

A NEW LOOK FOR
A NEW BEGINNING

1641 Jackson Street San Francisco

For Sale

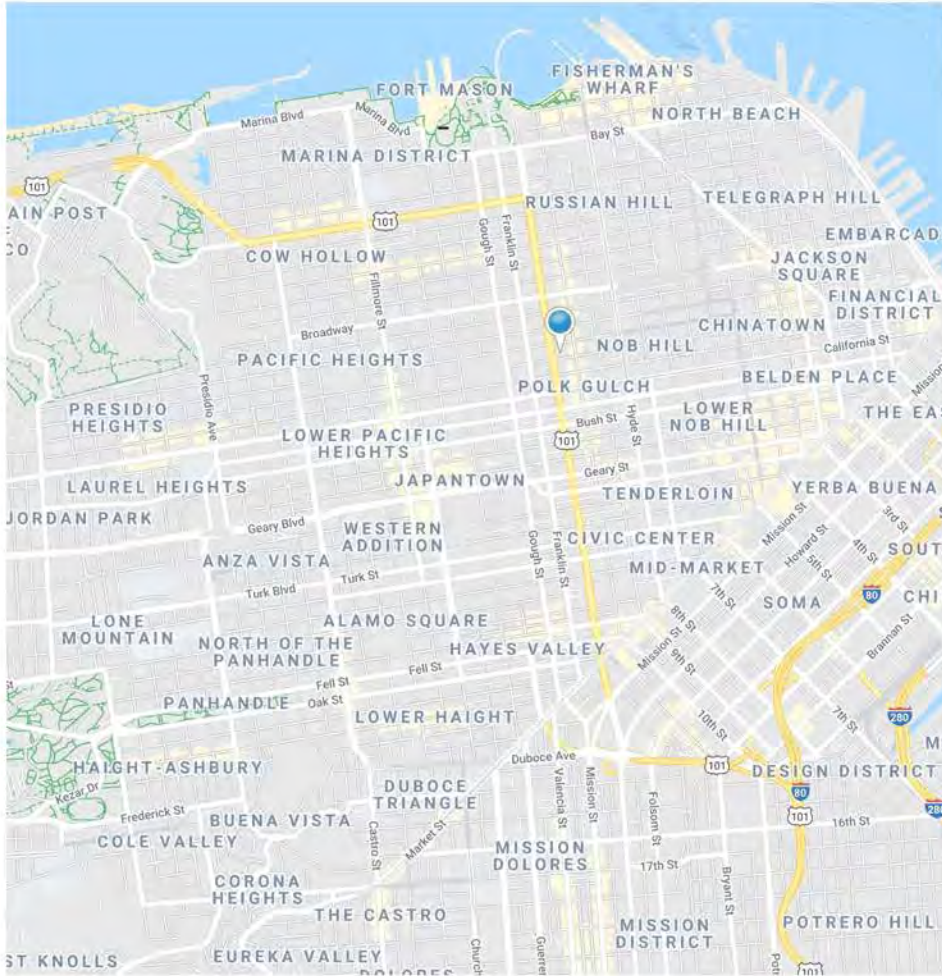
\$9,000,000



 **RETAIL PACIFIC**

Carol Therien
925.256.4555
carol@retailpacific.com
00909068/01187071

1641 Jackson Street San Francisco



±24,000 SF

±12,000 SF ground floor commercial/retail space with dramatic pitch roof ceiling

±12,000 SF lower level with floor to slab heights averaging ±11.5 feet.

The ground floor provides a near column-free open expansive layout with ceiling heights in excess of ±20 feet.

The property features 4 large skylights, including a floor-to-ceiling facade with ample window-line flooding the ground floor with sunlight throughout the year. The building was seismically retrofitted to 104F standards in 1992. 1641 Jackson Street has a beautiful historically significant front facade and offers a strong parking ratio, easy conversion conditions and a desirable infill location.

The current NCD zoning allows for many commercial and retail users. With the abundant lower level parking, ground floor expansive column free layout and very attractive exterior facade, the building is suitable for a variety of uses including retail or automotive.

