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SECOND STREET

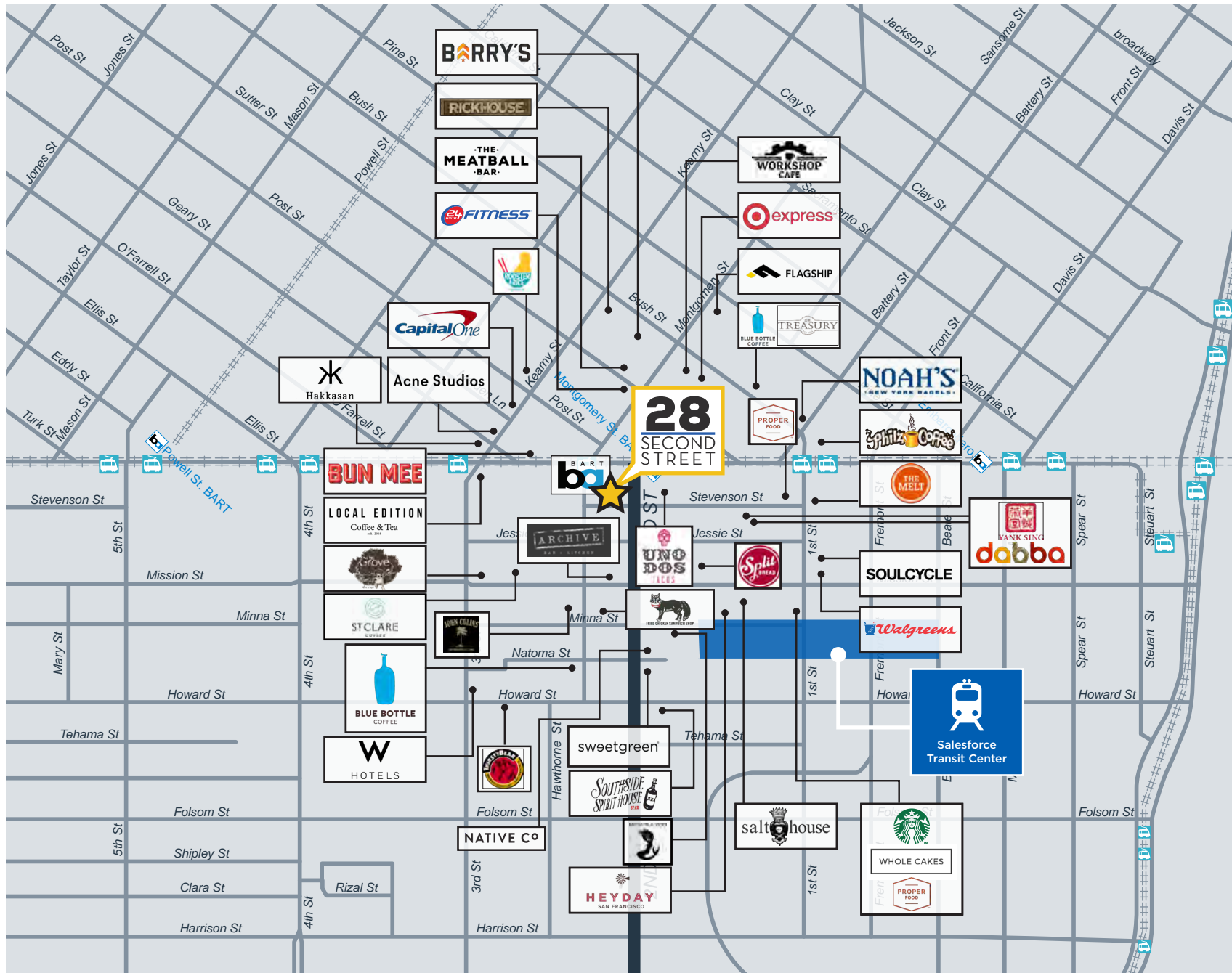
Premier Second Street Retail Opportunity



