



CELEBRATING
100 Years

EXCLUSIVELY LISTED BY:

Jeremy Blatteis
Broker
Direct: 415-321-7493
jfblatteis@blatteisrealty.com
DRE#: 01460566

Joan Laguatan
Broker-Associate
Direct: 415-608-0544
joan@blatteisrealty.com
DRE#: 01379835

2755-2769
LOMBARD STREET
SAN FRANCISCO | CA 94123

PLEASE DO NOT DISTURB EMPLOYEES



Disclaimer: This Statement is provided with the understanding that all negotiations regarding the purchase, rental, or leasing of the property described above will be conducted exclusively through Blatteis Realty Co., Inc. While the information provided is sourced from what are considered reliable sources, it is not guaranteed. Blatteis Realty has not verified the accuracy of this information and makes no guarantees, warranties, or representations regarding its contents. It is published with the possibility of errors, omissions, or changes in listing details, including price, terms, financing, or withdrawal without notice. Included projections, estimates, opinions, and assumptions are for illustrative purposes only and may not accurately reflect the current or future performance of the property. We recommend consulting your tax and legal advisors to verify the accuracy of any information.



CELEBRATING
100 Years

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

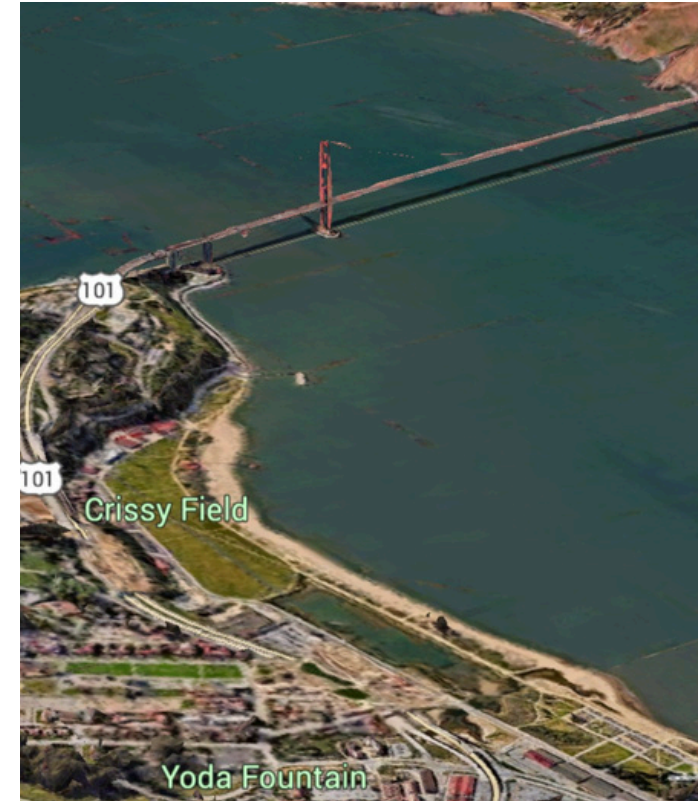
Building Size: ±6,524 SF
Lot Size: ±9,898 SF LOT
82.5 FT Street Frontage
Potential for Owner/User

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

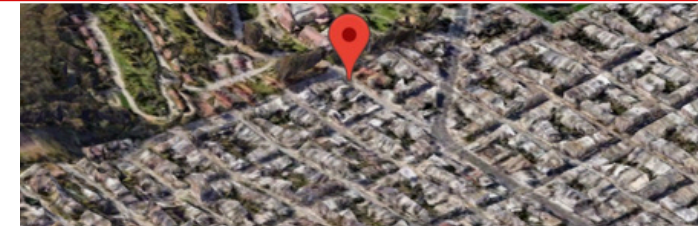
Building Size: ±2,992 SF
Lot Size: ±1,702 SF LOT
28.5 FT Frontage
Features a Spacious Studio & One-Bedroom Apt, and the Popular Golden Gate Market

