

311 CALIFORNIA

SAN FRANCISCO | CALIFORNIA

FINANCIAL DISTRICT RETAIL OPPORTUNITY



maven
RETAIL

PROJECT DESCRIPTION

Former headquarters of the Dollar Steamship Company, the Robert Dollar Building has stood proudly on the southwest corner of Battery and California Streets for nearly a century. Constructed in 1910 by W. S. Schmolle and expanded in 1919 by Charles McCall, the building remains a beloved structure on the charming and historic California Street.

Centrally located, the property offers tenants a multitude of commuter and transportation options. The building is located within two blocks of Embarcadero Station for both BART and MUNI; San Francisco's famed California Street Cable Car line stops within steps of the building; the Ferry Terminal - offering ferry service to Marin and Alameda Counties is within four blocks; and many major bus lines stop within two blocks of the Building's front door. There are also 3,000 public parking stalls within a three-block radius of the property.

At 11 stories tall, the building boasts 89,965 total rentable square feet of office space with prominent adjoining retail space. The ornate detailed exterior adds to the buildings striking charm and timeless appeal. Surrounded by countless dining and service amenities, The Robert Dollar Building commands this bustling and highly energetic locale.



PROJECT SUMMARY

PROJECT DESCRIPTION

11-Story San Francisco Landmark located in the core of San Francisco's Financial District, consisting of ground floor retail and upper level offices.

DESCRIPTION OF LOCATION

The Robert Dollar Building is located in San Francisco's Financial District on the corner of Battery and California Streets. The Building sits in close proximity to BART, MUNI and other public transportation, and offers onsite valet parking to tenants and non-tenants, as well as secured bike storage.

AVAILABLE SQUARE FOOTAGE

- 1,898 SF + 1,197 SF Basement of Cafe/Restaurant space
- 2,668 SF of corner Retail Space

DESCRIPTION OF RETAIL

The Building features four highly visible retail spaces facing California and Battery Streets. Please contact our leasing agents for detailed information on the current availabilities.

YEAR CONSTRUCTED

1910 by W. S. Schmolle

EXPENDED

1919 by Charles McCall

ZONING

C-3-O / Formula Retail Permitted



SUITE 100

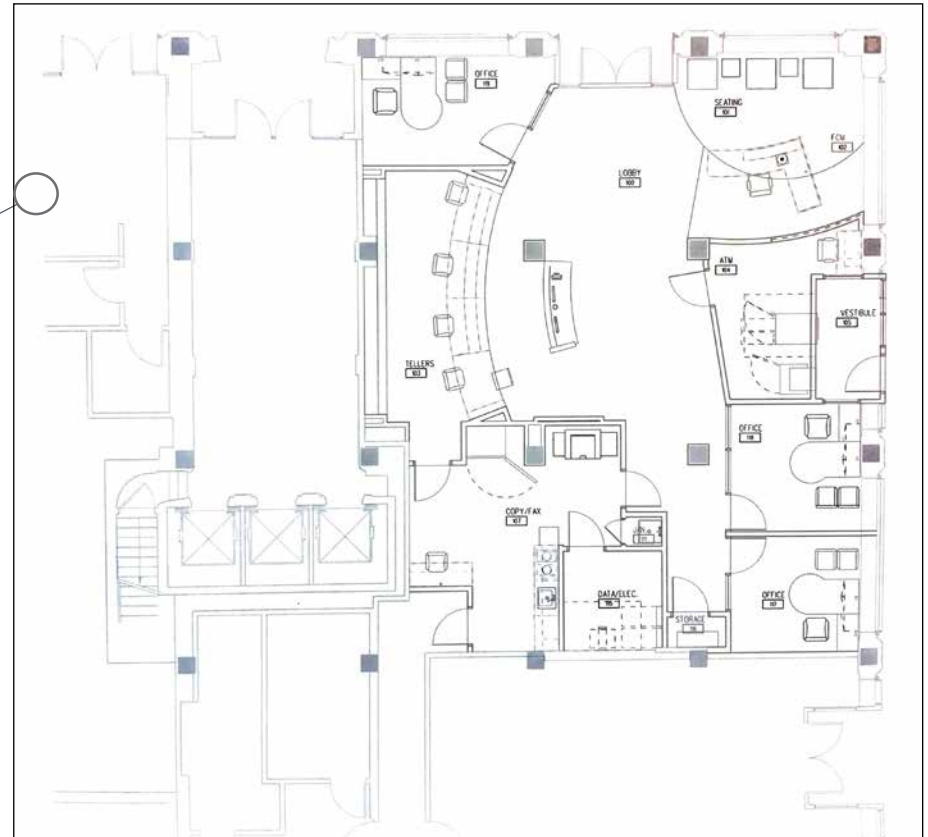


BATTERY STREET

311 CALIFORNIA



FLOOR PLAN



FEATURES

- +/- 2,668 RSF corner retail space located in the core of San Francisco's Financial District
- Second generation bank space, but C-3-0 zoning allows for a variety of uses
- Located in an iconic San Francisco building
- Expansive storefront with large display windows and excellent visibility
- High ceilings and period details throughout
- High pedestrian and vehicle traffic
- Nearby neighbors include Equinox, Blue Bottle Coffee, Rumble, Michael Mina, Perbacco, Amazon Go, and more
- Close proximity to MUNI/BART/Golden Gate Transit

