

1528-1540 PINE STREET

*Van Ness Corridor “Auto Row”
For Sub-Lease*

SAN FRANCISCO, CA

±12,000 to ±55,400 SF commercial retail and automotive building on three levels plus rooftop parking

CAR ACCESS to all 4 levels

Permitted Uses - Automotive, Parking, Child Care
Medical and Retail

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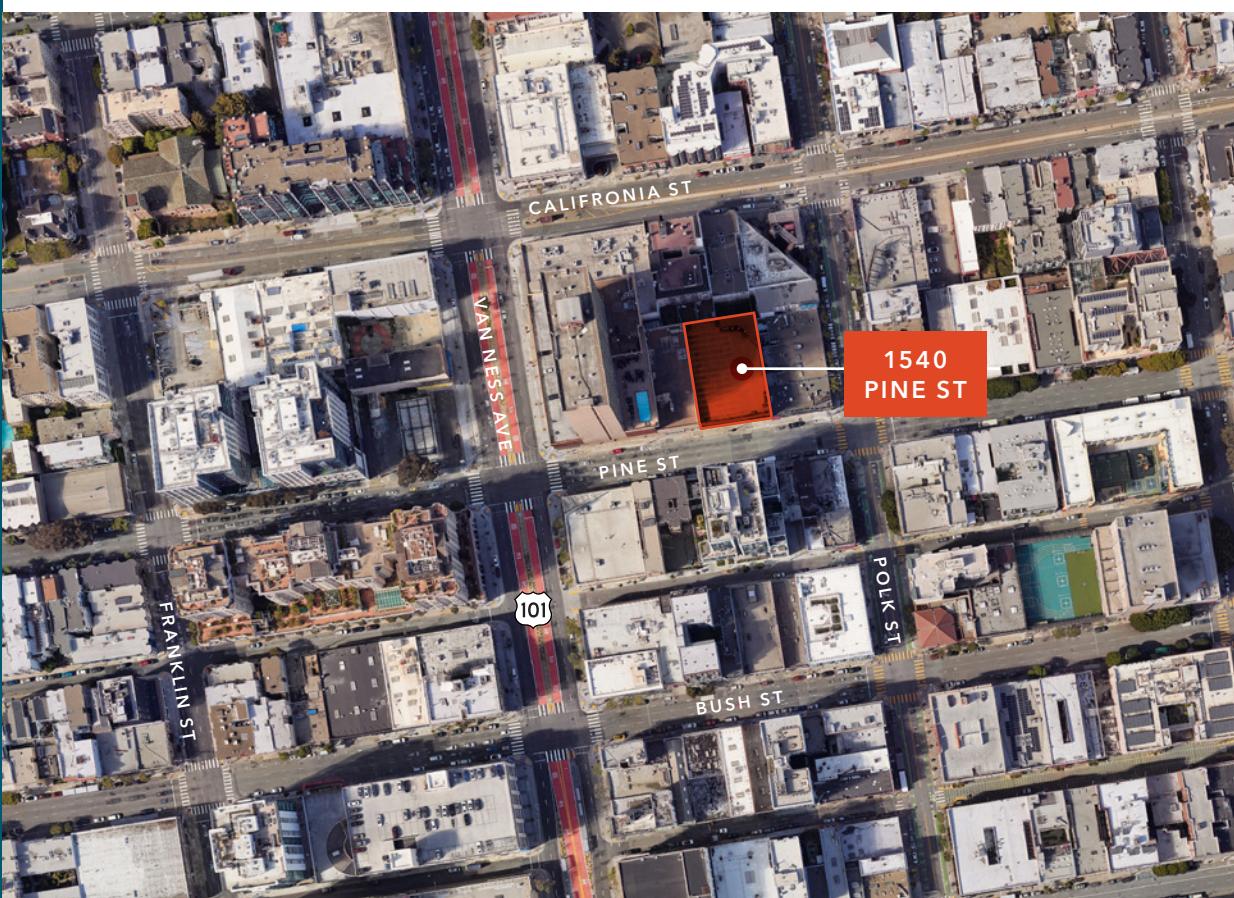
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*Historical use photo, does not represent the current condition of property



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±55,400 SF Commercial retail and automotive building on three levels and rooftop parking

Basement ±12,129 SF	Second ±13,228 SF
Ground ±13,229 SF	Roof ±13,228 SF
Mezzanine ±3,589 SF	

