

Theatre District
OPERA PLAZA

BUILDING A RESTAURANT FOR THE NEXT 40 YEARS



5,000 SF RESTAURANT OPPORTUNITY

SAN FRANCISCO | CA

OPERA PLAZA

San Francisco, CA

Opera Plaza is situated at 601 Van Ness Avenue, in the heart of San Francisco's vibrant Civic Center district. Situated at the base of a 450-unit residential complex, this available opportunity is a second-generation restaurant space with a rich history of decades-long success. Its central location has made it a popular destination for government employees, politicians, theater and opera enthusiasts, as well as countless locals and tourists.

The larger development offers an array of amenities, including diverse retail shops, office spaces, and restaurants, creating a dynamic, self-sustaining environment for visitors and residents alike. The property is located directly across from the State of California building and within walking distance of iconic landmarks such as the Herbst Theatre, War Memorial Opera House, City Hall, Superior Court of California, Asian Art Museum, San Francisco Public Library, and more.

This is an exceptional opportunity to lease a restaurant space with strong potential for success, catering to breakfast, lunch, and dinner crowds, right in the heart of San Francisco.



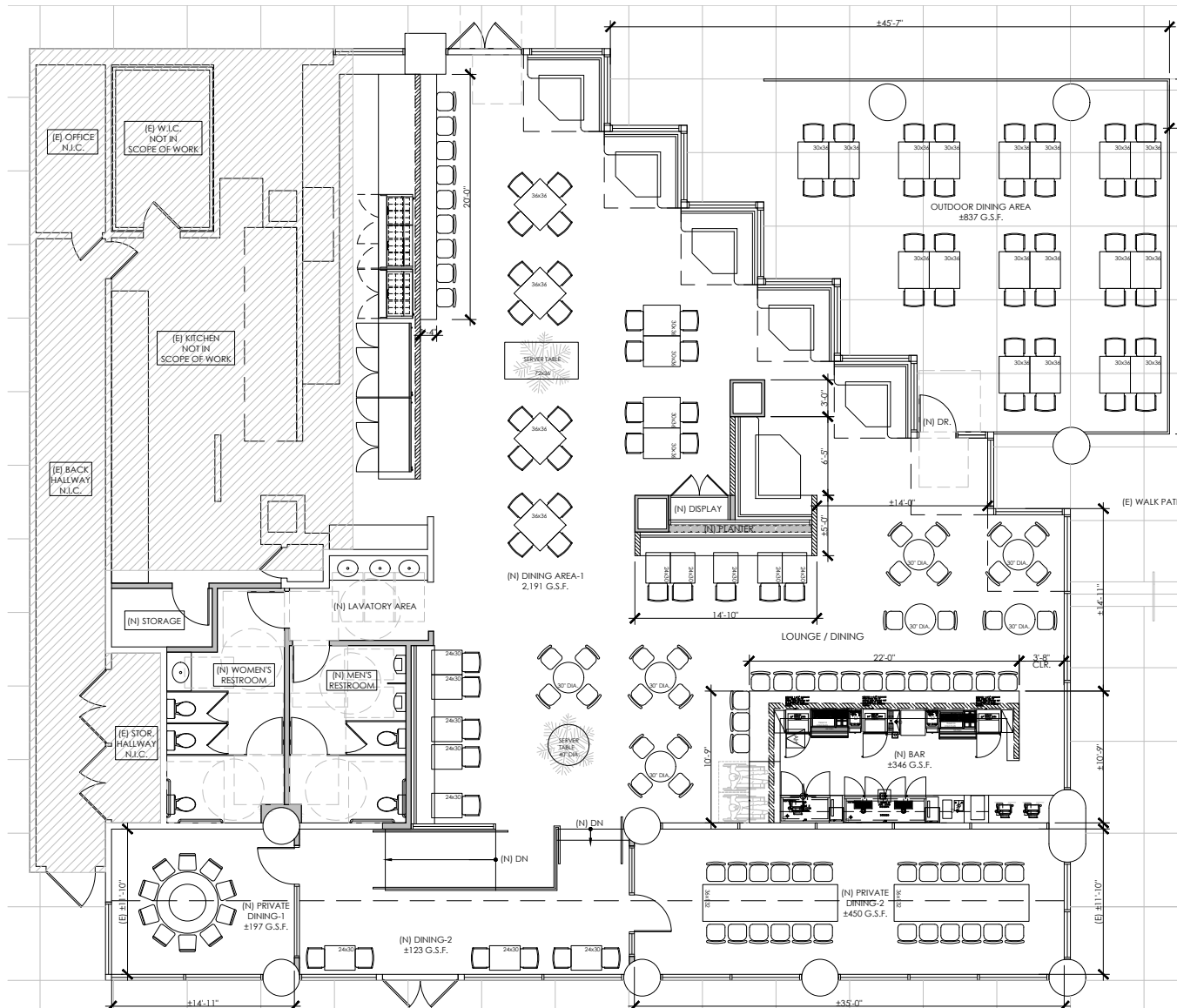
FEATURES

- Spacious 5,000 SF second generation restaurant with restaurant infrastructure in place
- Potential for outdoor patio seating
- Prime location along the high-traffic Van Ness corridor, surrounded by some of San Francisco's most renowned theaters, art venues, museums, and key government buildings
- Prominent signage opportunities for maximum visibility, ensuring your business stands out along a highly trafficked area
- Central location with convenient on-site parking, offering 600 parking spots to accommodate visitors and tenants
- The existing restaurant in the space has a 40-year history of success, demonstrating the longstanding popularity of the location
- The property includes 450 residential units and 90,000 SF of office and retail space, creating a vibrant, mixed-use community
- Notable retail tenants in the plaza include Books Inc., Peet's Coffee, UPS and Chicago Title Company, adding to the area's appeal
