



CELEBRATING  
100 Years

**EXCLUSIVELY LISTED BY:**

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**2755-2769**  
**LOMBARD STREET**  
SAN FRANCISCO | CA 94123

**PLEASE DO NOT DISTURB EMPLOYEES**



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## THE MARINA ASSEMBLAGE

Rare opportunity to acquire an incredible mixed-use assemblage that has been under the same ownership for over 70 years, these properties are located directly across from San Francisco's iconic Presidio—a National Historic Landmark that draws more than 7 million visitors each year (source: Presidio Visitors Profile Report)—this assemblage is also adjacent to the renowned Industrial Light & Magic campus and within close proximity to bustling Chestnut Street. Encompassing approximately ±14,069 Building SF combined, these properties present an extraordinary investment opportunity in one of San Francisco's most desirable neighborhoods.

### **BUILDING #1 | 2755 LOMBARD ST | TRAVELODGE - 27 ROOMS & PARKING LOT**

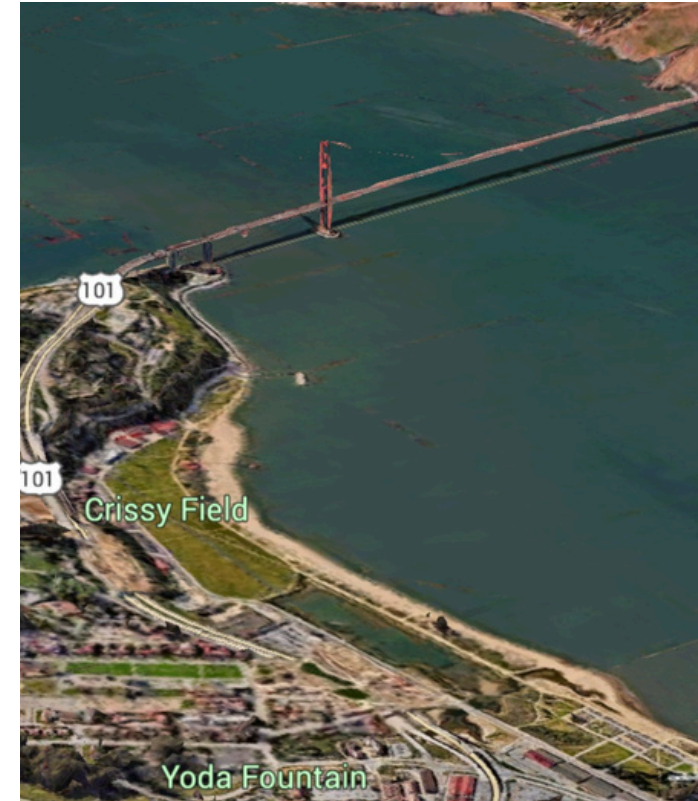
Building Size: ±6,524 SF  
Lot Size: ±9,898 SF LOT  
82.5 FT Street Frontage  
Potential for Owner/User

### **BUILDING #2 | 2765-2767 LOMBARD ST | MIXED-USE PROPERTY | 3 UNITS**

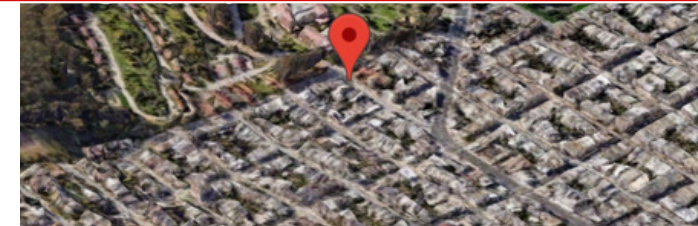
Building Size: ±2,992 SF  
Lot Size: ±1,702 SF LOT  
28.5 FT Frontage  
Features a Spacious Studio & One-Bedroom Apt, and the Popular Golden Gate Market