DEMISING OPTIONS

Ground Floor + basement parking*

Second Floor + rooftop parking

*Ground and basement can be separated

BUILDING HIGHLIGHTS

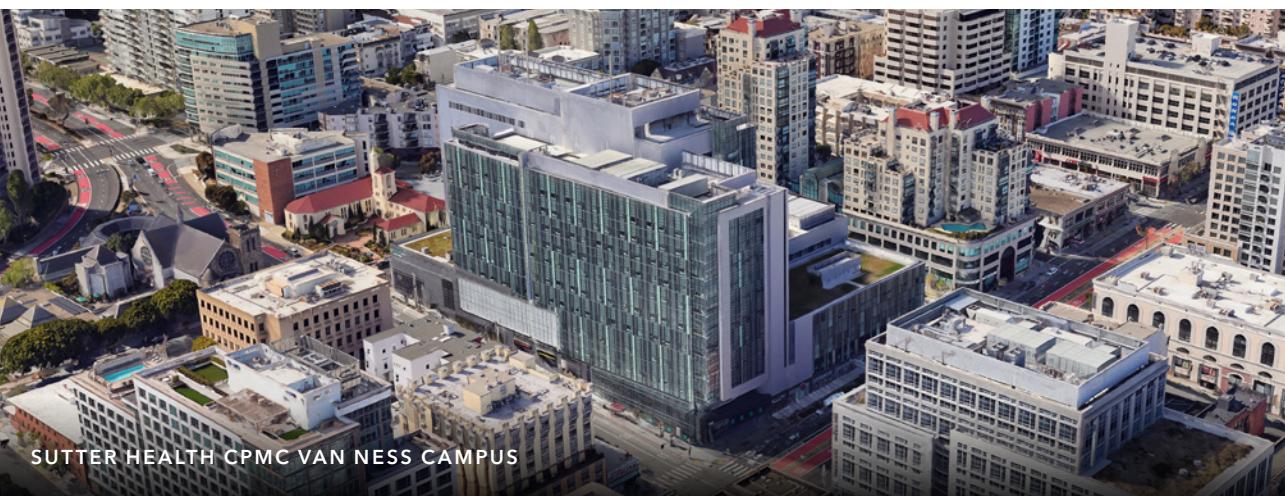
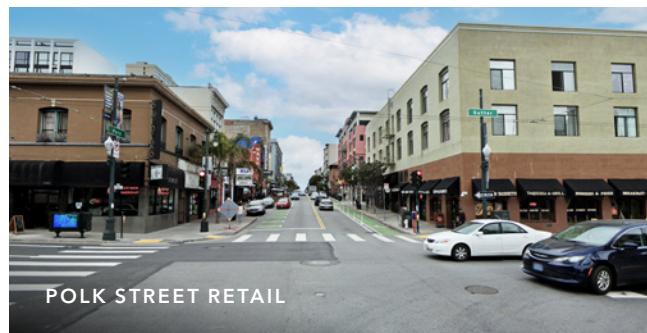
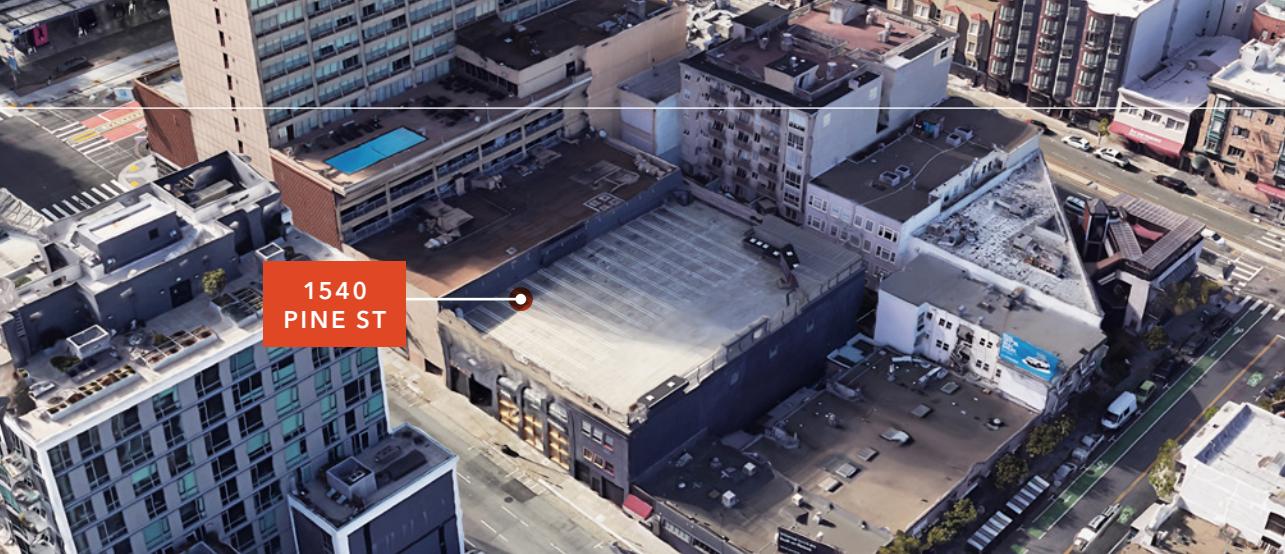
Car access to all four levels including Roof