SUITE 120

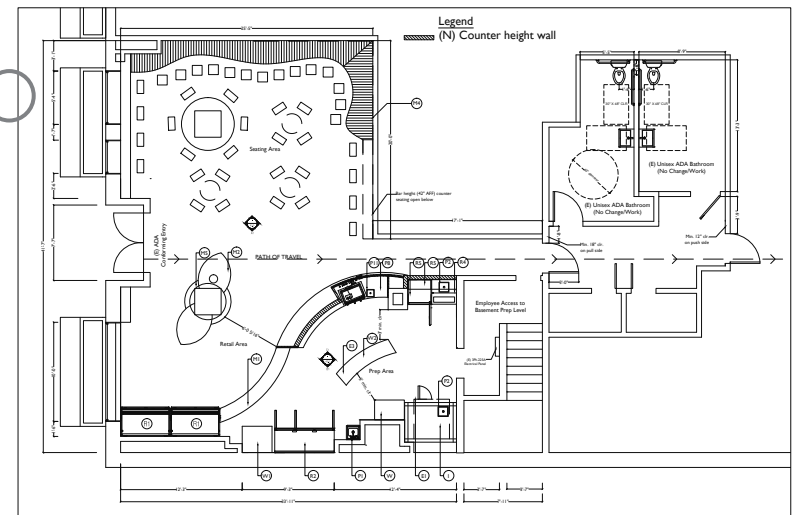


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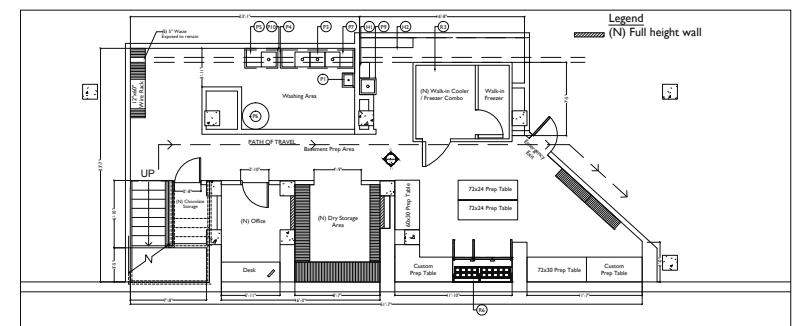
EW TREE

FEATURES

- +/- 1,898 RSF plus 1,187 RSF Basement
- Exciting restaurant infrastructure
- 15ft ceilings
- Recently renovated
- Equipment in place
- High foot traffic location
- Accessible from Battery and California Streets
- Easy access to both the 311 California and 345 California Street office towers