- Landlord investment available, providing a unique opportunity for those looking to build the next successful operation



FLOOR PLAN

NEW SCENARIO



VAN NESS AVENUE

GOLDEN GATE AVENUE



Opera Plaza

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Opera Plaza is located in the center of San Francisco's cultural district, within easy walking distance of the War Memorial Opera House, Herbst Theatre, Davis Symphony Hall, Orpheum Theatre, Brooks Hall and the Civic Auditorium. Residents are blocks from Civic Center's government offices and minutes from downtown San Francisco and the Financial District. Opera Plaza is easy to reach by public transportation, the Civic Center BART station, or nearby freeways, all of which provide access to the San Francisco International Airport and other Bay Area destinations. Public parking is also available in the Opera Plaza Garage with entrances on Turk Street and Golden Gate Avenue.

WALK SCORE

99

TRANSIT SCORE

100

BIKE SCORE

99



OPERA PLAZA

OPERA PLAZA CINEMA

SAN FRANCISCO WAR MEMORIAL & PERFORMING ARTS CENTER

HERBST THEATRE

SAN FRANCISCO OPERA

SAN FRANCISCO SYMPHONY

NEW CONSERVATORY THEATRE CENTER

PHILLIP BURTON FEDERAL BUILDING AND U.S. COURTHOUSE

UC LAW SAN FRANCISCO

SAN FRANCISCO SUPERIOR COURTHOUSE

ASIAN ART MUSEUM

CIVIC CENTER PLAZA

SAN FRANCISCO CITY HALL

SAN FRANCISCO PUBLIC LIBRARY

BILL GRAHAM CIVIC AUDITORIUM

WELLS FARGO BANK

MR. TIPPLE'S JAZZ CLUB

SQUARE

TURK ST

GOLDEN GATE AVE

MCALLISTER ST

GROVE ST

HAYES ST

VAN NESS

FRANKLIN ST

POLK ST

FELL ST

MARKET ST

LARKIN ST



*Civic Center/
Hayes Valley*

SAN FRANCISCO, CA

THE NEIGHBORHOOD



ORPHEUM THEATRE



WAR MEMORIAL OPERA HOUSE



**WAR MEMORIAL & PERFORMING
ARTS CENTER**



EBB & FLOW



RANGOON RUBY



DAVIES SYMPHONY HALL

MAVEN

THE NEIGHBORHOOD

CIVIC CENTER



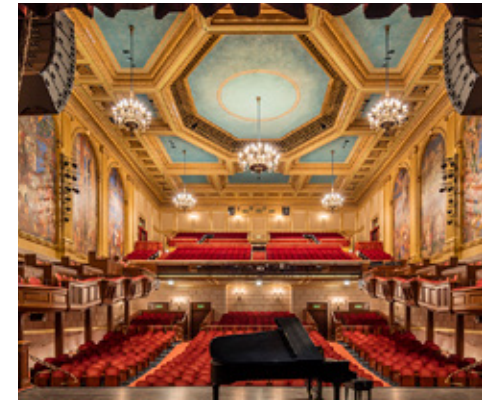
SMUGGLER'S COVE



UC LAW



SPRO



HERBST THEATRE



ROBIN



HINATA SUSHI



SON & GARDEN



BILL GRAHAM CIVIC AUDITORIUM



BOOKS INC.



MM CLAY CERAMICS



TEAKWOOD RESTAURANT



CHEZ MAMAN WEST



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