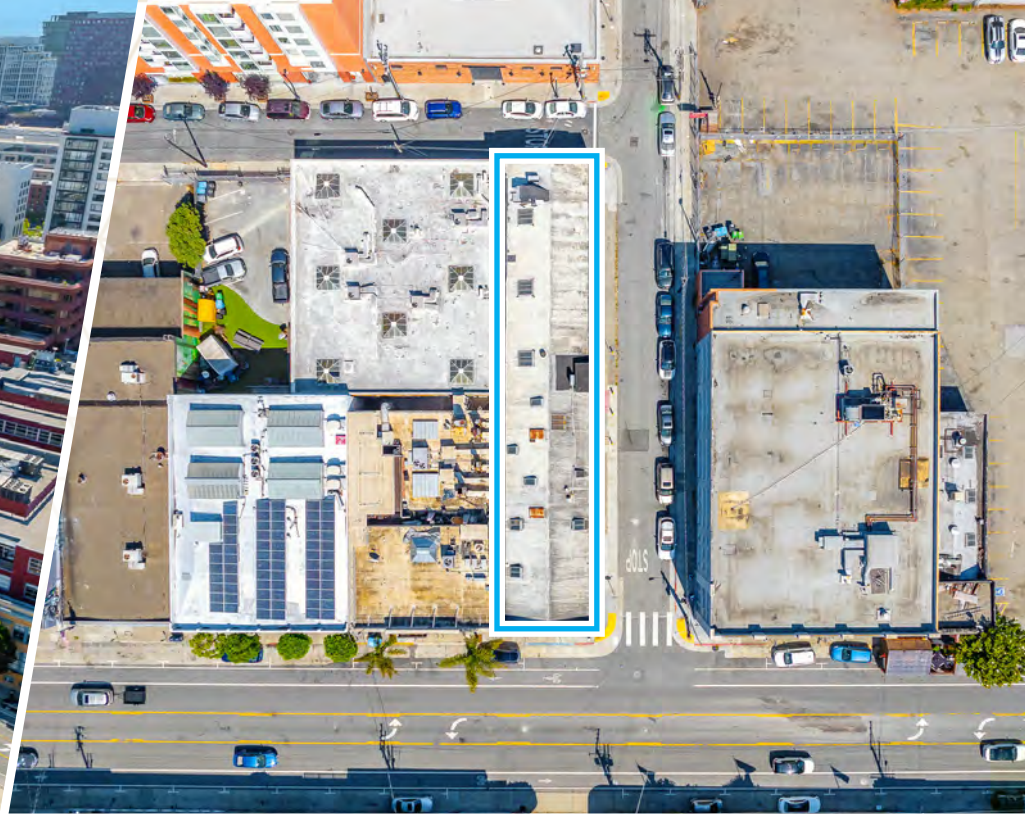
**\*BUILDING CAN BE DELIVERED VACANT. PURCHASER CAN OCCUPY ANY PORTION, OR ALL OF THE BUILDING SPACE. SEE TENANT SUMMARY, PAGE II.**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap