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

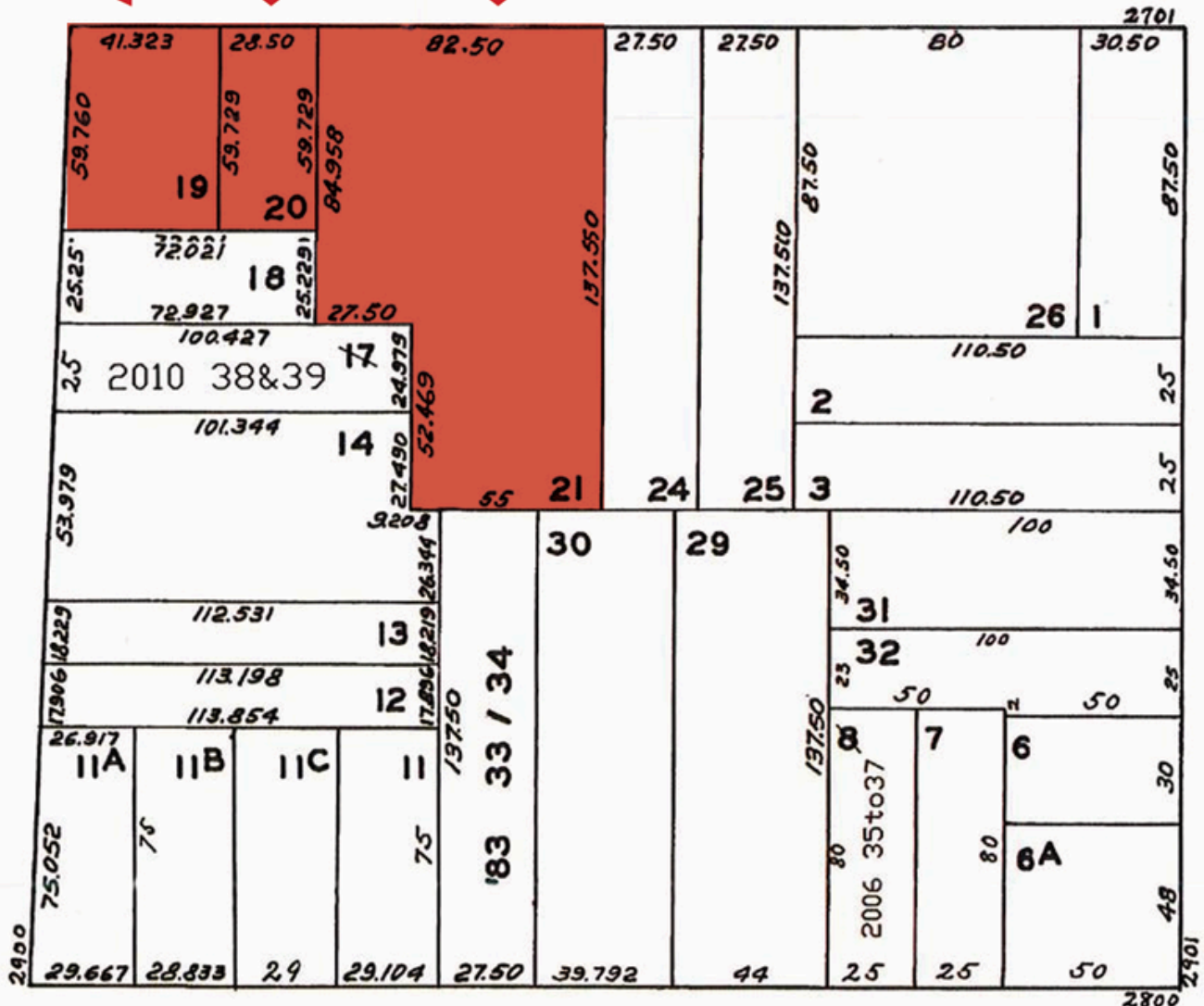
2765-2767
LOMBARD ST

2755
LOMBARD ST
+ PARKING

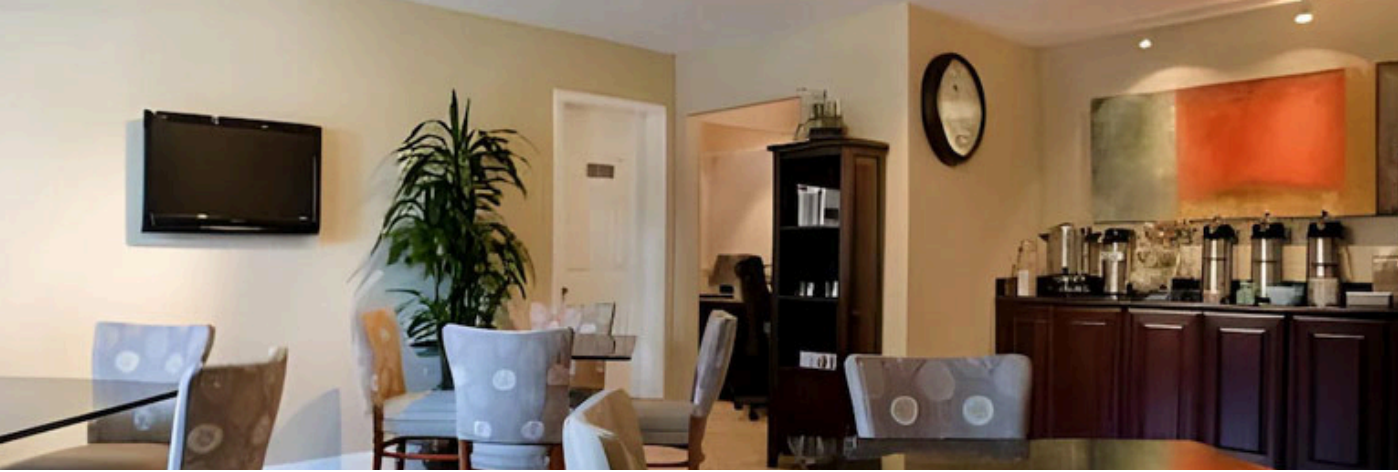
