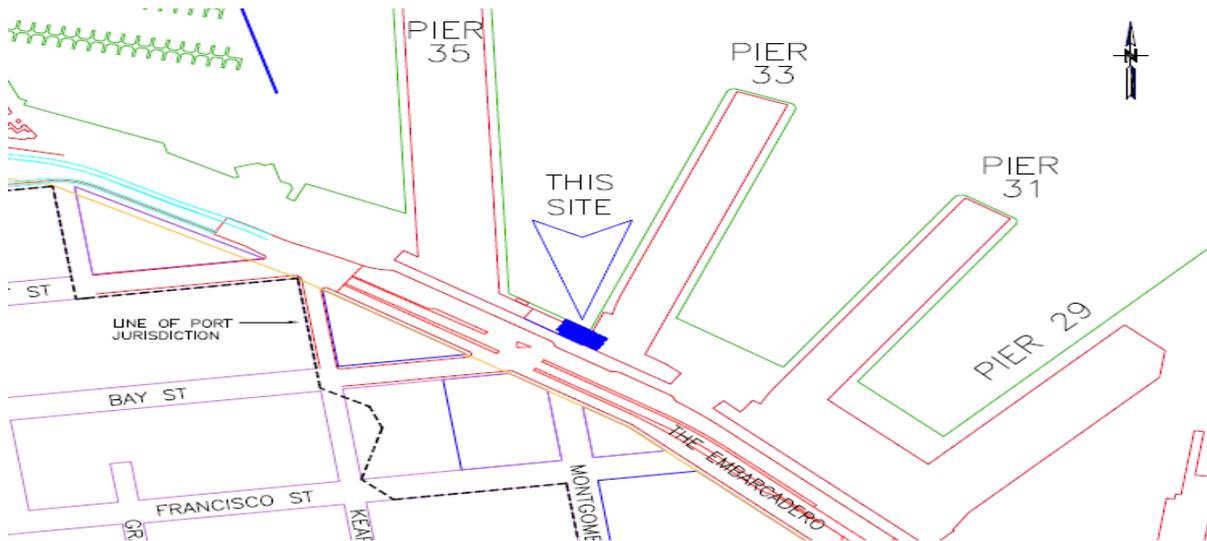


## Attachment A

### Pier 33 ½ Retail Restaurant Space - Profile, Site Map, and Photos



This vacant retail/restaurant space is a Pier 33 storefront, located south of Pier 39 Fisherman Wharf, and it includes approximately 4,615 square foot of interior floor area improved with a full kitchen, storage and food preparation area, dining room and lounge. An adjacent area with up to 4,000 sq. ft. is available, at additional rent, for storage, trash/recyclables management and deliveries.

This Space was previously operated as the Butterfly Restaurant through 2017.

**A. Highlights**

- Great location - This Pier Space is located approximately 100 yards north of Alcatraz Landing, where, prior to the 2020 and 2021, over 1.7 million people per year embark to, and disembark from, their visit to Alcatraz. The Telegraph Hill neighborhood is nearby, along with offices and businesses. To the north is Pier 35, an active cruise ship terminal and event center, with Pier 39 and Fisherman's Wharf located within approximately one-half mile to the north.
- It is near Alcatraz Landing, which draws over 1.3 million visitors per year prior to 2020 and the COVID-19 pandemic and near multiple office buildings and residential dwellings.
- High Foot Traffic - Near to sources of diverse potential patrons from local, state, national and international visitors
- Great view for customers to enjoy - This space has views of San Francisco Bay and surrounding visual attractions through the window wall on the east side of the building.
- Nearby parking, and easily accessible by MUNI, BART, Ferry Lines, trolley cars, and network transit vehicles, like Uber, Lyft, etc.
- The existing tenant improvements may help save costs of getting the Space