### **BUILDING #3 | 2769 LOMBARD ST | RESTAURANT SPACE & DEDICATED PARKING LOT**

Building Size: ±420 SF  
41.32 FT Frontage  
Lot Size: ±2,469 SF LOT



**2755-2769 Lombard Assemblage**



# PARCEL MAP OVERVIEW

**2769**  
LOMBARD ST

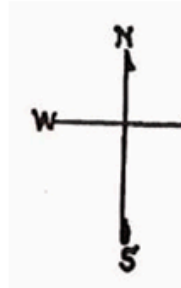
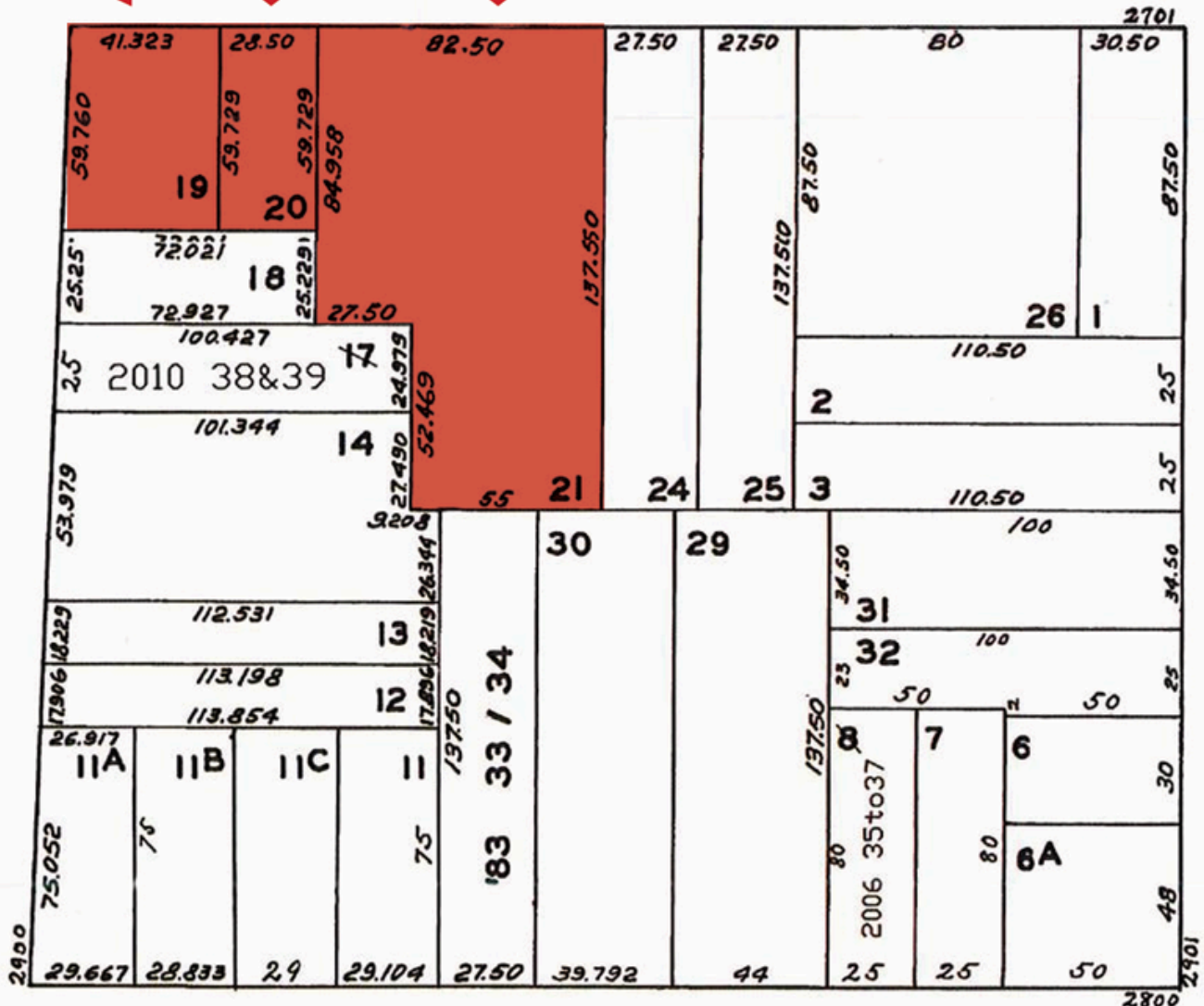
**2765-2767**  
LOMBARD ST