LOMBARD STREET

LYON STREET

BAKER STREET



GREENWICH STREET



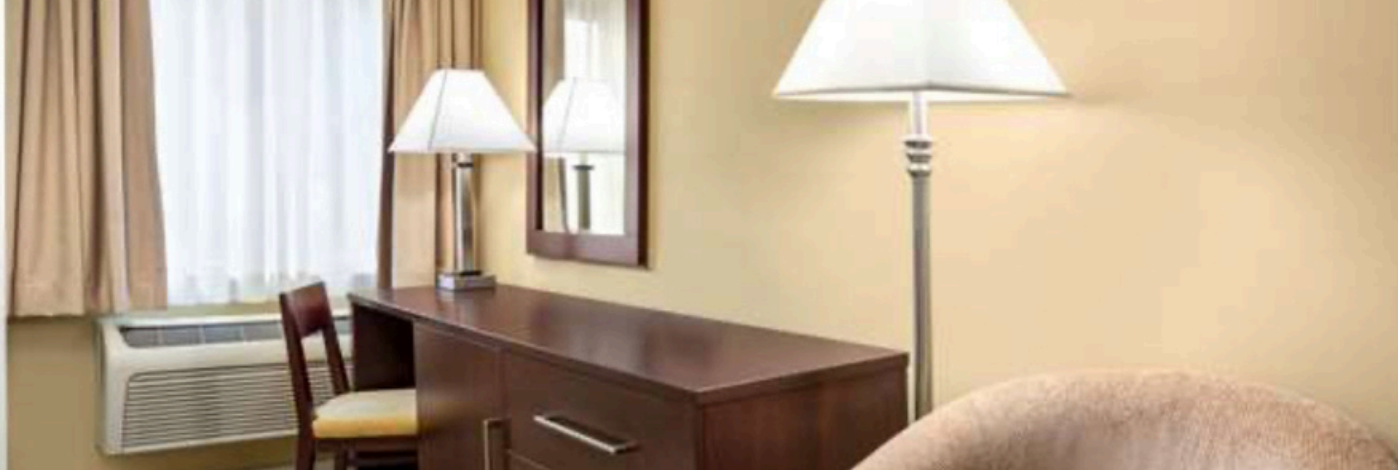
**2755 LOMBARD STREET (Includes spacious parking lot)
Currently operating as Travelodge**