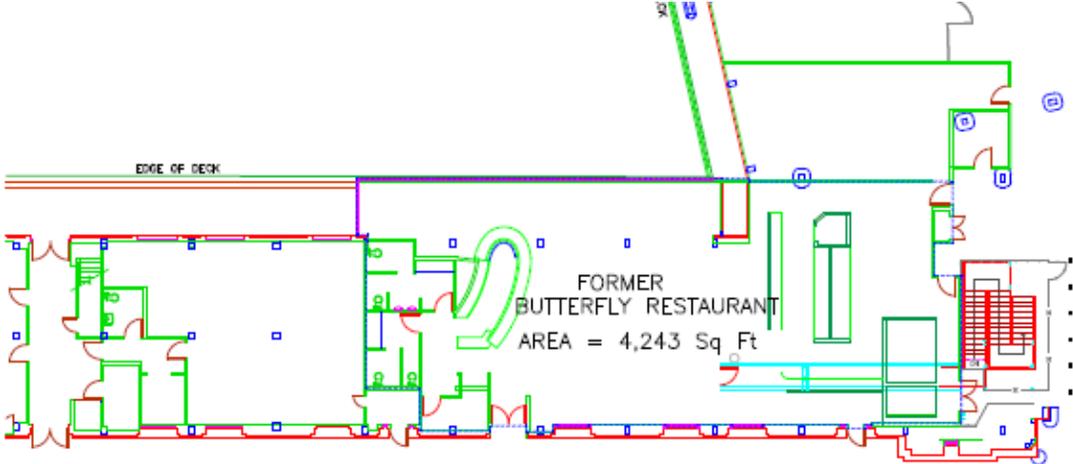
**B. Challenges to Address**

- The need to address required code upgrades, ADA requirements and FF&E based on the recent Conditions Assessment Report – this assessment report will be provided to the prospects wishing to lease this Space.
- Prospects may want to improve the interior space existing layout. Port staff will work with the selected prospect to update the existing permit from BCDC, as needed. Pier 33 ½ is a contributing resource in the Embarcadero Historic District and any potential tenant alterations will be reviewed for consistency with Secretary of the Interiors standards for the treatment of Historic Properties.
- Regulatory approvals needed – Port will assist with these.

**C. Possible Uses**

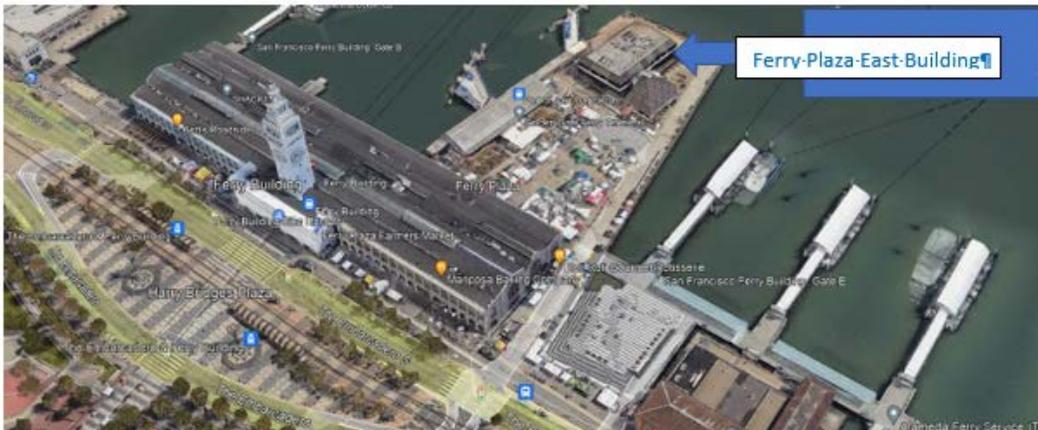
- Retail/restaurant
- assembly & entertainment (activity that attracts wide diversity of people, uses that benefit from views)

D. Diagram and Photos



## Attachment B

### Ferry Plaza East Building (FPEB) - profile, site maps, and photos



This prime waterfront, two-story building offers approximately 18,312 SF of interior floor area. The building footprint is 10,000 SF which is a portion of the 34,659 SF area of the platform that is the roof of the ventilation structure for the submerged element of the Bay Area rapid transit system. This building's current floor layout includes about 11,468 SF for dining, bar, and patio space, and 2,368 of kitchen space. Both its interior/exterior could be reconfigured and updated to address deferred maintenance items and provide a first-class restaurant indoor space with outdoor area accessible to the public.

It is not a contributing resource to The Embarcadero Historic District, so it can be altered to add grand stairs, enhanced elevated outdoor space for dining, mini-ceremonies, celebration, or just taking in the surrounding views.

**A. Highlights**

- Great location – it bookends the Ferry Plaza platform eastern edge with the internationally recognized Ferry Building bookends the western edge of this platform at Market/The Embarcadero.
- Spectacular View - FPEB offers 360% panoramic views of San Francisco Bay, the Bay Bridge, Treasure Island, the city skyline and much more.
- High Foot Traffic – Being located near the Ferry Building and at Market/The Embarcadero, there is year-round foot-traffic from local, state, national and international visitors
- Great outdoor area – Through the Ferry Plaza and areas around the building
- Parking - There are several public and private parking facilities nearby, and this building is easily accessible by MUNI, BART, Ferry Lines, trolley cars, and vehicles of network transit companies, like Uber, Lift, etc.
- Existing TIs - The existing tenant improvements may help save costs of getting the Space

**B. Challenges to Address**

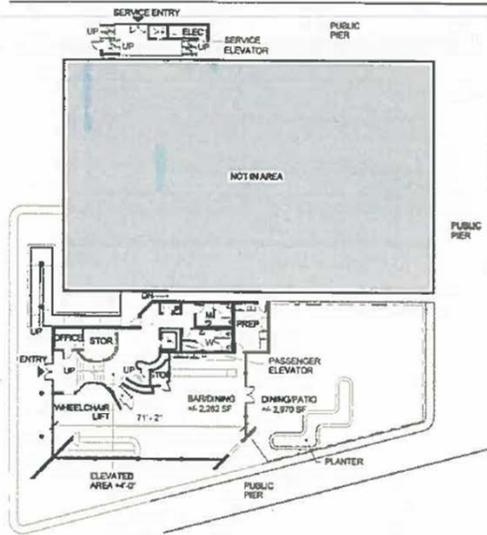
- The need to address required code upgrades, ADA requirements and FF&E based on the recent Conditions Assessment Report – this assessment report will be provided to the prospects wishing to lease this Space.
- Prospects may want to improve/reconfigure both the interior/exterior of this building to improve its appeal. Port staff will work with the selected prospect to update the existing permit from BCDC, as needed. Pier 33 ½ is a contributing resource in the Embarcadero Historic District and any potential tenant alterations will be reviewed for consistency with Secretary of the Interiors standards for the treatment of Historic Properties.
- Regulatory approvals needed – Port will assist with these. Port staff will work with the selected prospect to update the existing permit from BCDC.