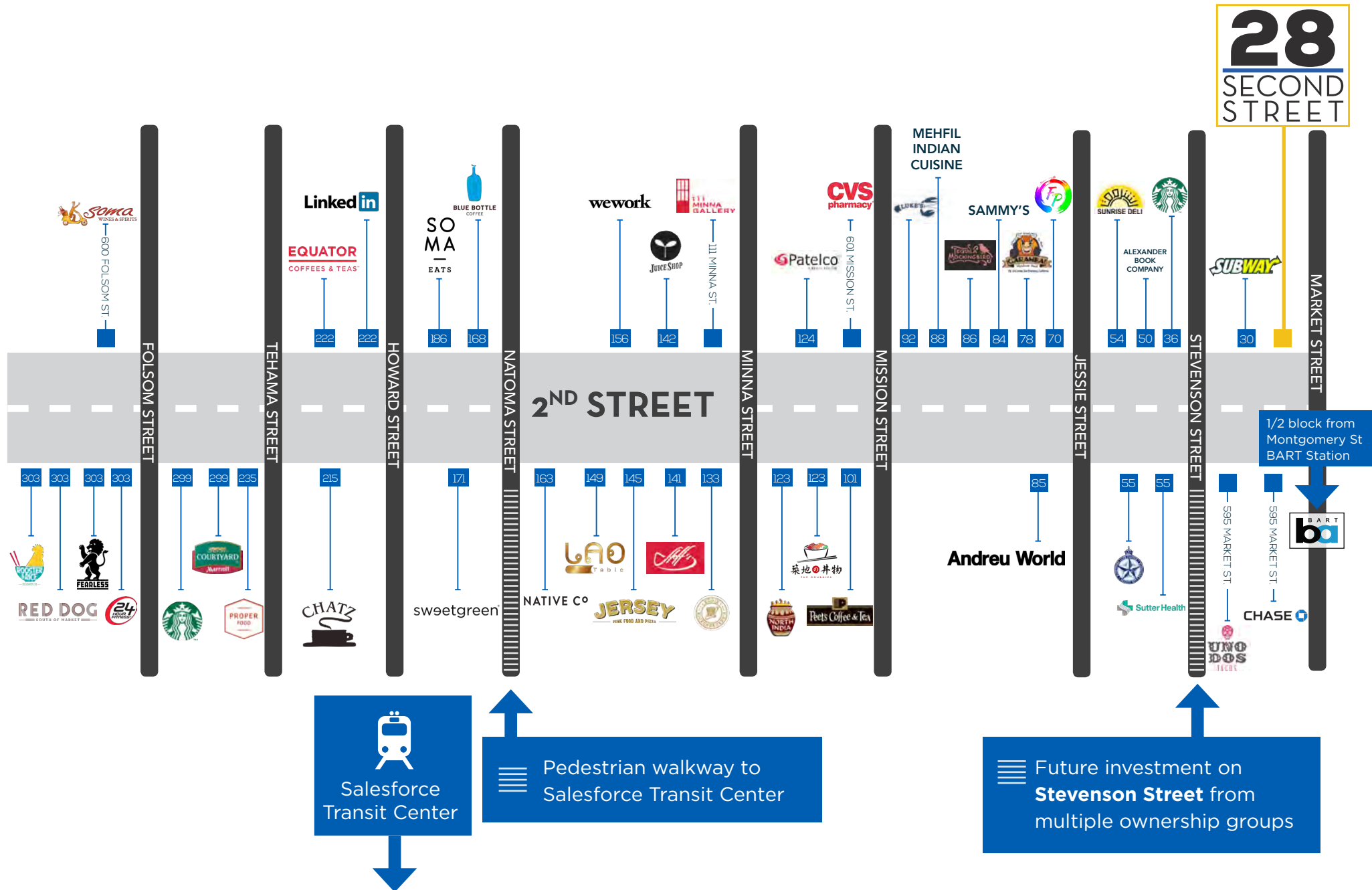
This rendering is only conceptual and subject to change.

CBRE

RETAIL MAP



2ND STREET CORRIDOR



2ND STREET IMPROVEMENT PROJECT

Second Street, one of downtown San Francisco's most important north-south arteries, connects the Financial District with Yerba Buena, South Beach and AT&T Park and is home to a rapidly growing residential community, robust office population, and established neighborhood retail. Most importantly it is one of the most walkable streets downtown.

A \$20 million renovation of Second Street will completely transform the corridor. Already an extremely busy and vital thoroughfare, the improvements promise to reduce the speed of traffic and drastically increase pedestrian and cyclist traffic, a boon for Second Street retail even beyond its current desirability.

Improvements will include sidewalk widening, street trees and landscaping, pedestrian scaled street lighting, improved bike lanes, and infrastructure.



OPTION A*

Ground Floor

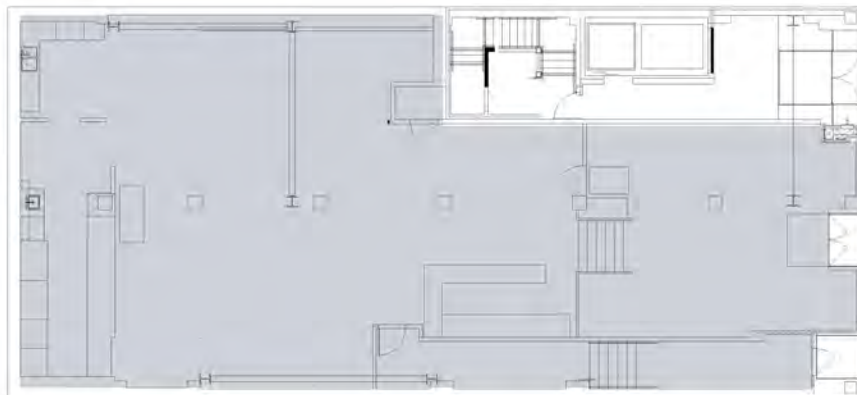


Lower Level



OPTION B*

Ground Floor



*Conceptual plans
(subject to change)