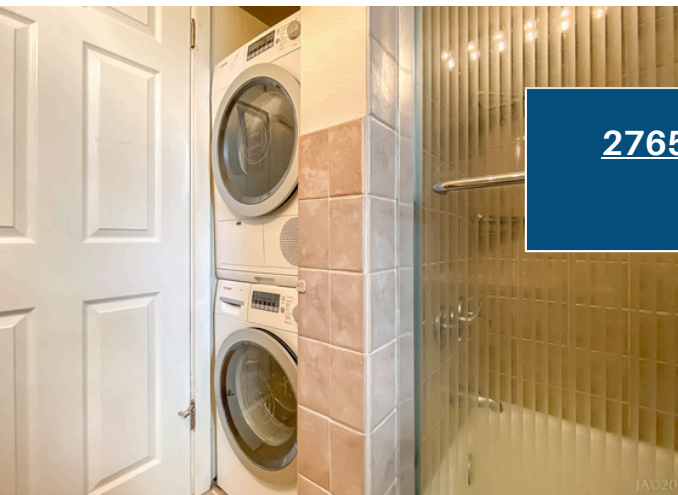
**2755 LOMBARD STREET (Includes spacious parking lot)
Currently operating as Travelodge**





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



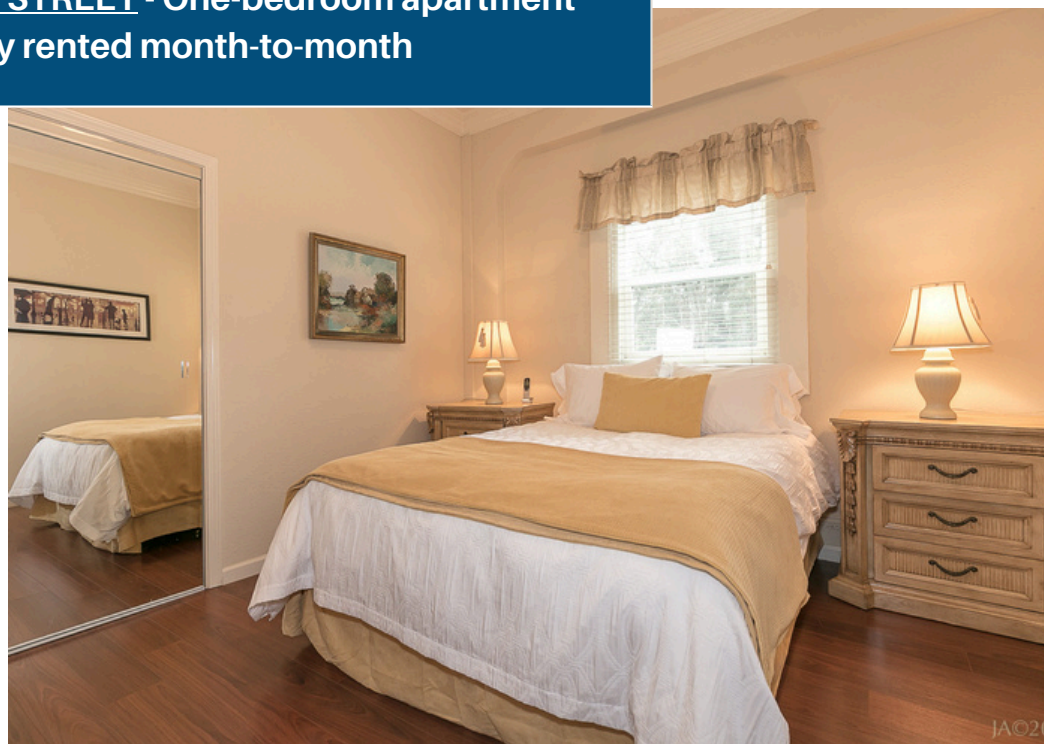


