

An aerial photograph of a San Francisco neighborhood. In the foreground, there are several multi-story apartment buildings with balconies. In the middle ground, a prominent dark glass skyscraper with a diamond-patterned facade stands out. To its right is another tall, modern building. In the background, the San Francisco skyline is visible, including the Transamerica Pyramid. The foreground also features some lower-rise buildings and a green park area with trees and a baseball field.

maven
RETAIL



the Gateway

RESTAURANT/RETAIL SPACE AVAILABLE

PROJECT DESCRIPTION

The Gateway is a ten-acre project including shops, office space, 1,200+ housing units, and a series of second-level plazas and pedestrian bridges separated from automobile traffic. It was designed by landscape architects Sasaki, Walker and Associates in conjunction with architects Wurster, Bernardi & Emmons and DeMars and Reay.

The residential portion was completed in 1967. It consists of two 22-story buildings, two 25-story buildings, and 58 townhouses. The housing units are constructed over two-story garages covered by landscaped plazas, which are accessible via pedestrian bridges and stairs from the street level. The commercial component includes approximately 62,000 square feet of office and retail space that includes Safeway, Bank of America, 42nd Moon Theater, Starbucks, and other restaurants/services.





PROJECT HIGHLIGHTS

- Approximately 62,000 square feet of office and retail space that includes Safeway, Bank of America, Starbucks, 42nd Moon Theater and other restaurants/services.
- 1,254 luxury units spread throughout four high-rise towers and 58 townhomes, all located over office, retail, and garage space.
- Two-acre private manicured park owned by the Gateway that is open to Gateway residents and the general public
- The Gateway represents 71% of the apartment market in the Financial District.
- Bay Club at the Gateway is adjacent to the property on land owned by Gateway, providing 9 fully lit tennis courts, an outdoor aquatic center with two heated pools and fitness facilities.
- Includes subterranean parking with an estimated +880 total spaces for residential and commercial tenants.

LOCATION HIGHLIGHTS

- Irreplaceable location in the core of the City of San Francisco's Financial District
- Located a little over one block from the Embarcadero, San Francisco Bay, the Ferry Building and Transamerica Pyramid
- The Ferry Building, located across the street, is widely acclaimed for both the quality and diversity of its fresh farm products, and artisan and prepared foods
- Walk score of 99 - located close to employment, entertainment and complimentary retail - all daily errands can be accomplished without the need for a car or public transportation
- Located at a nexus of transportation options and attractions (all distances approximate).
- +/- 0.2 miles to the Embarcadero BART Station
- +/- 1 mile to the on-ramp of Interstate 80 and the Bay Bridge
- Less than 5 miles to the Golden Gate Bridge and Highway 101
- +/- 1.3 miles to AT&T Park, home of the San Francisco Giants





