

# Commercial Building for Lease (\$17.01/SF/Year)

In Nob Hill Neighborhood

1561 California Street, San Francisco CA 94109



## • TRIPLE NET (NNN) PROPERTY LEASE SUMMARY **\*\* (VACANT) \*\***:

Triple Net (NNN) commercial unit (APN 0645-016, built in 1975) features 8-foot ceilings, except for the 14-foot studio on the first floor, which includes a restroom in the 8-foot front lobby. It has a front mezzanine above the first floor and a wheelchair lift connecting to the basement, which contains two restrooms, two showers, and an open space back court. Formerly a fitness center/studio, permitted uses include retail, personal services, photography studios, travel agencies, and similar spaces.

## • RENT, RENT RATE & LEASE TERMS:

Starting Rent: \$7,000/month;

Rent Rate: = \$17.01/SF/Year = \$1.42/SF/Month

Lease terms: Subject to further negotiation between the owner and applicant.

## • 2024-2025 TAXES & OPERATING EXPENSES (Op Ex):

Property Taxes: \$5,730 (\$1.16/SF/Yr); Op Ex: \$2.10/SF/Yr; Total: \$3.26/SF/Yr.

## • ADDITIONAL FEATURES:

- Sign Pole near front gate
- 3 Exclusive parking spaces (2 on Gated Front Court, plus 1 in front of gated property)
- The Basement's open space back court connects to the first floor via exterior stair.
- 1 Restroom on First Floor, 2 Restrooms and 2 Showers in Basement
- Wheelchair Lift connects the first floor and basement.

## • ZONING LOCATION - POLK:

This is a prime commercial location in a dense residential area near shops, restaurants, and amenities, with easy access to public transportation (Muni), and freeways. Surrounding neighborhoods include Nob Hill, Pacific Heights, and the Van Ness Corridor. Specifically, it's a high-traffic spot in the Polk District, near Van Ness Avenue and Polk Street, offering great visibility and accessibility.

## • TOTAL RENTABLE AREA (TRA), 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)

Rentable Square Footage (RSF): 4,938 SF (560 SF + 2,176 SF + 2,202 SF)

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

• **SHOWING**: Property viewings by appointment only. No photos or videos allowed during visits.

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



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For updated information

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