**2765A LOMBARD STREET - One-bedroom apartment
currently rented month-to-month**





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





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





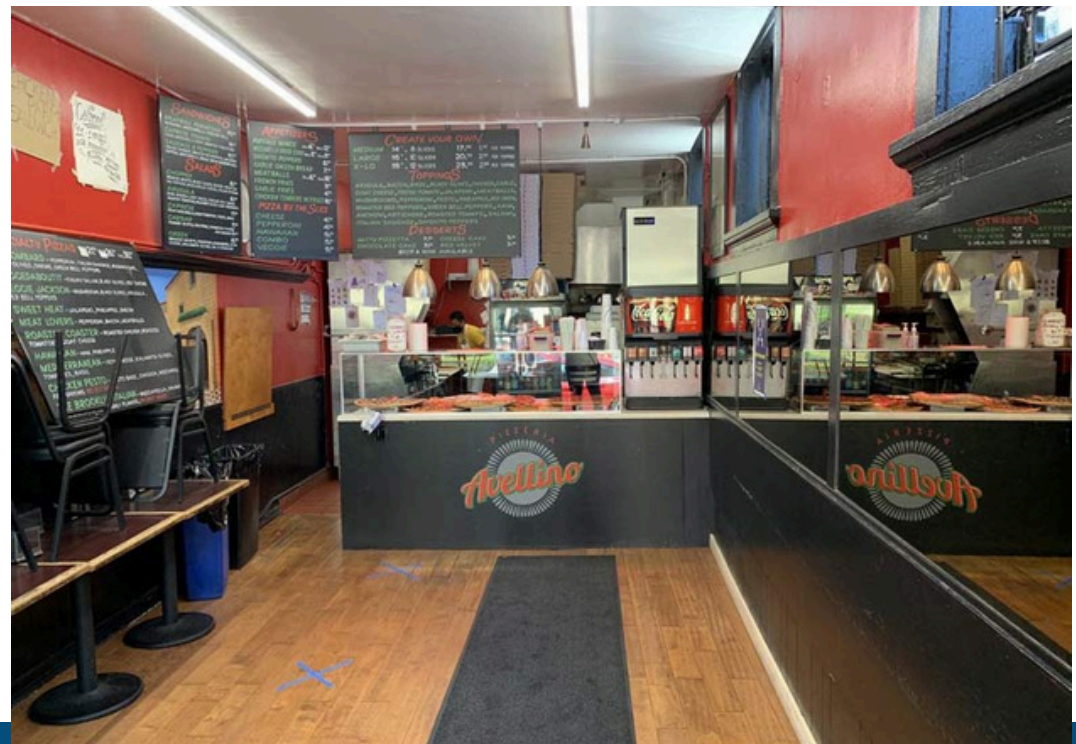
**2765B LOMBARD STREET - Studio
apartment currently VACANT**