**C. Possible Uses**

- Retail/restaurant
- assembly & entertainment/nightclub venue (activity that attracts wide diversity of people, uses that benefit from views
- Museum & cultural center.

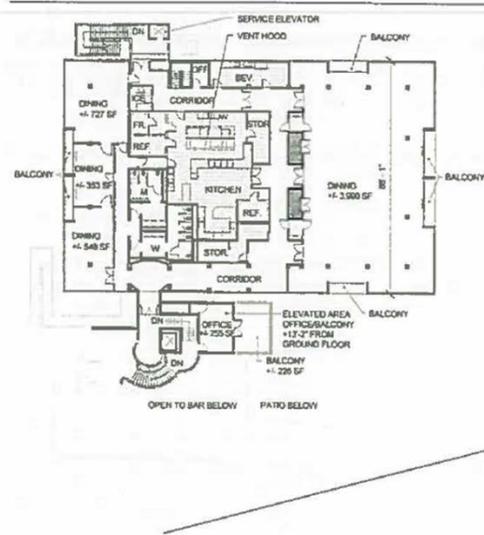
## D. Diagram and Photos

### FLOOR PLANS



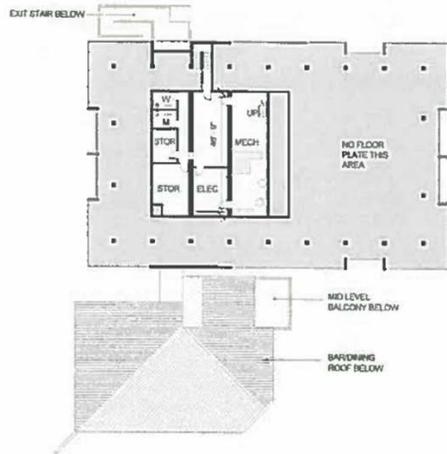
**FLOOR 1**

Bar/Dining	2,282 USF	Floor Total	4,106 GSF
Office/Restrooms/Prep/Storage	1,824 GSF	Dining/Patio	2,970 USF



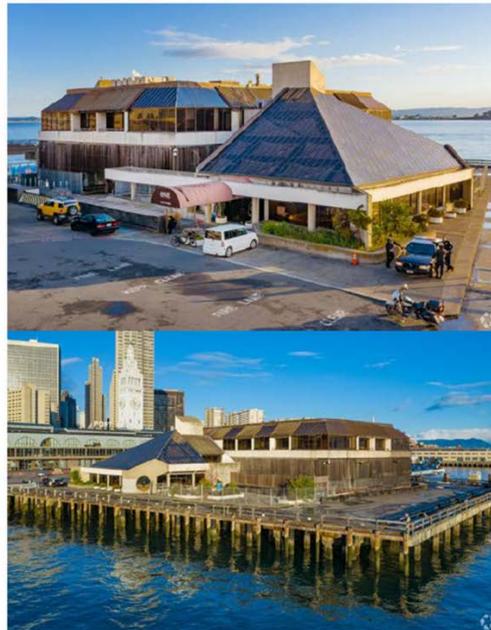
**FLOOR 2**

Dining	5,618 USF	Kitchen	2,368 GSF
Corridors/Restrooms/Walls	3,766 GSF	Floor Total	12,009 GSF
		Balcony	598 USF



**FLOOR 3**

Floor Total	2,107 GSF
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## Attachment C

### Recent reports on San Francisco Recent Retail Market Trend

1. As of December 2021, Kidder Mathews and other brokers reported retail vacancy rate in San Francisco to be trending upwards, but at 5.2%.
2. On March 29, 2022, San Francisco Business Times reported in an article named, *“Embarcadero Center retail enters return-to-office push about One-third vacant or available”* that approximately 100,000 SF of retail is unoccupied, and more vacancies are anticipated at this Center. This article also indicates that this Center has seen a reduction in foot traffic of approximately 50% of pre-pandemic levels.
3. OpenTable.com, in an article published in the San Francisco Chronicle this past January, indicated that restaurant reservations were down an average of 63% from pre-pandemic levels.
4. Several publications indicate that San Francisco’s restaurant market recovery is among the weakest in the nation.”
5. Brokerage community vacancy reports indicate that many San Francisco retail and restaurant businesses that are still open have resorted to reduced hours of operation, which are attributable to reduced office occupancy due to remote working and the reduced level of visitors when compared to pre-pandemic level or 2019 levels.