

Commercial Building for Lease

In Nob Hill Neighborhood

1561 California Street, San Francisco CA 94109



• TRIPLE NET (NNN) ROPEY LEASE SUMMARY:

Zoning: Polk

APN/Parcel ID: 0645-016

Year Built: 1975

Ceiling Height: 8 ft (except for 14 ft in Studio 1 area on the first floor).

Permitted uses: Commercial stores including fitness studios, retail stores, personal services and travel agencies.

• TOTAL RENTABLE AREA, 6,002 SF, COMPRISE OF:

Lot Size: 3,240 SF (0.074 acres)

Mezzanine: 560 SF

First Floor: 2,176 SF

Basement: 2,202 SF (2,176 SF + 26 SF Front Storage)

Interior Area: 4,938 SF (560 SF + 2,176 SF + 2,202 SF)

Rentable Area, TRA: 6,002 SF (4,938 SF + Front & Back Courts)



• PROPOSED RENT, RENT RATE & LEASE TERMS:

Starting Rent: \$9,000/month.

Rent Rate: \$18/SF/Year or \$1.50/SF/Month.

Rent and lease terms are subject to further negotiations. Renewal terms depend on future market trends.

• 2024-2025 TAXES & OPERATING EXPENSES:

Property Taxes: \$3,255; \$0.54/SF/Year; Operating Expenses: \$3.75/SF/Year; Total: \$4.29/SF/Year

• ADDITIONAL FEATURES:

The wheelchair Lift provides accessibility between the First Floor and Basement.

2 Car parking spaces in the Gated Front Court.

Sign Pole near front gate.

1 Restroom on First Floor, 2 Restrooms and 2 Showers in Basement.

Back Court is accessible from the first floor and the basement via Exterior Stair.

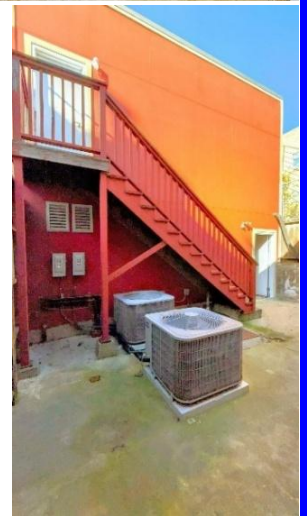
• ZONING LOCATION - POLK:

Prime commercial location in a vibrant residential area, close to shops, restaurants, and amenities, Muni lines, and freeway access. It is surrounded by the Nob Hill, Pacific Heights, and Van Ness Corridor neighborhoods.

• SHOWING:

By Appointment only. No Photos or Videos are allowed during the property visit.

• VIDEO: <https://www.youtube.com/watch?v=QJFY5IUCPg4>



• CONTACT INFORMATION:

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For more details & information

***Disclaimer:** All information provided is deemed reliable but not guaranteed. The owner reserves the right to accept or reject any offer.