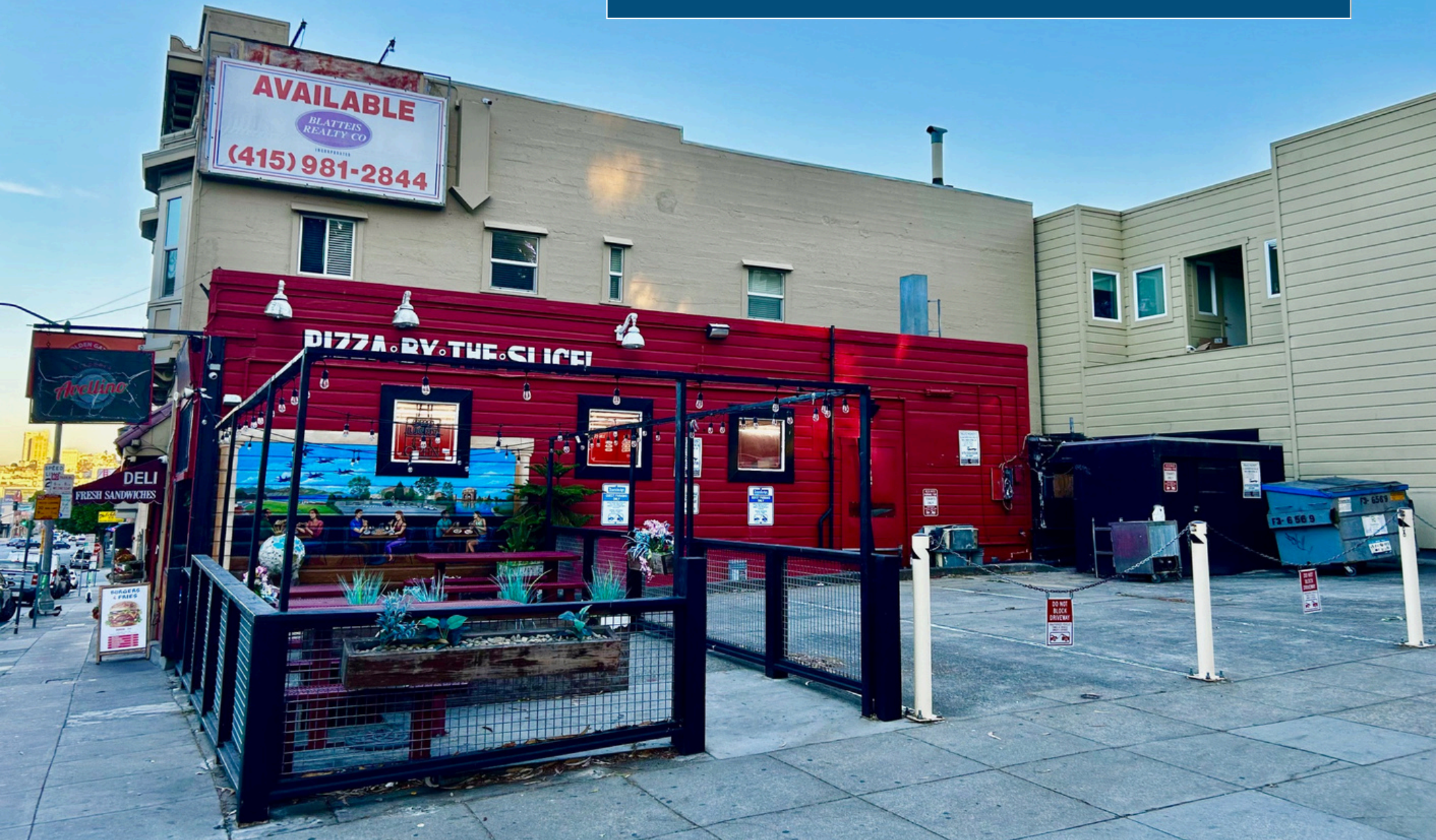




2769 LOMBARD STREET (Includes Spacious Parking Lot)
Currently Leased to Golden Gate Market & Deli



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





CELEBRATING
100 Years

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



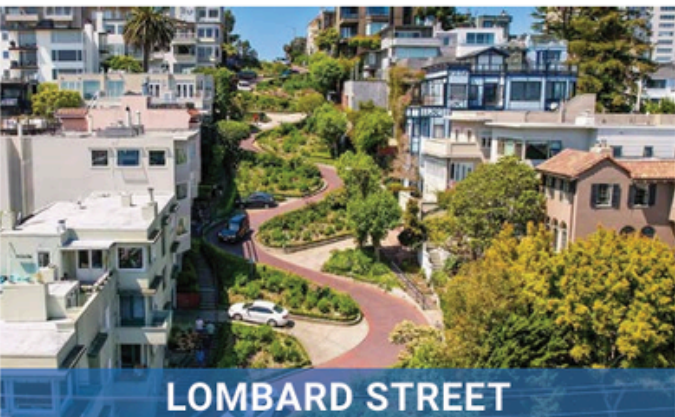
LUCASFILM



THE PRESIDIO



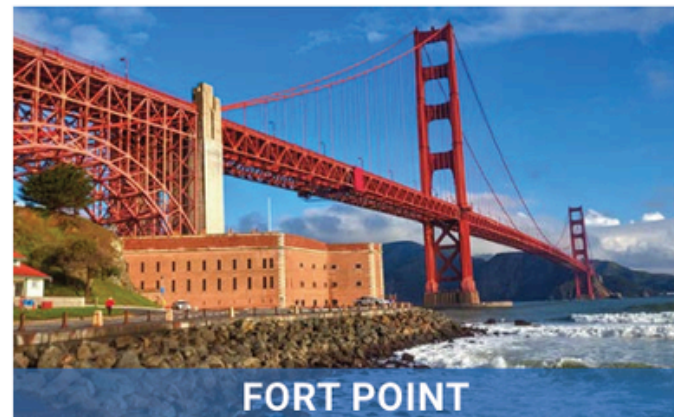
CHESTNUT STREET



LOMBARD STREET



PALACE OF FINE ARTS



FORT POINT