# PHOTOS

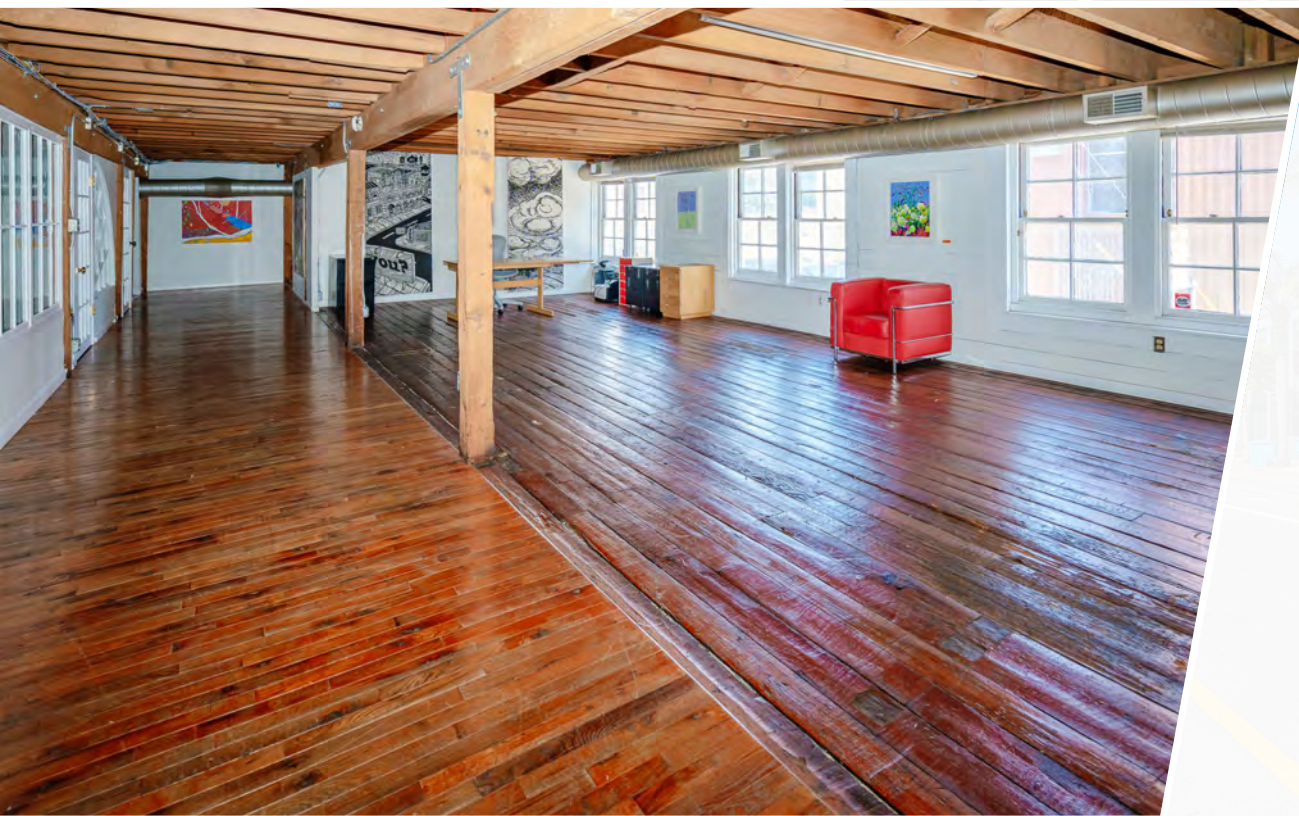


# PHOTOS





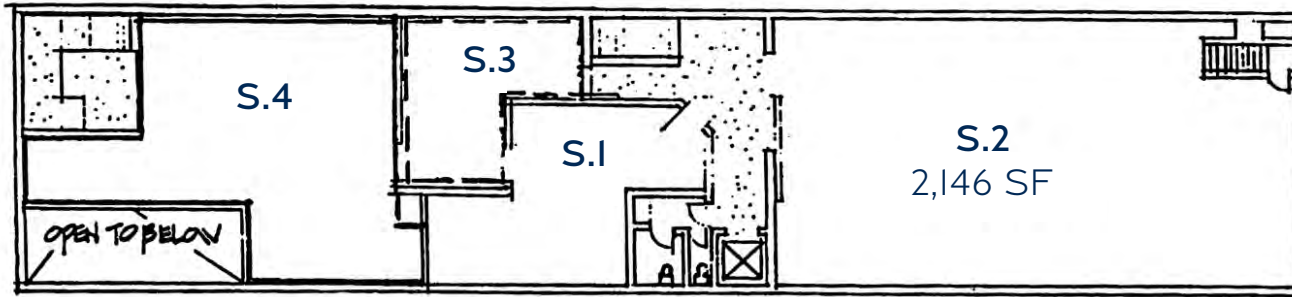
PHOTOS



**CLICK HERE TO VIEW  
VIRTUAL TOUR**

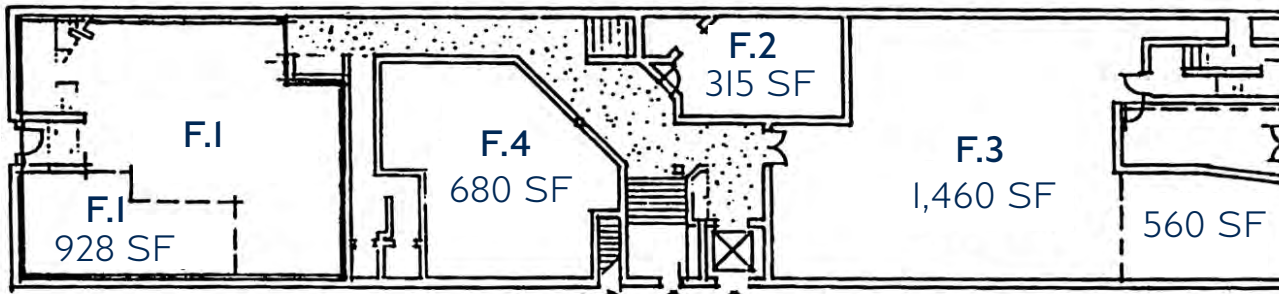


# UNIT FLOOR PLANS



**SECOND FLOOR PLAN**

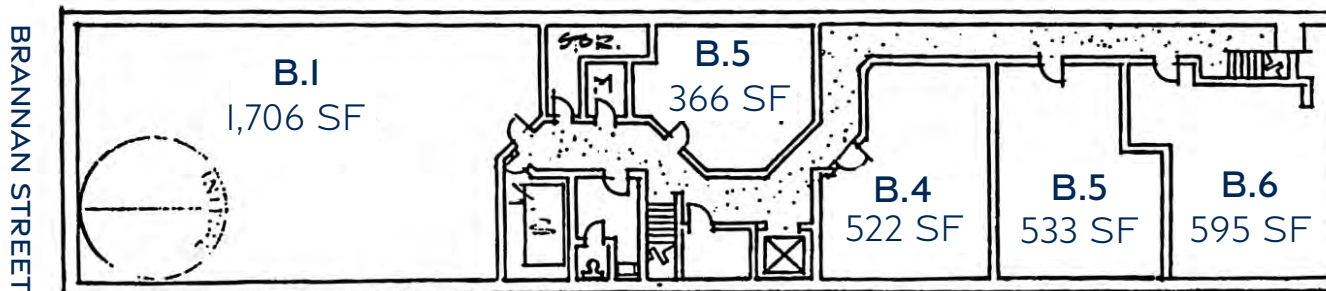
**OCCUPIED AREA**  
**3,946.5 SF**



**FIRST FLOOR PLAN**

ZOE STREET

**3,943 SF**  
**LOADING AREA**  
 FRANKLIN STREET



**BASEMENT PLAN**

**3,722 SF**

**TOTAL AREA**  
**11,611 SF**

# TENANT SUMMARY

TENANT NAME	SUITE	SQ FT	% BLDG SHARE	MONTHLY RENT/ SF	TOTAL RENT/ MONTH	TOTAL RENT/ YEAR	LEASE TYPE
ROGER ALAN	Basement	3,722	32.0%	\$0.27	\$1,000	\$12,000	Gross
VACANT	100	2,815	24.2%	\$0.00	\$0	\$0	
ALEXANDER'S STEAKHOUSE (STORAGE)	101	980	8.4%	\$2.04	\$2,000	\$24,000	Gross
RADIAN GALLERY	102	928	8.0%	\$2.42	\$2,250	\$27,000	Gross
TONY PANTALEONI & WILSON ARCHITECTS	200	2,177	18.7%	\$1.84	\$4,000	\$48,000	Gross
SF SPINE PAIN RELIEF CENTER	201	1,000	8.6%	\$1.50	\$1,500	\$18,000	Gross
TOTAL		11,622 SF		\$0.92	\$10,750	\$129,000	