2ND STREET

- » Approximately 3,727 - 6,717 Square Feet of **second generation restaurant space** in the heart of the 2nd Street Corridor
- » **Type I venting in place**
- » Entire building undergoing extensive renovations
- » Potential for strong **single tenant identity** on 2nd Street, the prime pedestrian zone downtown
- » Will benefit from the **extensive 2nd Street improvements** already underway in addition to proximity to the highly anticipated Salesforce Transit Center

3,727 - 6,717 Square Feet Total

INTERIOR RENDERING | SITTING AREA

Exposed Brick



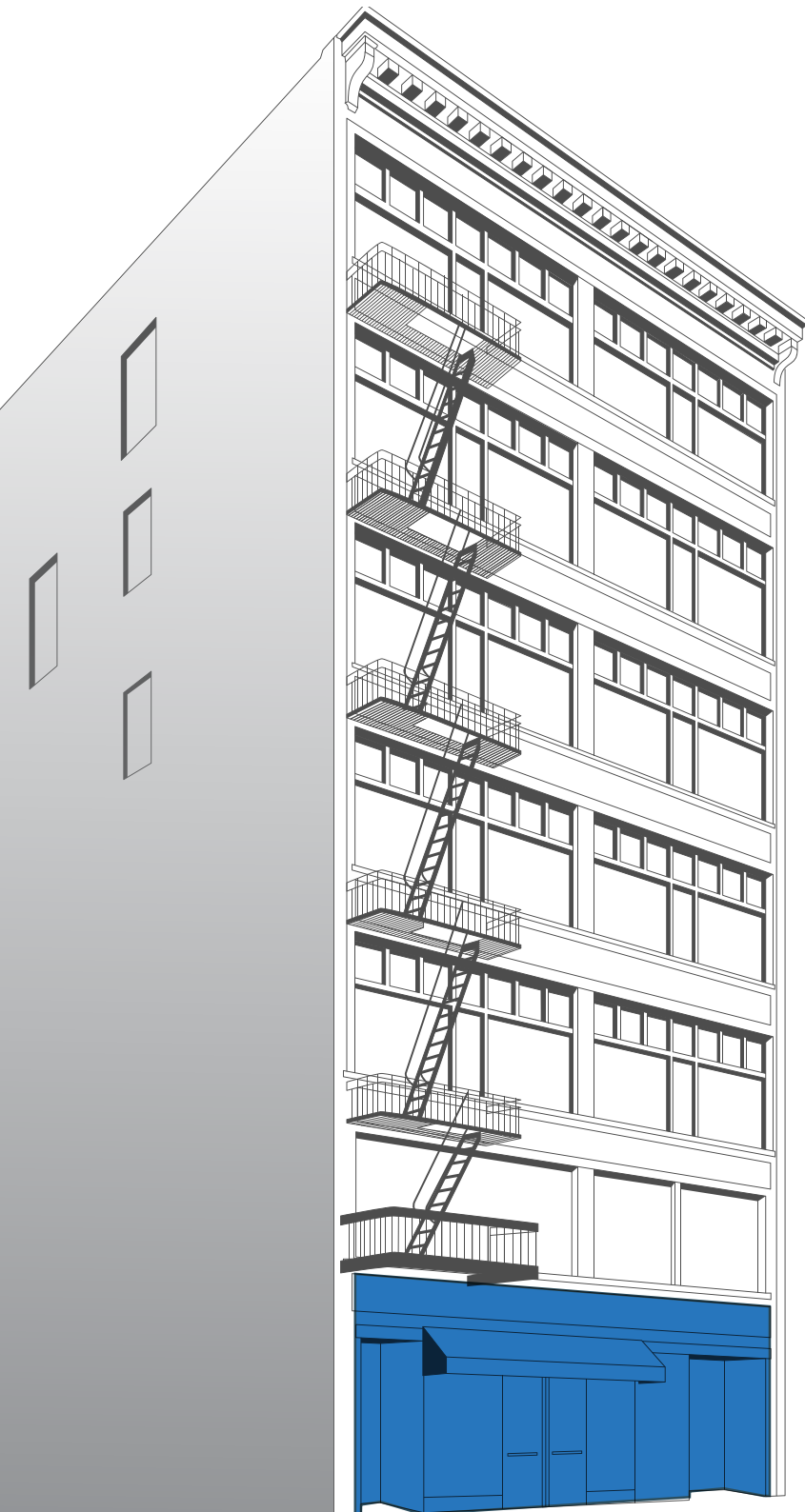
Renderings are conceptual and for example purposes only

INTERIOR RENDERING | HAPPY HOUR

13'+ Ceilings



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SECOND STREET

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