The affluent neighborhoods of Nob Hill, Pacific Heights and Russian Hill in the immediate area, 1641 Jackson presents a rare opportunity to position high profile commercial/retail in a greatly sought-after location of San Francisco.

Note we believe the current tenant's existing rent is under market and can be increased significantly.



Carol Therien

925.256.4555

carol@retailpacific.com

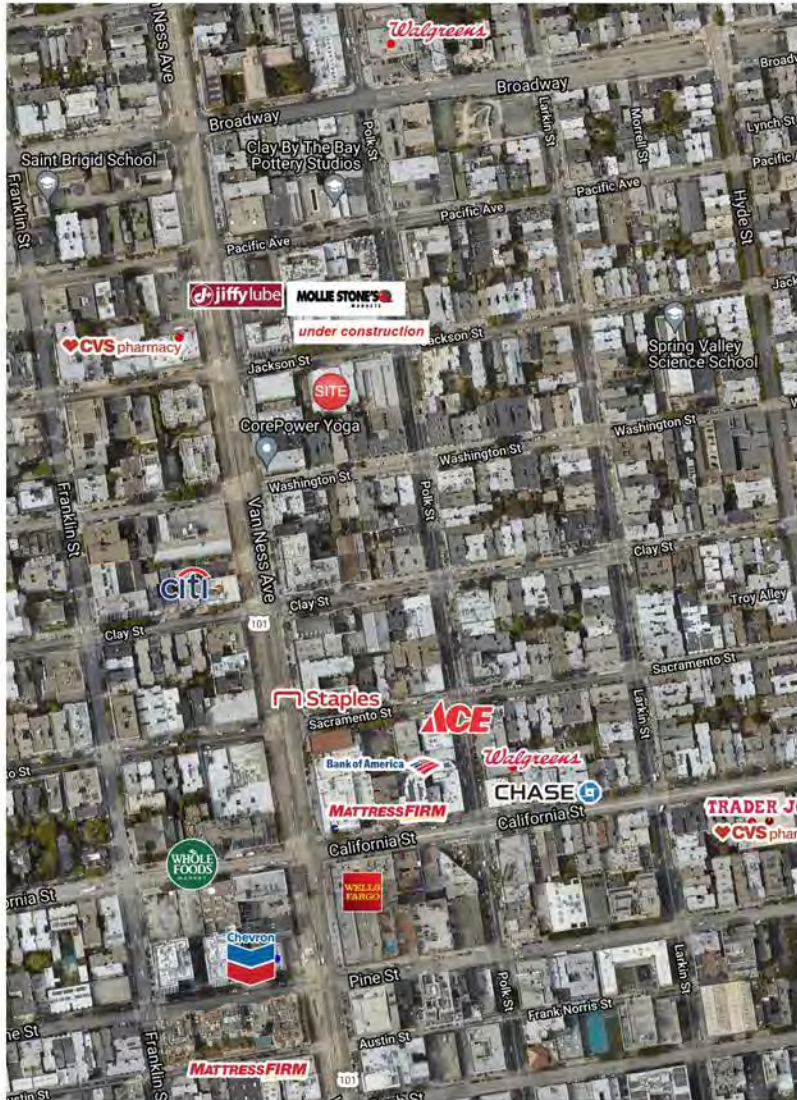
00909068/01187071

HIGHLIGHTS

Zoning NCD Polk Street
Neighborhood Commercial
Adjacent to Highway 101 (Van
Ness Avenue) 47,097 ADT
Across from proposed Mollie Stones
Market