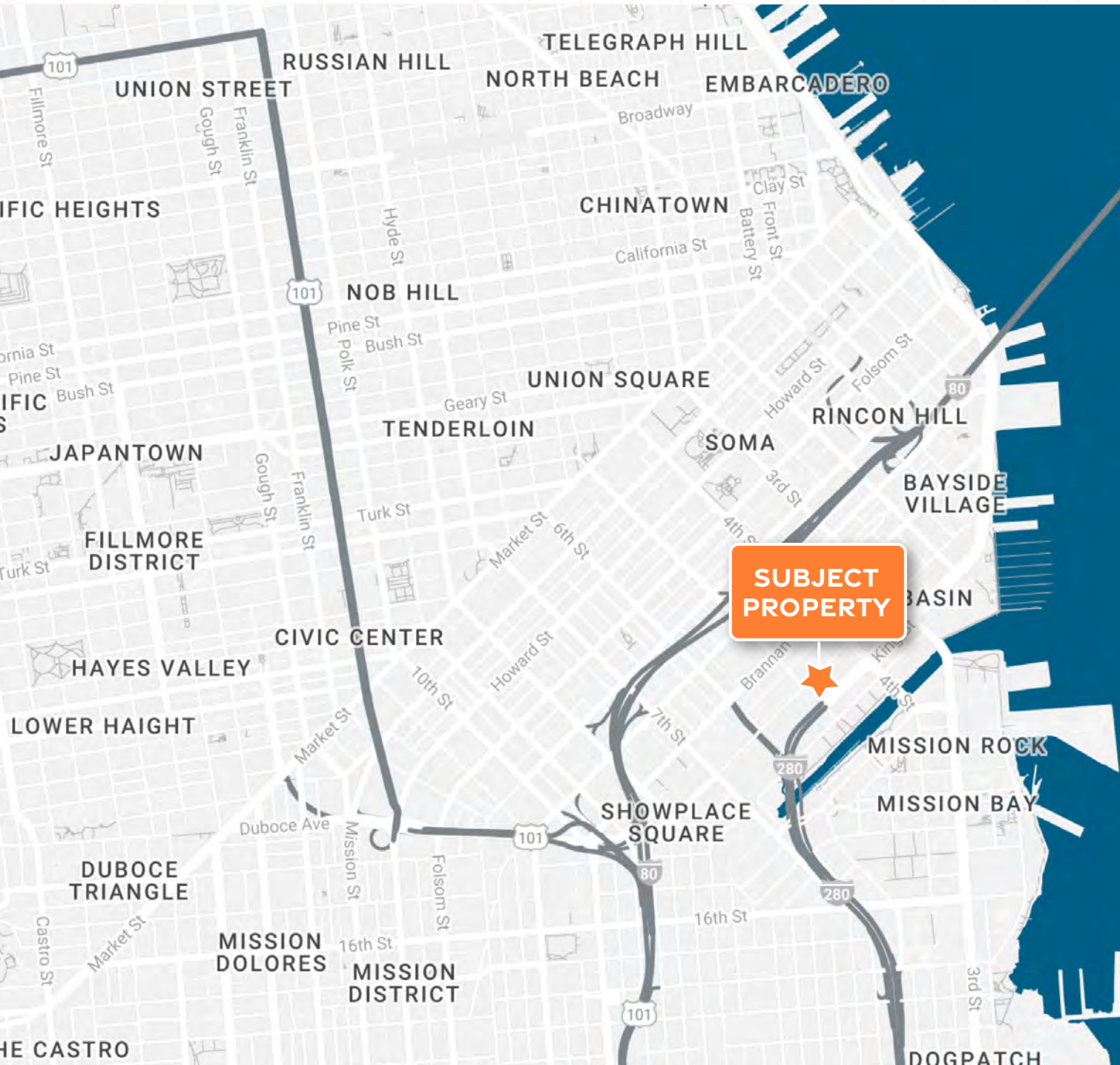
NOTE: ROGER ALAN, ALEXANDER'S STEAKHOUSE, RADIAN GALLERY AND TONY PANTALEONI & WILSON ARCHITECTS ARE ALL MONTH-TO-MONTH TENANTS. SF SPINE PAIN RELIEF CENTER LEASE EXPIRES 5/21/2025.



