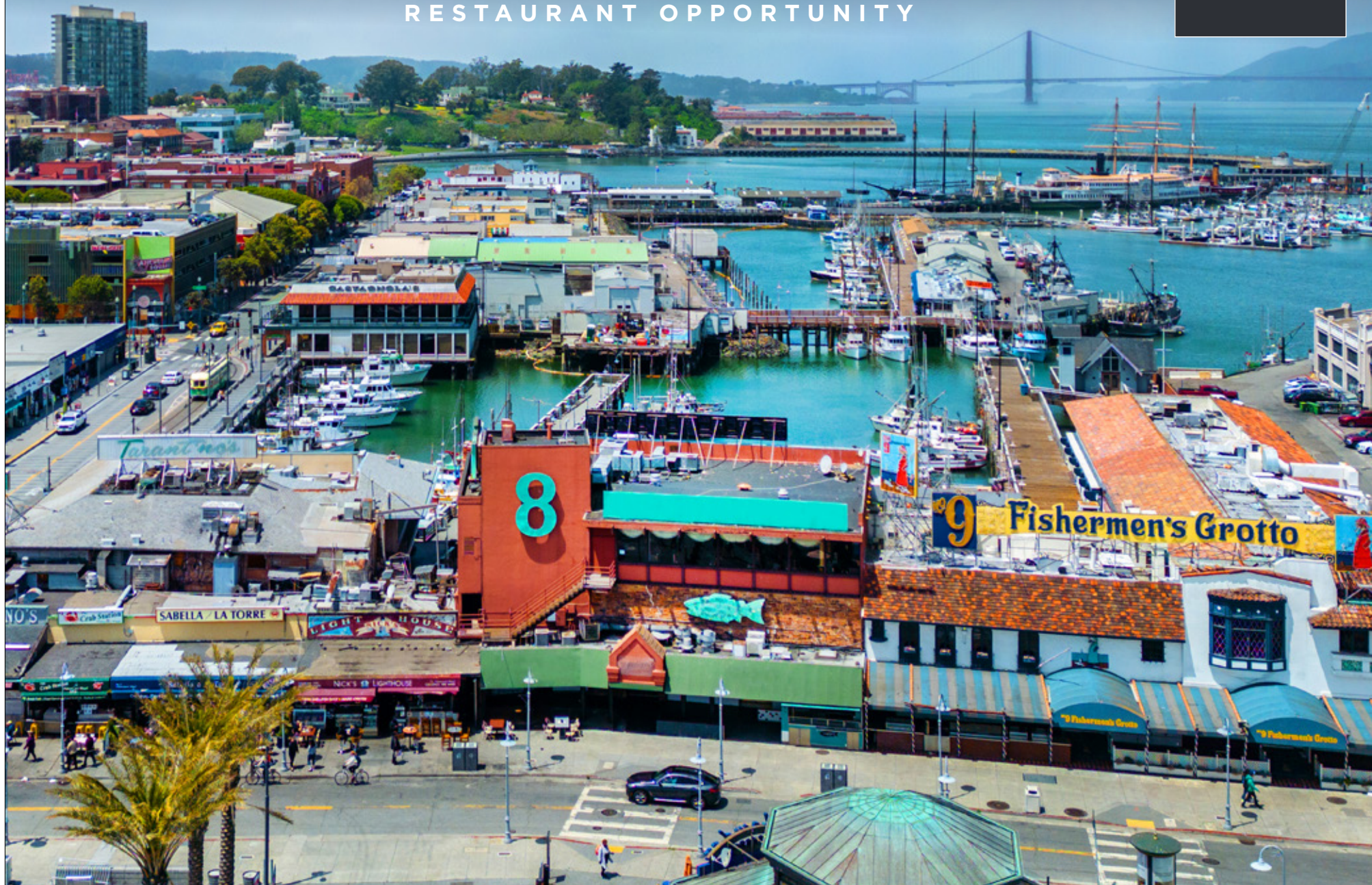


SAN FRANCISCO | CALIFORNIA

8 FISHERMAN'S WHARF

RESTAURANT OPPORTUNITY

maven
RETAIL



THE PROPERTY

This 3-level restaurant is located in the heart of San Francisco's Fisherman's Wharf, which enjoyed almost 15 million visitors in 2022. The restaurant has several spacious dining rooms with expansive windows that overlook the San Francisco Bay and the surrounding neighborhood. There are also several ancillary rooms that can be used for private dining and events. The restaurant has multiple kitchens and bars across its three levels and the property can accommodate both indoor and outdoor dining. It is also close to public transportation, making it easy for guests to get to and from the restaurant. This property provides a great opportunity to establish San Francisco's next flagship restaurant along the legendary waterfront.