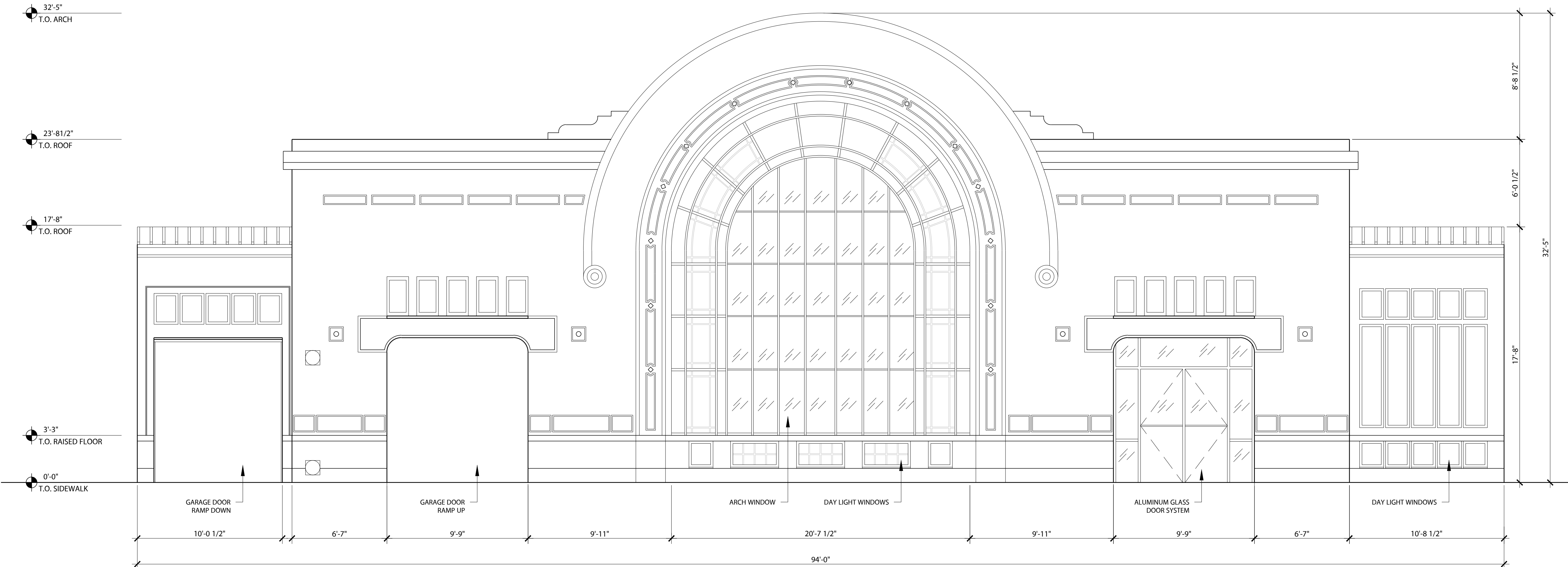
Current tenant expires 4.2025 and can
be terminated early with notice
Current rent is \$409,500.
(\$378,000 plus a covid rent-deferral
payback now through end of term)

\$9,000,000





2 FRONT ELEVATION PHOTO



1 EXISTING EXTERIOR ELEVATION
1/4"=1'-0"

ARCHITECT



DRAWN BY: HP
REVIEWED BY: JM
AOR PROJECT #: 54021
SEAL

CONSULTANTS:

PROJECT ADDRESS
1641 JACKSON ST,
SAN FRANCISCO, CA
94109

PROJECT NAME
PHAEDRUS BMW
TENANT SURVEY

ISSUED DATES
NO. DATE DESCRIPTION
1 10/30/2019 OWNER SUBMITTAL

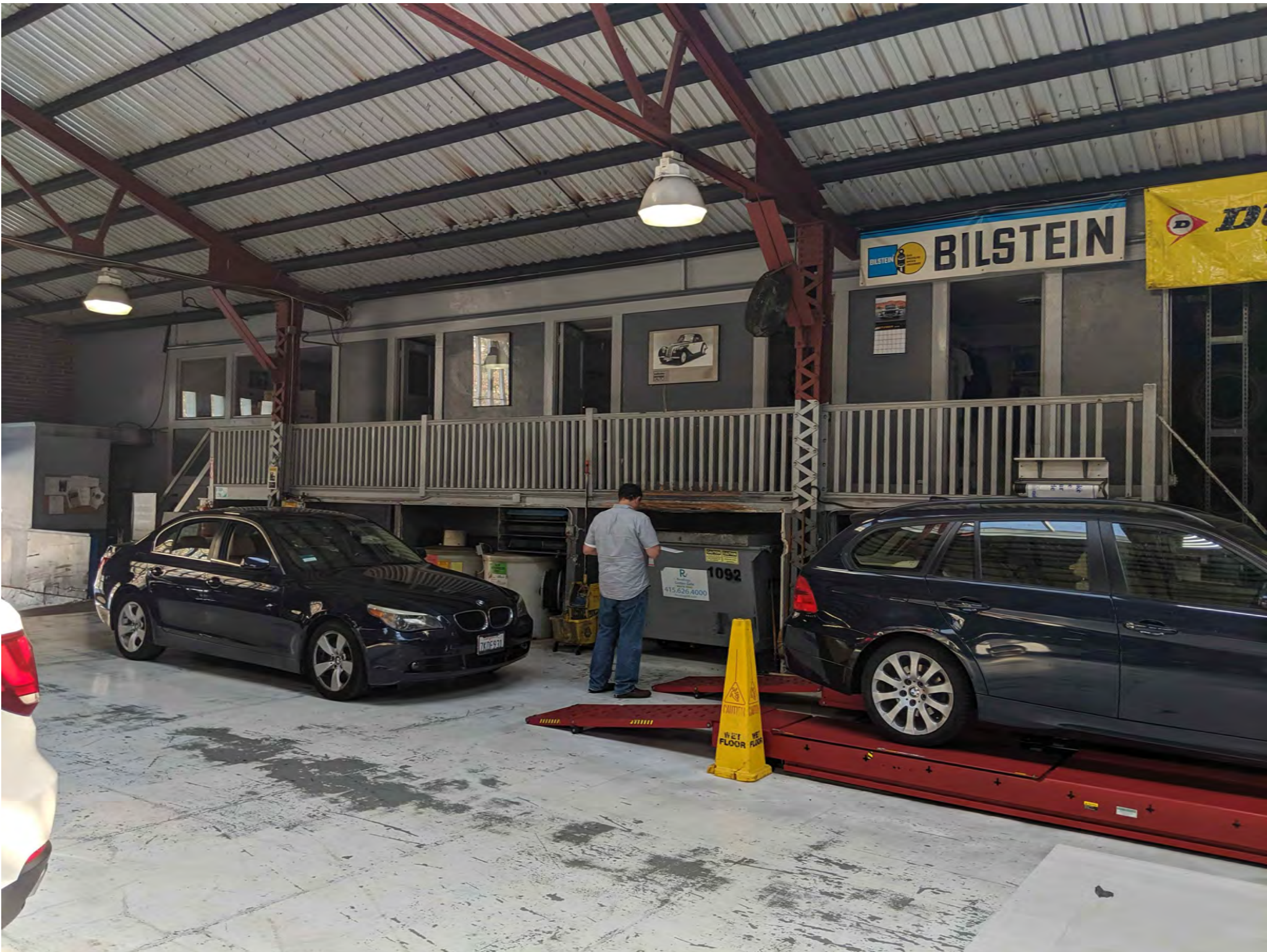
DRAWING DESCRIPTION:
EXISTING
FRONT ELEVATION

SHEET NUMBER:

A3.0



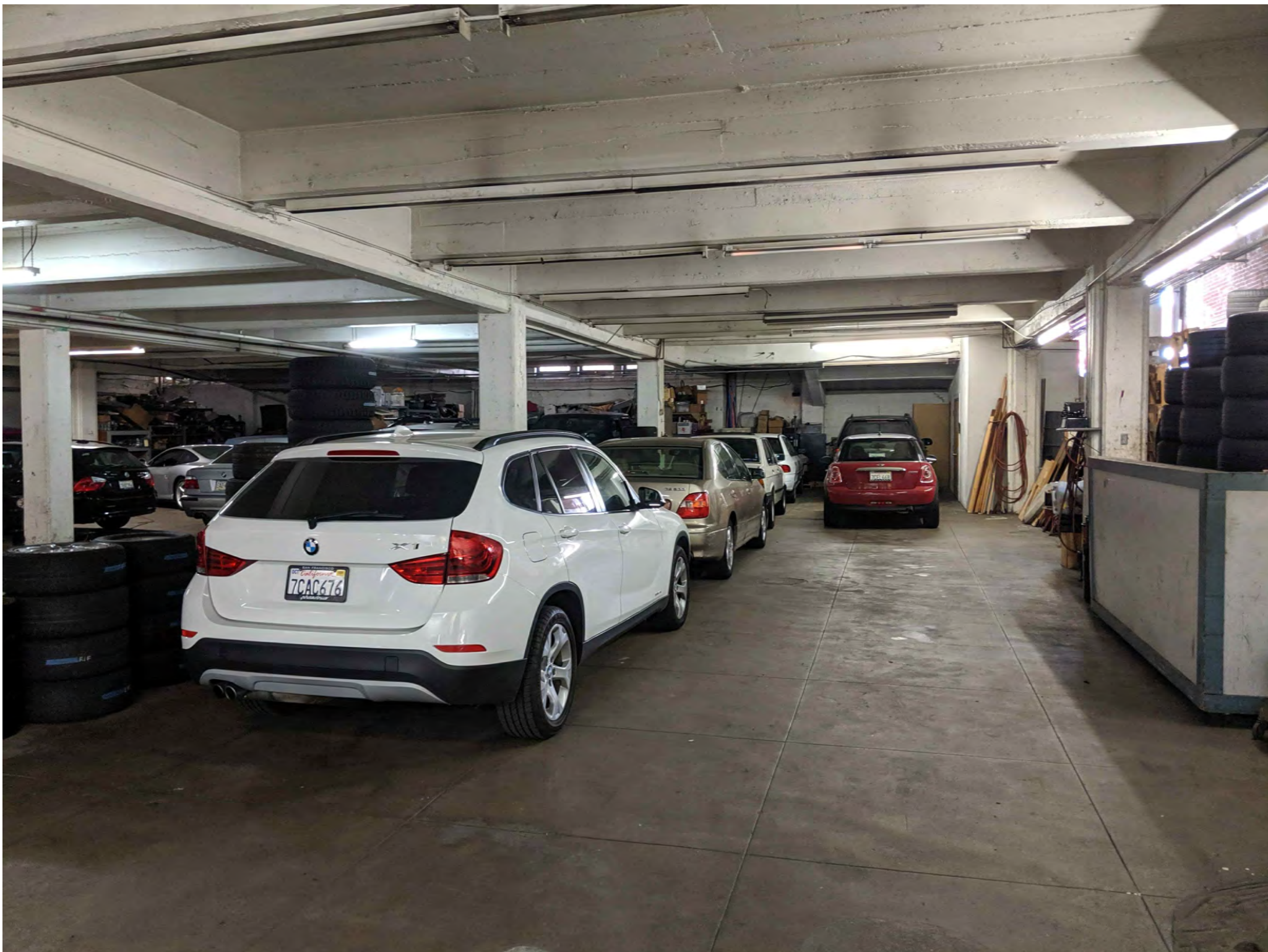
7 BASEMENT ENTRANCE



4 MEZZANINE AREA



1 MAIN ENTRANCE



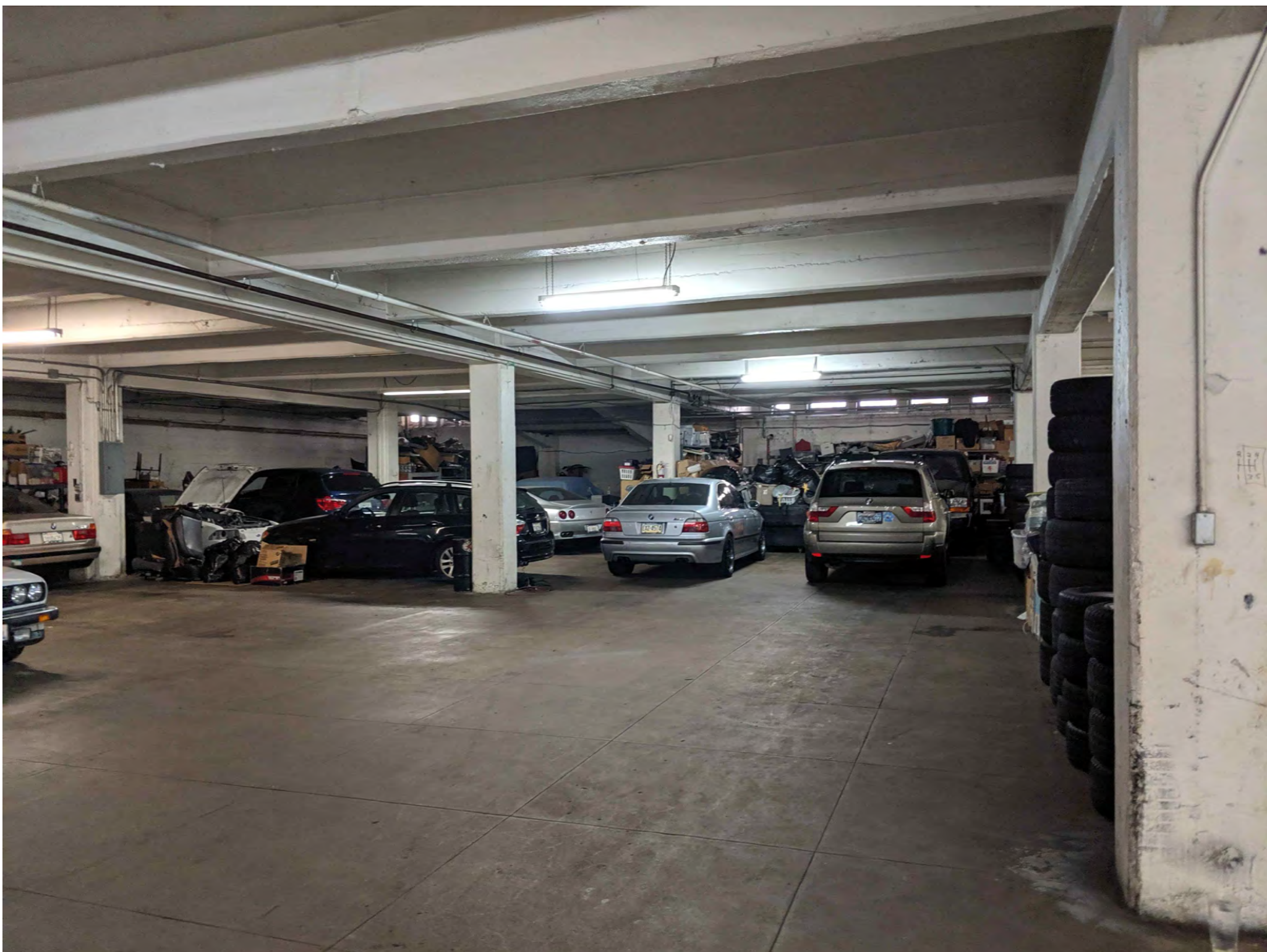
8 BASEMENT



5 OPEN AREA



2 OFFICE



9 BASEMENT



6 VEHICULAR ENTRANCE



3 RECEPTION AREA

ARCHITECT

MBH 960 Atlantic Avenue
Alameda, CA 94501
510.865.8663
mbharch.com

DRAWN BY: HP
REVIEWED BY: JM
AOR PROJECT #: 54021
SEAL

CONSULTANTS:

PROJECT ADDRESS
1641 JACKSON ST,
SAN FRANCISCO, CA
94109

PROJECT NAME
PHAEDRUS BMW
TENANT SURVEY

ISSUED DATES
NO. DATE DESCRIPTION
1 10/30/2019 OWNER SUBMITTAL

DRAWING DESCRIPTION:

PHOTOS

SHEET NUMBER:

A4.0