# RETAILER MAP



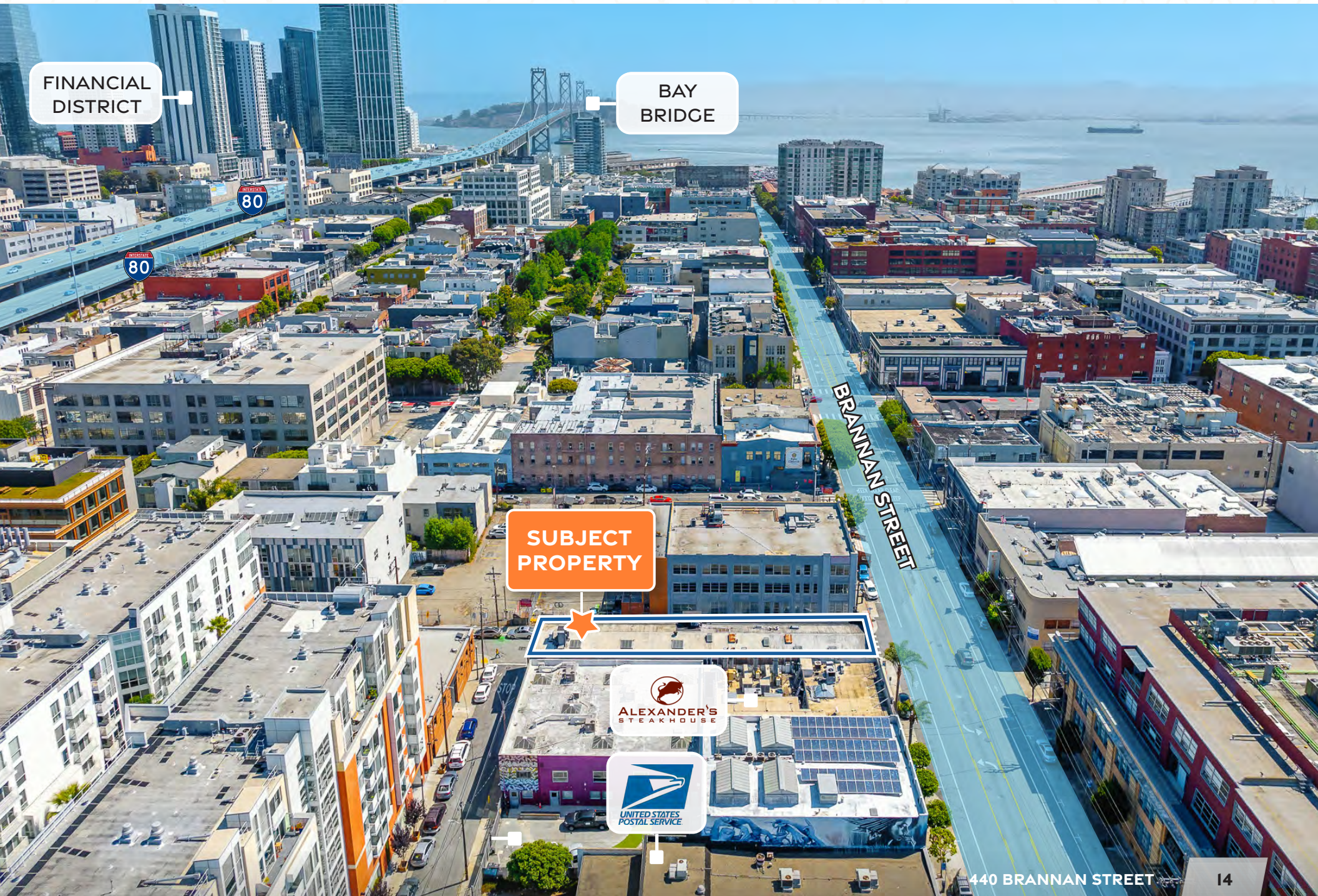
# LOCATION MAP



## SUBJECT PROPERTY TO NEARBY POINTS OF INTEREST BY DRIVING

ORACLE PARK	6 MINS
UNION SQUARE	7 MINS
FERRY BUILDING	12 MINS
CHASE CENTER	7 MINS
UCSF MEDICAL CTR	6 MINS

# AERIAL PHOTO



FINANCIAL DISTRICT

BAY BRIDGE

80

80

BRANNAN STREET

SUBJECT PROPERTY

ALEXANDER'S STEAKHOUSE

UNITED STATES POSTAL SERVICE

440 BRANNAN STREET

# AERIAL PHOTO



ORACLE PARK  
HOME OF THE SAN FRANCISCO GIANTS



THE BEACON

MISSION BAY

fastly

SUBJECT PROPERTY

3RD STREET

BRANNAN STREET

RITCH STREET

ZOE STREET



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