**2755**  
LOMBARD ST  
+ PARKING

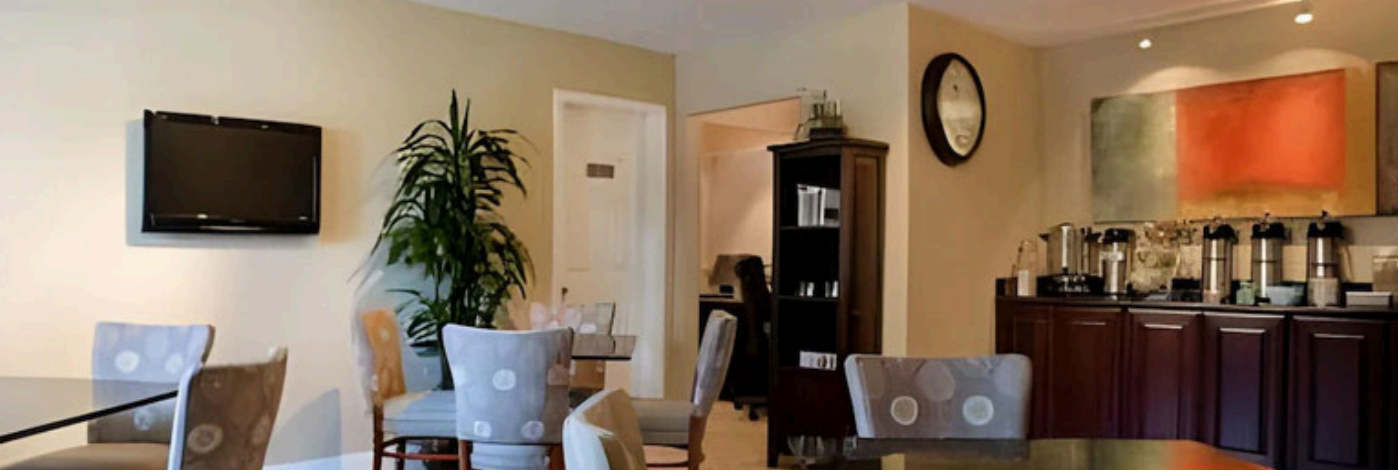
**LOMBARD STREET**

**LYON STREET**

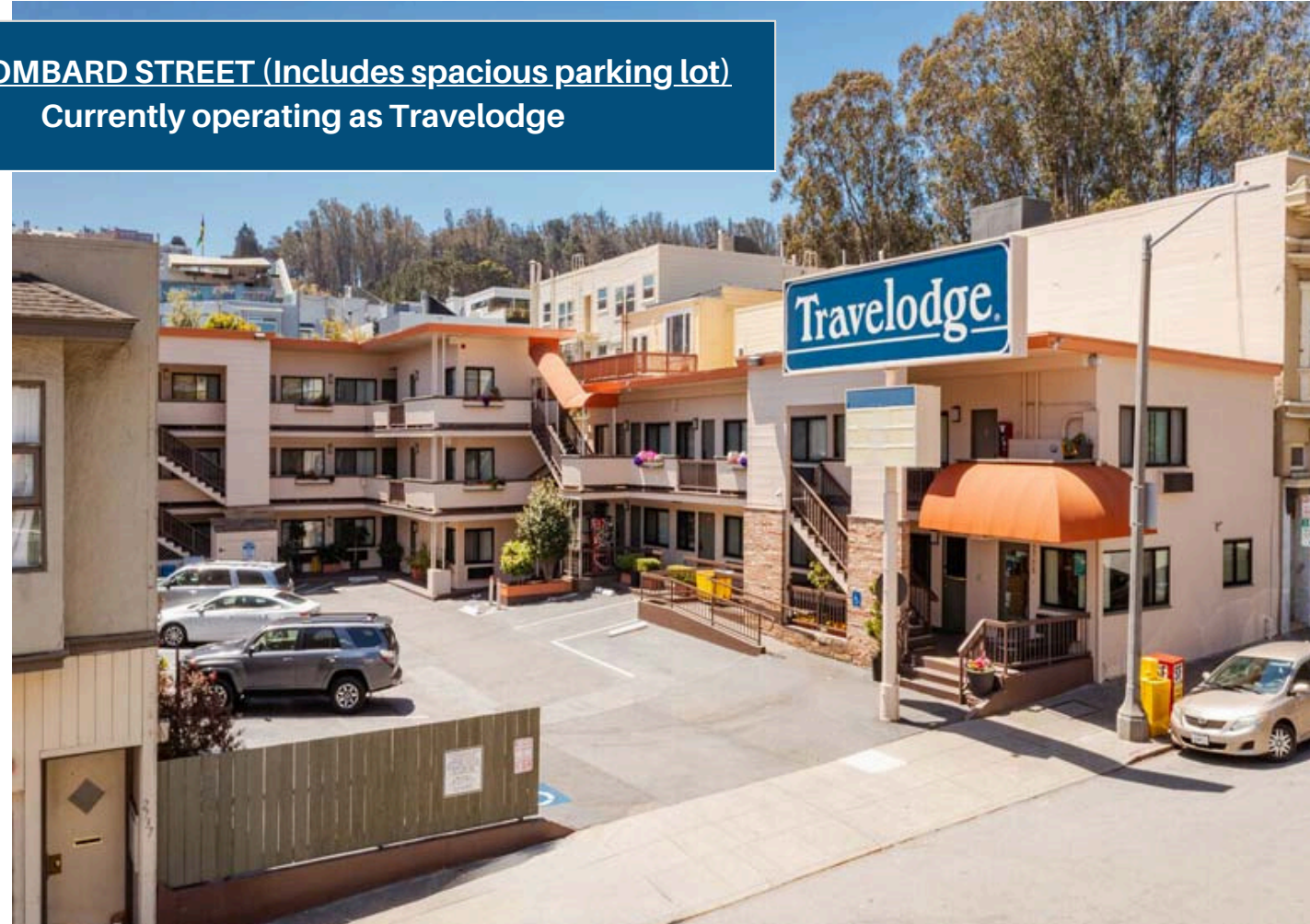
**BAKER STREET**

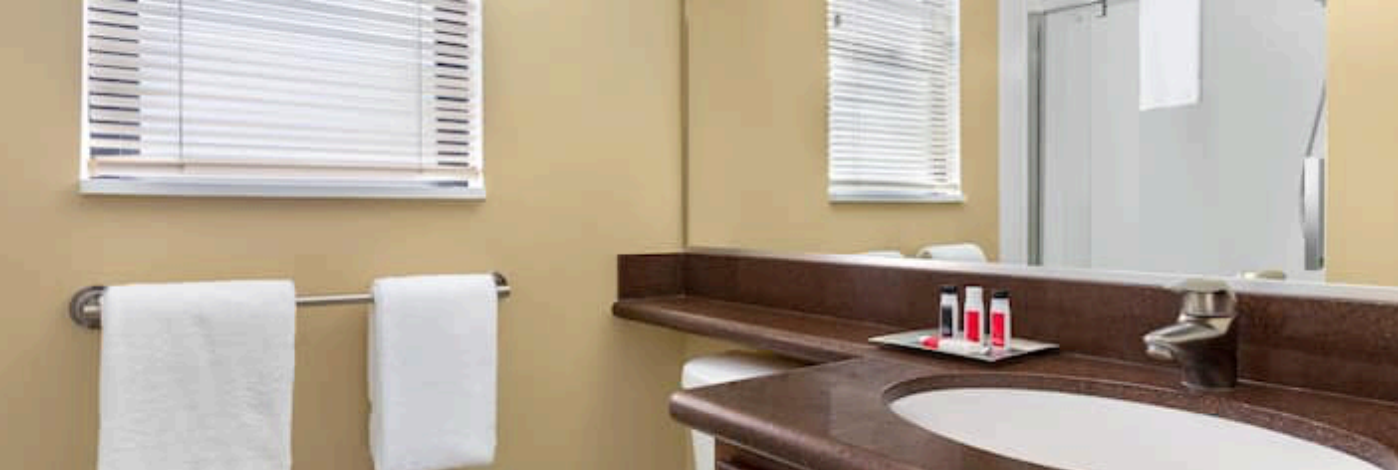