FISHERMAN'S WHARF

Fisherman's Wharf, a world-famous tourist attraction, is a thriving and vibrant local neighborhood and commercial area, often chosen as the starting point for tourists exploring San Francisco. It features dining, shopping, hotels, and abundant entertainment options. The sensory-rich shopping experience is complemented by the iconic Golden Gate Bridge and Alcatraz in the backdrop, along with the harmonious notes of street performers. Families are welcomed with a haven of kid-friendly shops and engaging activities, including popular attractions like the Aquarium of the Bay and Madame Tussauds, or indulging in the renowned Ghirardelli chocolate.

Furthermore, Fisherman's Wharf holds significant importance as the central hub of San Francisco's historic fishing industry and serves as the launching point for Bay cruises and charters. The area also features famous attractions such as the sea lions, the Hyde Street Pier, S.S. Jeremiah O'Brien, and a World War II submarine. The rich maritime heritage and diverse attractions make Fisherman's Wharf a captivating destination for visitors of all ages, seamlessly blending historical significance with contemporary dining and entertainment.



- Iconic 3-level restaurant located in the heart of San Francisco's Fisherman's Wharf



- Large private event potential with exceptional views



PROPERTY HIGHLIGHTS



- Made up of open and private dining rooms



- Multiple kitchens
- Some equipment in place

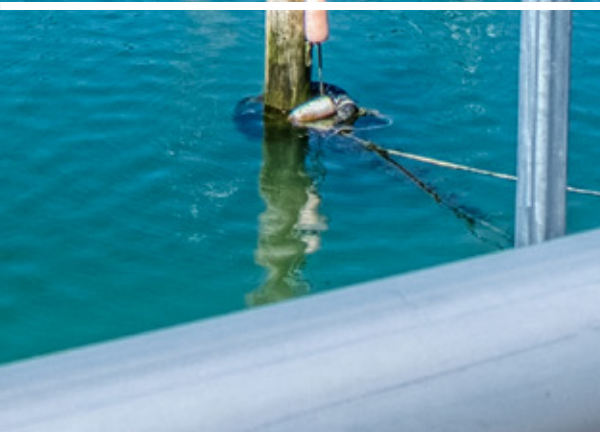
- Outdoor seating potential



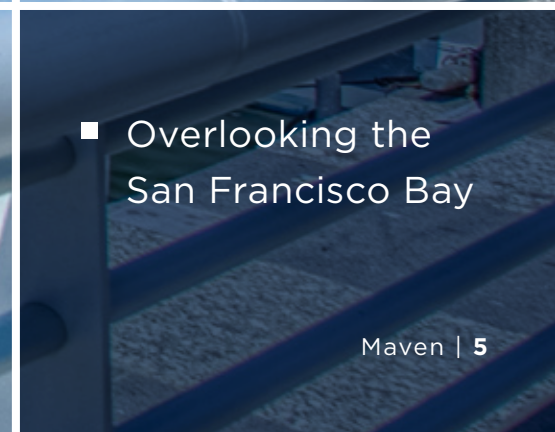
- Close to public transportation and parking