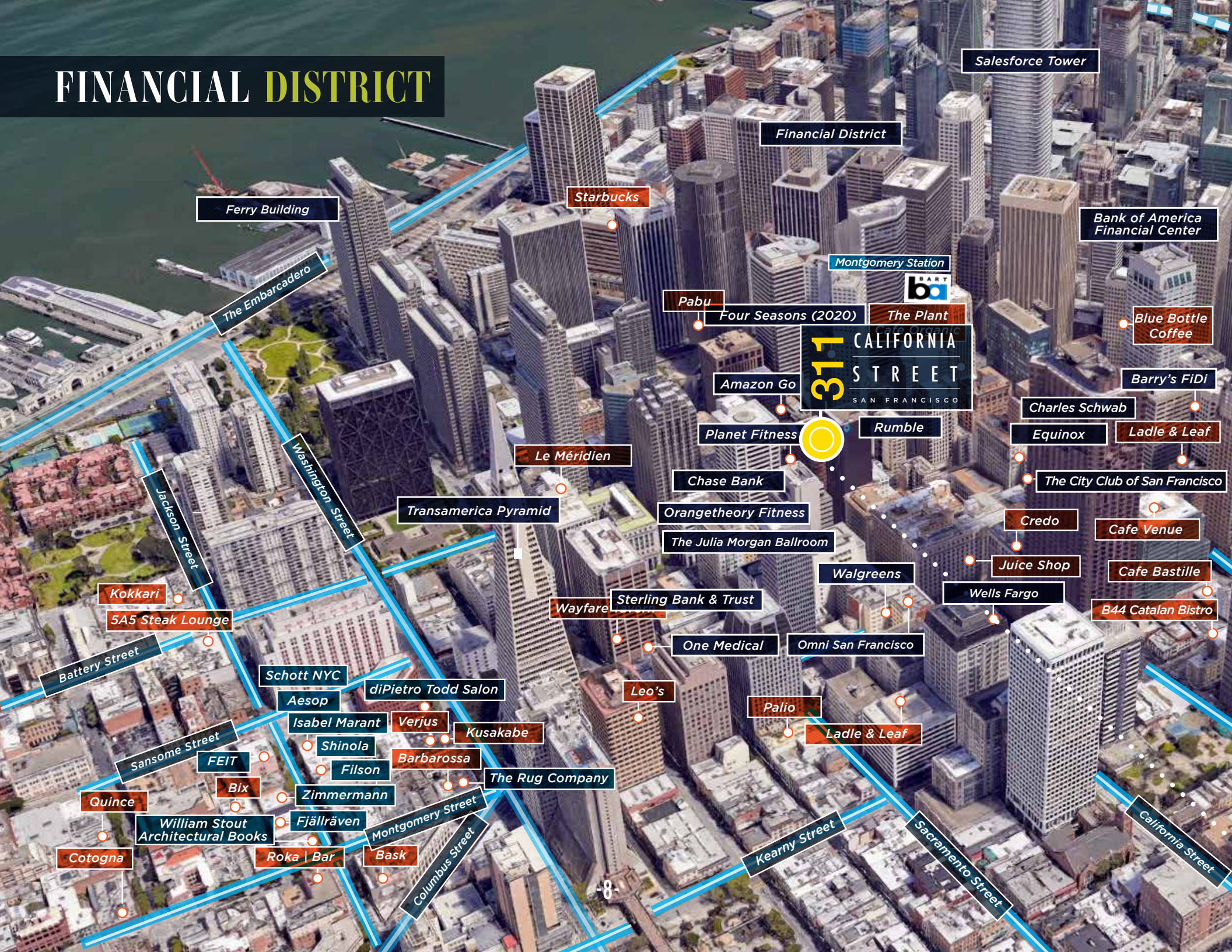


FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

FINANCIAL DISTRICT



FINANCIAL DISTRICT

Ferry Building

The Embarcadero

Jackson Street

Washington Street

Battery Street

5A5 Steak Lounge

Kokkari

Sansome Street

Schott NYC

Aesop

Isabel Marant

Shinola

Filson

Zimmermann

Fjällräven

Roka | Bar

Bask

Quince

Bix

Cotogna

William Stout Architectural Books

Montgomery Street

Columbus Street

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Wayfare

Sterling Bank & Trust

One Medical

Leo's

Palio

Ladle & Leaf

Omni San Francisco

Walgreens

Orangetheory Fitness

The Julia Morgan Ballroom

Chase Bank

Planet Fitness

Amazon Go

Four Seasons (2020)

Pabu

Montgomery Station

Starbucks

Financial District

Salesforce Tower

Bank of America Financial Center

Blue Bottle Coffee

Barry's FiDi

Charles Schwab

Equinox

Ladle & Leaf

The City Club of San Francisco

Credo

Cafe Venue

Cafe Bastille

B44 Catalan Bistro

Juice Shop

Wells Fargo

Walgreens

Omni San Francisco

Kearny Street

Sacramento Street

California Street

311 CALIFORNIA STREET
SAN FRANCISCO

311 CALIFORNIA BY THE NUMBERS



AVERAGE DAILY TRAFFIC (ADT)



23,556

NUMBER OF BUSINESSES WITHIN 1 MILE



19,303

POPULATION WITHIN 1 MILE



257,494

DAYTIME WORKERS 1 MILE FROM PROPERTY



244,439



100

WALKABLE CITY HUB

Thriving urban hub provides abundant walkable retail and restaurant amenities.



100

PUBLIC TRANSPORTATION HUB

World-class public transportation. Close proximity to numerous MUNI lines, the Montgomery BART station, and the Transbay Terminal.



87

BIKE FRIENDLY NEIGHBORHOOD

Convenient location for biking with secured bike storage on site.

311 CALIFORNIA NEIGHBORS



POTENTIAL USES C-3-O ZONING



BAR



FURNITURE



RETAIL PROFESSIONAL SERVICE



INSTITUTIONAL USES/EDUCATION



CAFE (LIMITED RESTAURANT)



FITNESS



BREWERY/BEER GARDEN



BANK/FINANCIAL INSTITUTION



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