**GREENWICH STREET**



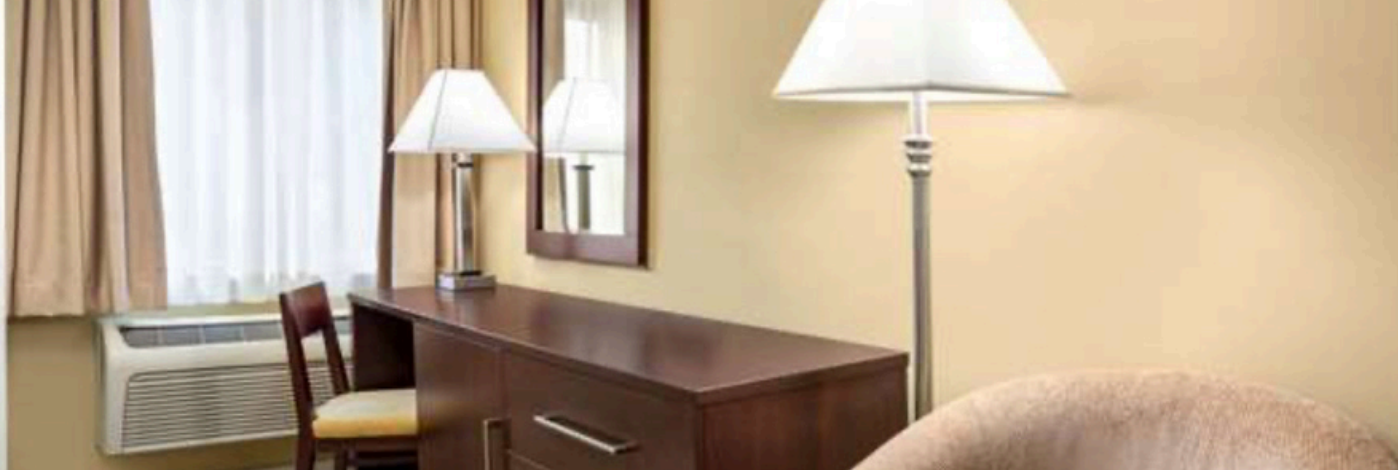
**2755 LOMBARD STREET (Includes spacious parking lot)  
Currently operating as Travelodge**