- Expansive window lines with bay and neighborhood views

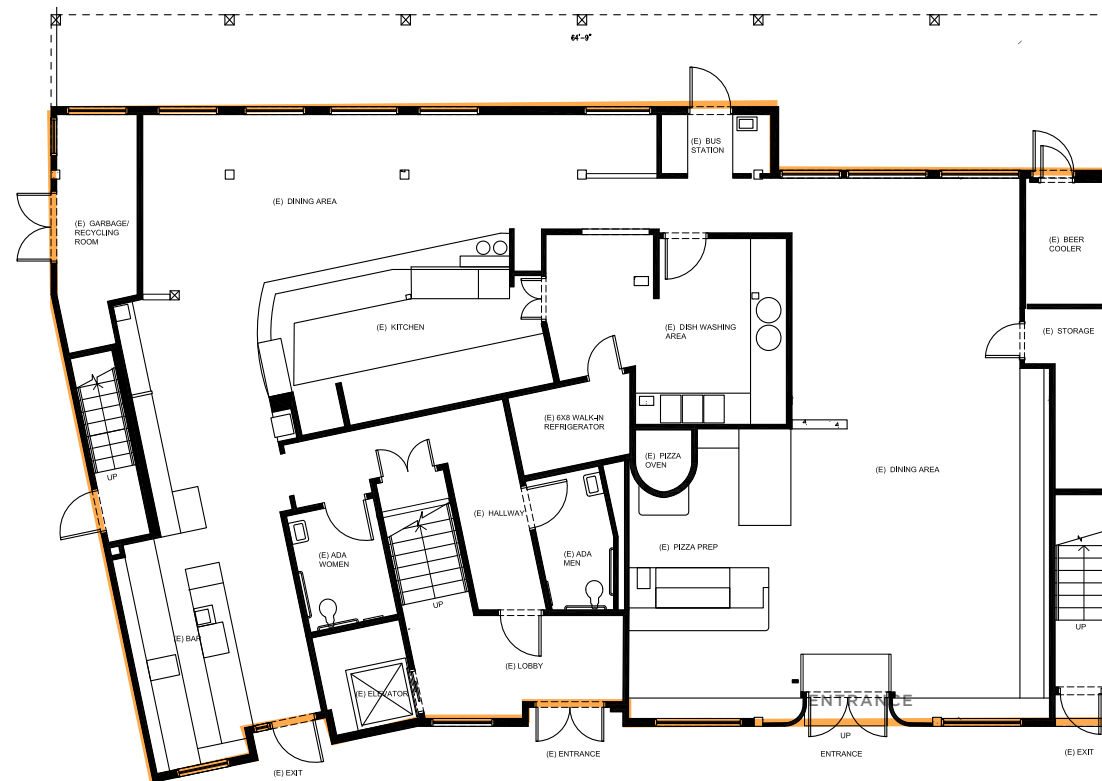


- Overlooking the San Francisco Bay



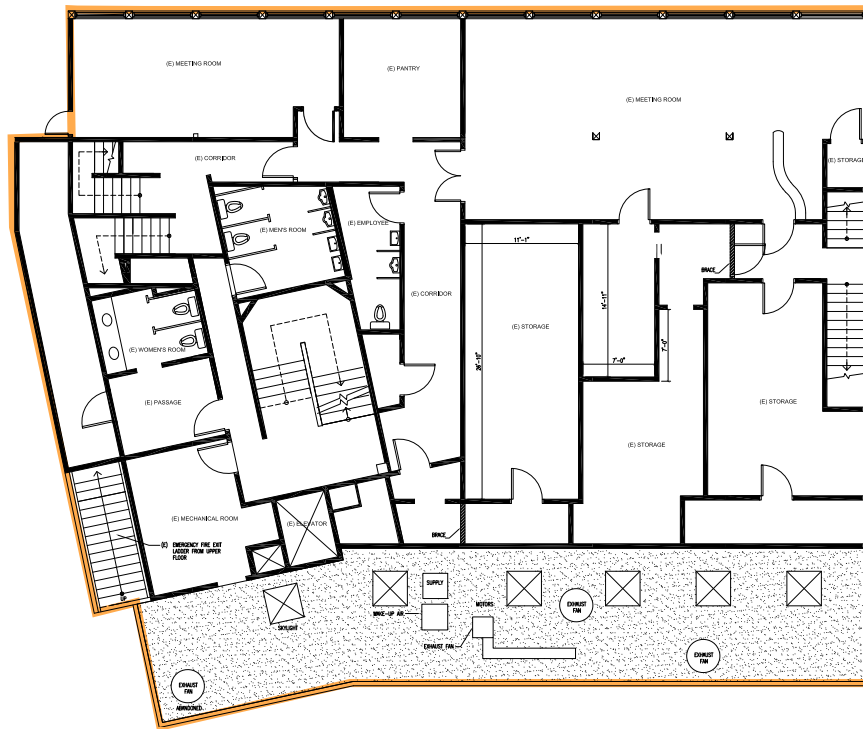
FLOOR PLANS

FIRST FLOOR PLAN

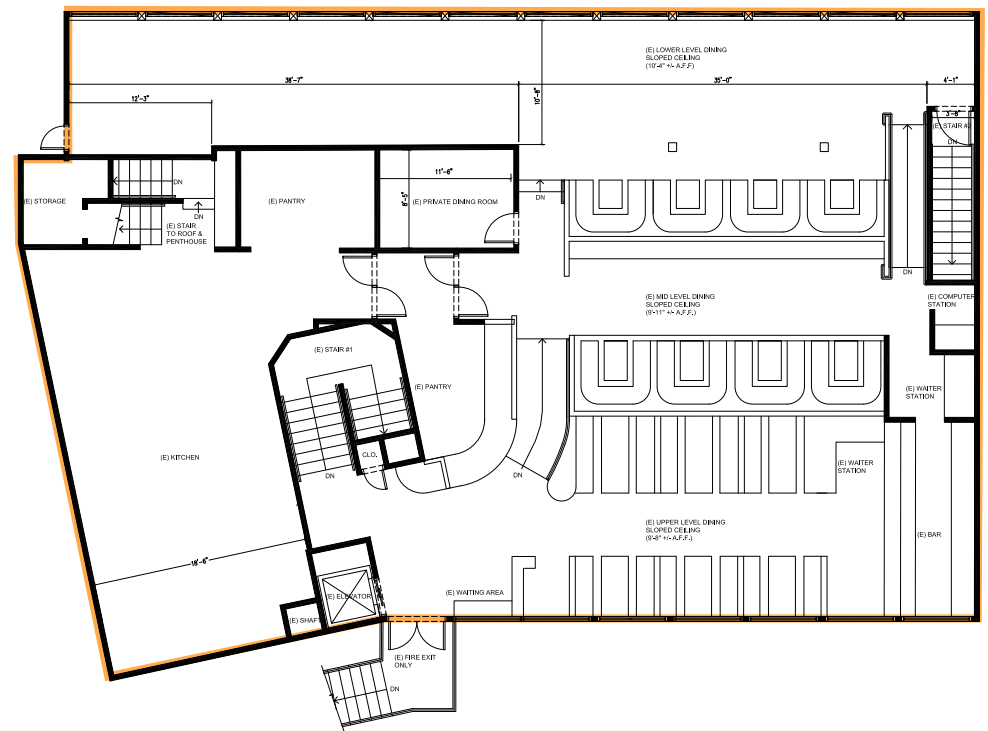


FLOOR PLANS

SECOND FLOOR PLAN



THIRD FLOOR PLAN



HISTORY OF SUCCESS



SINCE 1960

Scoma's

In 1965, brothers Al and Joe Scoma learned about a small coffee shop for sale in the Wharf. Little did they know that this would become the foundation of a renowned restaurant. They purchased the tiny coffee shop with only six stools on Pier 47, which served breakfast and burgers to local fishermen. Over time, they transformed the once-obscure local spot into one of the country's most popular independent restaurants, serving more than 300,000 locals and visitors annually.

SINCE 1990
Cioppino's

Cioppino's was founded by third generation native San Franciscans who take great pride in both their city and their restaurant. Cioppino is a lusty and flavorful seafood soup which is uniquely San Franciscan. The origin of both the dish and the name came from the Italian fishermen in the early 1900's, when Fisherman's Wharf was still called Meigg's Wharf. Someone would make the rounds of the moored fishing boats, calling out for contributions to a common, festive stew. One fisherman would toss a nice, fat fish into the bucket, another would drop in a succulent Dungeness crab, another some herbs and vegetables – and cioppino was born.



SINCE 1849

Boudin Bakery

The bakery is recognized as the "oldest continually operating business in San Francisco." It was established in 1849 by Isidore Boudin, son of a family of master bakers from Burgundy, France, by blending the sourdough prevalent among miners in the Gold Rush with French techniques.



SINCE 1927

Sabella & LaTorre's

One of Fisherman's Wharf's original occupants, Sabella & La Torre has been a fixture of San Francisco's waterfront since the 1920s! This historic seafood market and restaurant is well-known for its fresh crab, shrimp, and oysters, as well as its classic chowders and salads. The origin of Sabella & La Torre dates back to 1927 when Luciano Sabella and his son Antone established a tiny seafood kiosk at Fisherman's Wharf. After World War II, Antone transferred ownership of the stand to his relatives — Frank, Michael, Tony, and Louis La Torre. The business eventually grew into a full-service restaurant, but many of its original elements have remained unchanged over the last 96 years!