SAFeway



VistaNorth

Ironship Plaza North

Whaleship Plaza

465
DAVIS CT
AVAILABLE

VistaEast



Ironship Plaza South

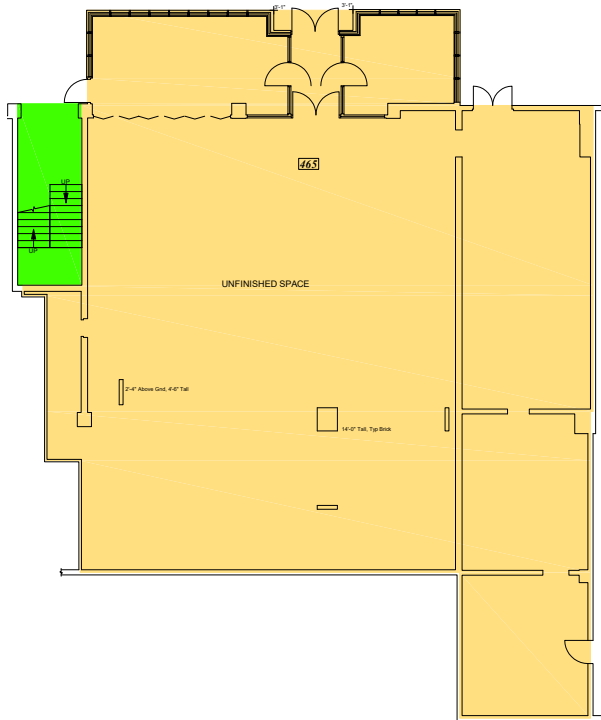
VistaSouth

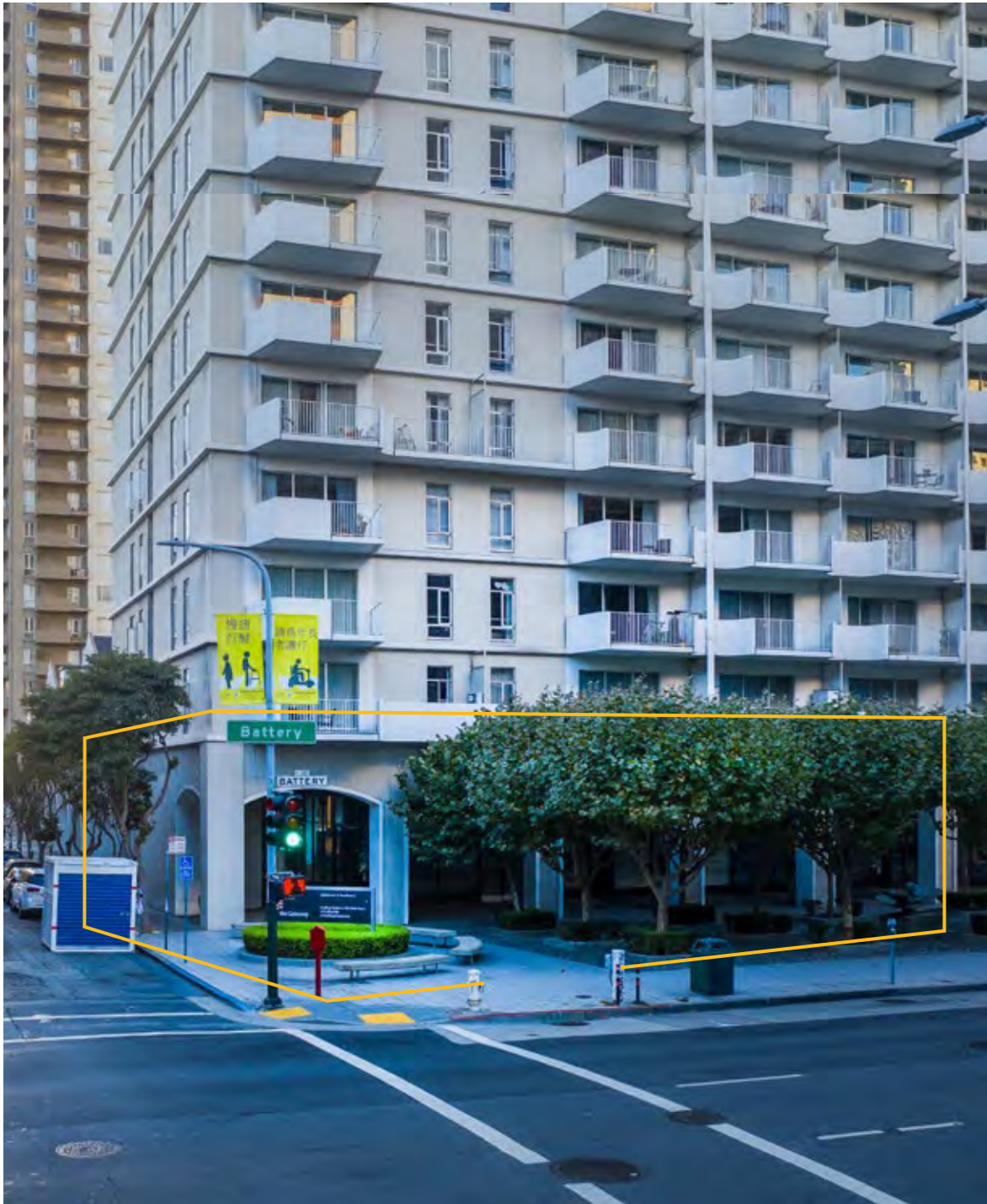
Davis Court

Drum Street

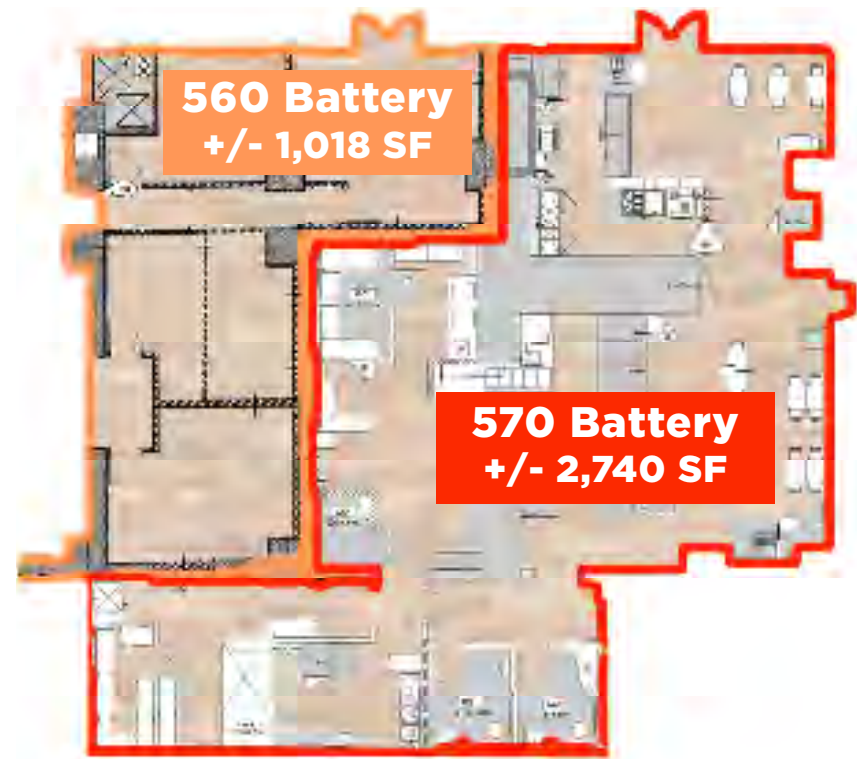
465 DAVIS COURT

- +/- 5,025 SF
- Vast Ceilings
- Landlord will negotiate a new façade
- Easy customer drop-off area located in front
- Access to adjacent private park
- Immediately adjacent to Safeway
- Potential for cooking ventilation
- Outside seating potential
- Generous tenant improvement allowance



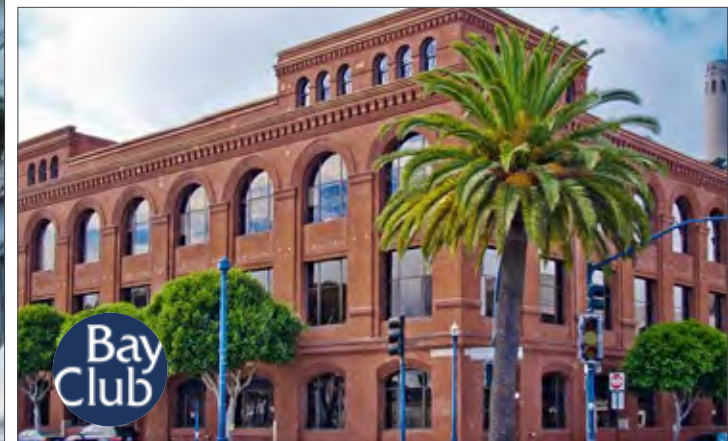


560 & 570 BATTERY



- Spaces can be combined, modified, or leased separately
- Corner retail/restaurant space located at the Jackson & Battery intersection
- Large outdoor tree-lined garden with seating potential
- Generous tenant improvement allowance

PROJECT NEIGHBORS



POTENTIAL USES C-3-O ZONING



BAR



FURNITURE



RETAIL PROFESSIONAL SERVICE



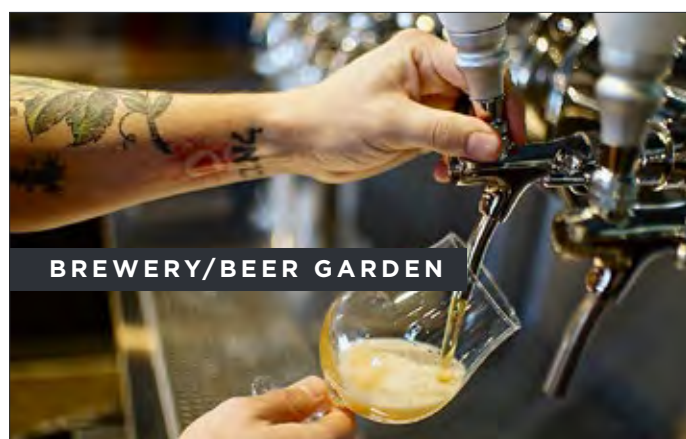
INSTITUTIONAL USES/EDUCATION



CAFE (LIMITED RESTAURANT)



FITNESS



BREWERY/BEER GARDEN



RESTAURANT



RETAIL

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RETAIL

THE GATEWAY AERIAL



SALESFORCE TOWER