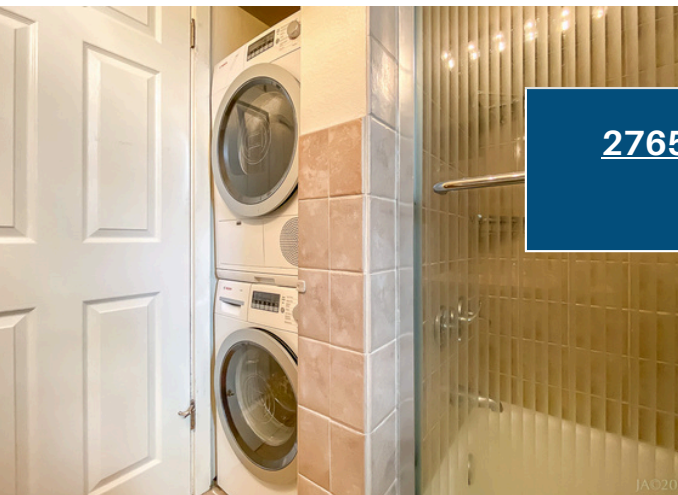
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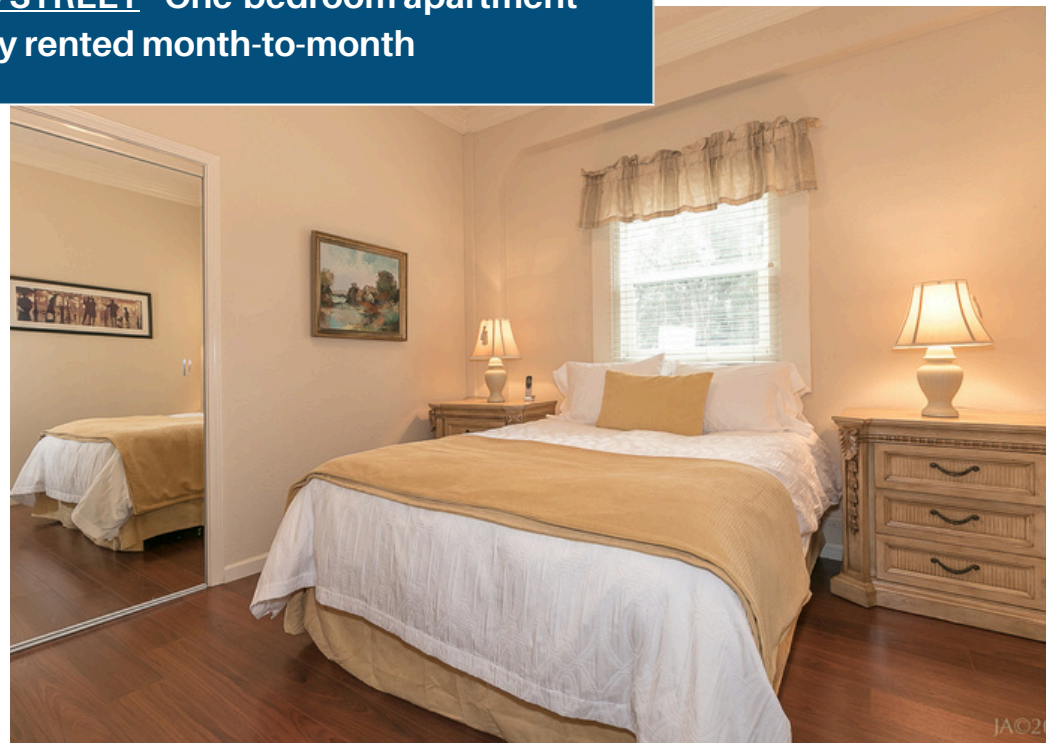


**2765A LOMBARD STREET - One-bedroom apartment currently rented month-to-month**





**2765A LOMBARD STREET - One-bedroom apartment currently rented month-to-month**







**2765B LOMBARD STREET - Studio  
apartment currently VACANT**





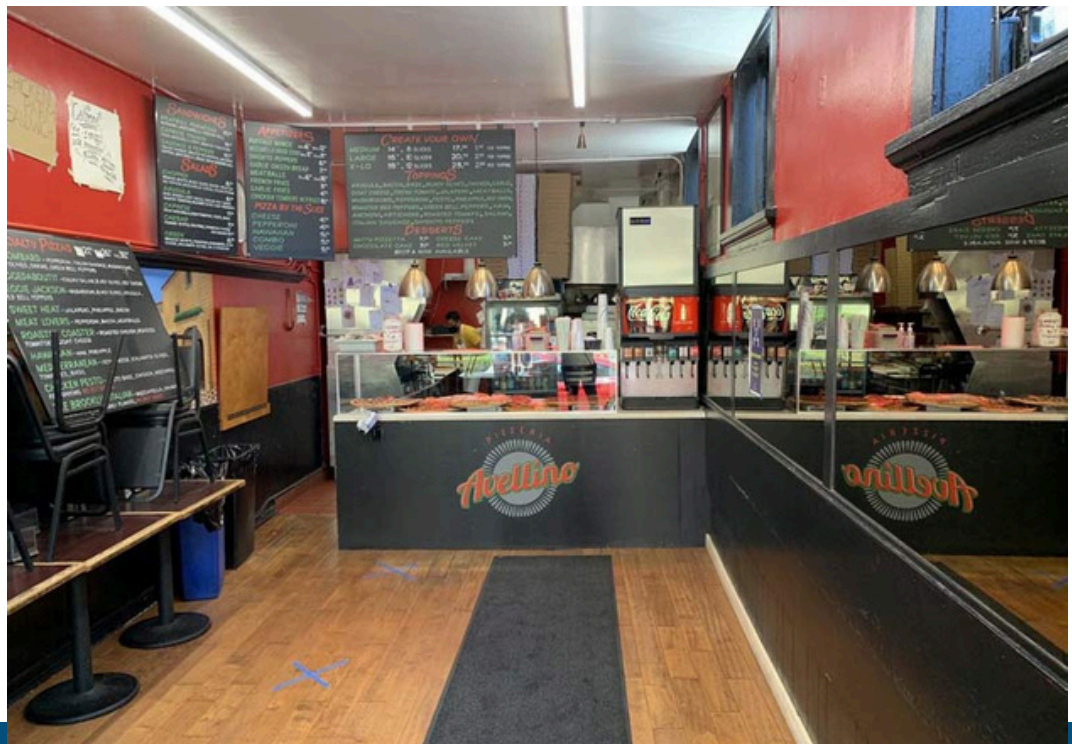
**2765B LOMBARD STREET - Studio  
apartment currently VACANT**