SINCE 1910

Buena Vista

It all started when Jack Koeppler, one of the Buena Vista's original owners, heard about a drink called Irish Coffee being served at Shannon Airport in Ireland. Determined to replicate the concoction, he teamed up with travel writer Stanton Delaplane to perfect the recipe. After much experimentation, they finally found the secret to creating the perfect Irish Coffee — a blend of hot coffee, Irish whiskey, brown sugar, and freshly whipped cream.



OUR NEIGHBORS



FISHERMAN'S WHARF COMMUNITY BENEFIT DISTRICT

The Fisherman's Wharf Community Benefit District (FWCBD) was established in 2005 to support businesses in the surrounding area. The Port of San Francisco has provided the FWCBD with a \$2M grant to provide its services to the Port properties for a period of two years. The association is a 501(c)(3), which allows the organization to apply for federal, state and locally funded grants, as well as to seek out sponsorships from companies with a philanthropic division – all for the betterment of the area. The FWCBD has served as a catalyst for unification of Fisherman's Wharf constituents to support a positive change to their San Francisco neighborhood through marketing initiatives, public realm projects, economic development, and advocacy.



FWCBD INVOLVEMENT

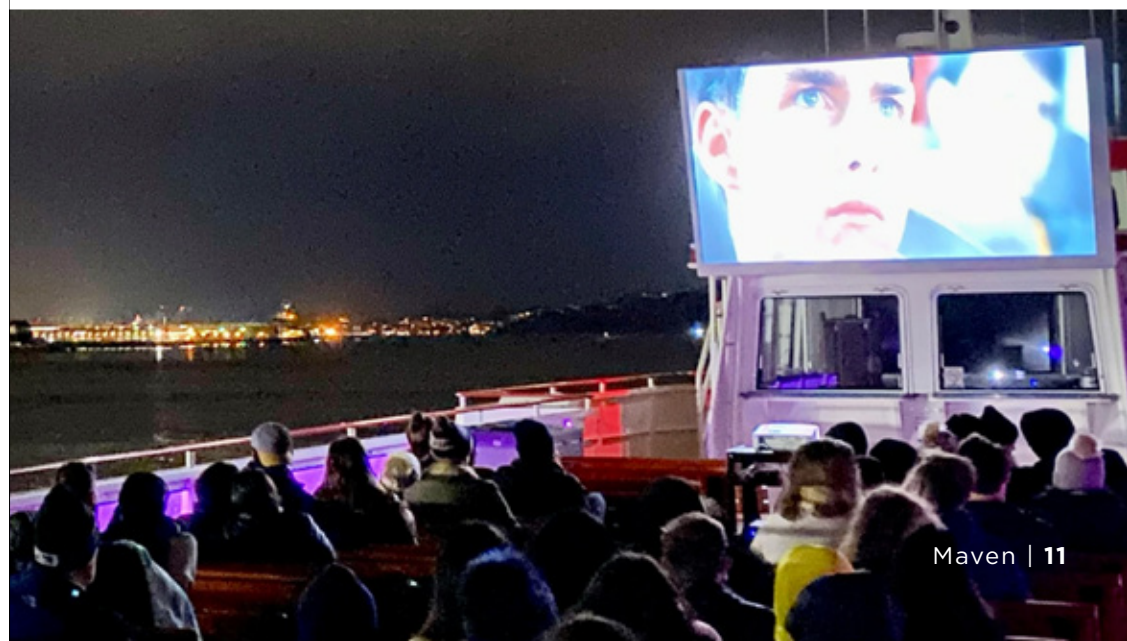
Block by Block Ambassadors (6am – 8pm)

Overnight Security (8pm – 6am)

Mural Activation

Landscape Improvements

Live Events



NEIGHBORHOOD

CONNECTIVITY



SAN FRANCISCO TOURISM BY THE NUMBERS

23.9

MILLION
SAN FRANCISCO
VISITORS
EXPECTED IN 2022

11.2

MILLION
DOMESTIC VISITORS
TO FISHERMAN'S
WHARF ALONE

\$8.7

BILLION
SPENT
IN 2023

5,000

HOTEL ROOMS IN FISHERMAN'S WHARF

8 FISHERMAN'S WHARF

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