MONTGOMERY



EMBARCADERO

FARMERS MARKET

THE FERRY BUILDING

BAY CLUB

STARBUCKS

SAFEWAY

SYDNEY G. WALTON SQUARE

KOKKARI ESTIATORIO

5A5 STEAK LOUNGE

TRANSAMERICA

LE MÉRIDIEN

THE PUNCH LINE

KUSAKABE

ALLBIRDS

BIX

WALK SCORE



99

TRANSIT SCORE



100

BIKE SCORE



85



PROJECT BY THE NUMBERS

AVERAGE DAILY
TRAFFIC (ADT)



23,556

NUMBER OF BUSINESSES
WITHIN 1 MILE



16,812

AVERAGE HOUSEHOLD
INCOME 1 MILE



\$151,408

DAYTIME EMPLOYEES
1 MILE FROM PROPERTY



216,633

The Embarcadero Center, on the south side of the development, includes four office towers and a hotel built between 1968 and 1983, as well as later commercial development west of the original site and east to the waterfront. Justin Herman Plaza, formerly known as Embarcadero Plaza, includes more than twelve acres of open space and a signature fountain designed by Armand Vaillancourt.

At the south end of the development lies Sidney G. Walton Square, a two-acre enclave of rolling lawn and groves, a popular lunch and picnic area for residents and near-by office workers. Vertical elements, including the ring of cast-bronze columns in the fountain by Francois Stahly, draw the eye upwards to the towers.



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