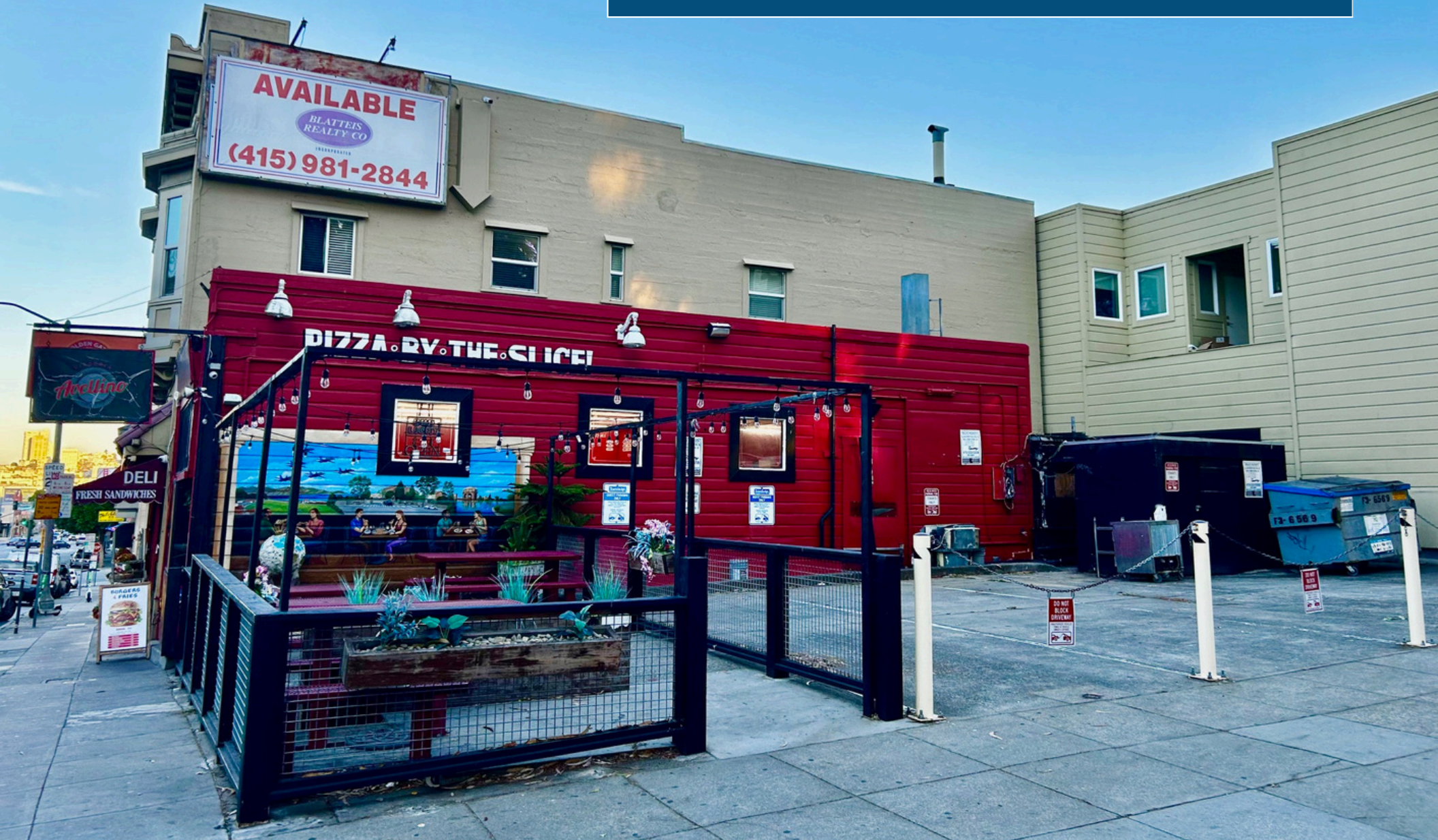




**2769 LOMBARD STREET (Includes Spacious Parking Lot)  
Currently Leased to Golden Gate Market & Deli**



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## A VIBRANT NEIGHBORHOOD

Beautiful homes, architecture, and a stunning backdrop of the Golden Gate Bridge welcome visitors to the area. Originally the location for the Panama-Pacific International Exposition in 1915 (whose remnants can be seen at the Palace of Fine Arts), much of the land was filled and flattened to accommodate a world's fair. That ample space has given way to a jogger's paradise at the northern edge of the city.

Bustling commercial strips along Union Street, Fillmore, Chestnut, & Lombard make the area a destination in its own right. Boutique shops, salons and spas, upscale and casual restaurants and an energetic nightlife make the neighborhood one of San Francisco's most coveted.

Also located only steps from the property, the Presidio is a city within a city - and an oasis for rare wildlife. It's public park that is a global visitor destination with numerous attractions and endless scenic trails.



A prime location, the property is ideally situated within steps from the best that the Marina, Cow Hollow, and Presidio Park have to offer. Bikable with great transit, the property has a 94 "Walker's Paradise" Walkscore.



# AERIAL PERSPECTIVE



**PALACE OF FINE ARTS**

- *16.7 Miles to SFO Airport*
- *2.6 Miles to Golden Gate Bridge*
- *3.5 Miles to Bay Bridge*
- *2.5 Miles to PIER 39*
- *1.2 Miles to Crissy Field Beach*

**MARINA DISTRICT**

**2755-2769 Lombard Assemblage**

**PRESIDIO PARK**

Location of Lucasfilm Campus  
(Industrial Light & Magic)

**COW HOLLOW DISTRICT**

# NEARBY





# NEARBY ATTRACTIONS



**PIER 39**



**WALT DISNEY FAMILY MUSEUM**



**FISHERMAN'S WHARF**



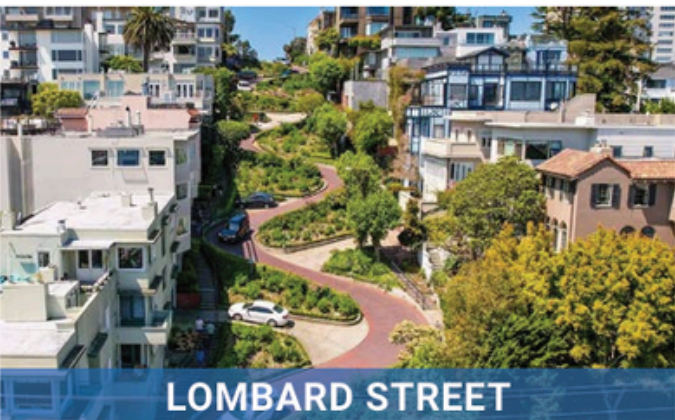
**LUCASFILM**



**THE PRESIDIO**



**CHESTNUT STREET**



**LOMBARD STREET**



**PALACE OF FINE ARTS**



**FORT POINT**