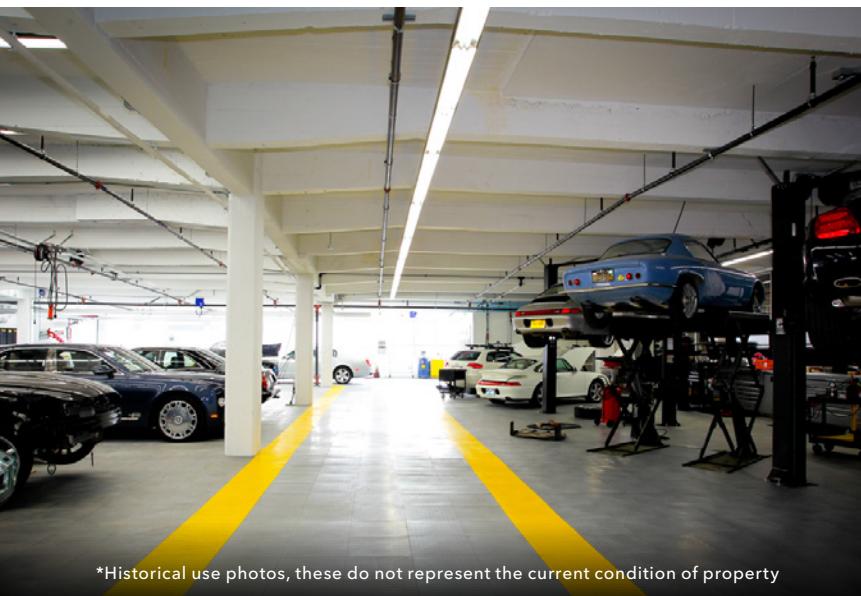
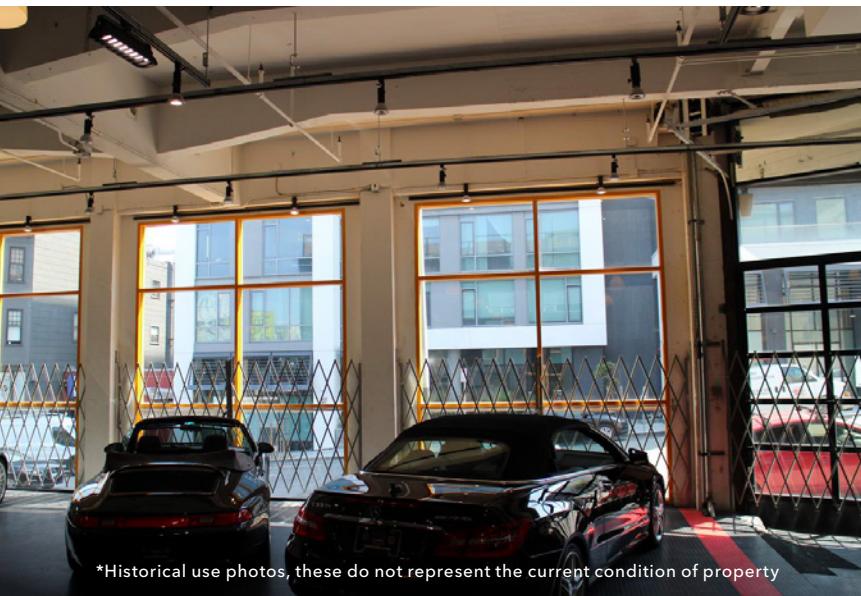
Three blocks from the \$2 billion CPMC Hospital

NEXT to the thriving retail, office and housing corridor of Van Ness Ave and Polk Street

Van Ness Ave aka 101 Highway is the main thoroughfare connecting San Francisco with East Bay and Marin County. Significant infrastructure upgrades completed.

98.5' Frontage along Pine Street



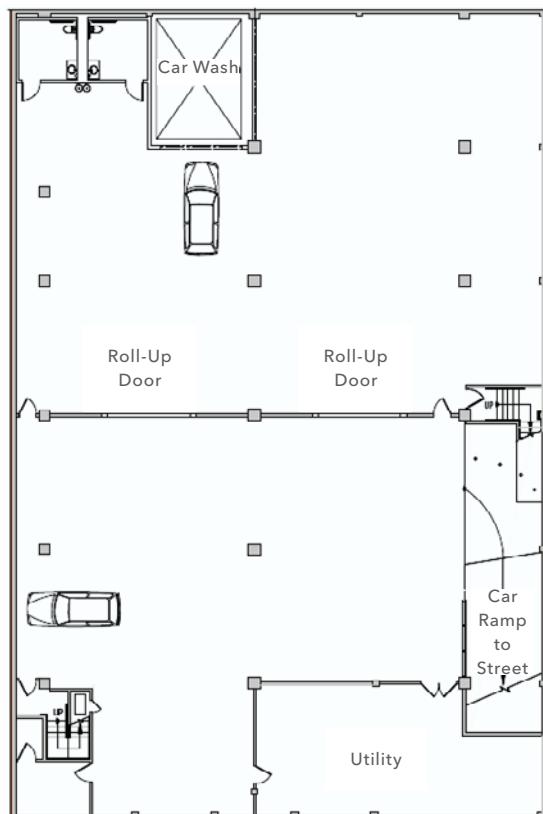


PROPERTY OVERVIEW

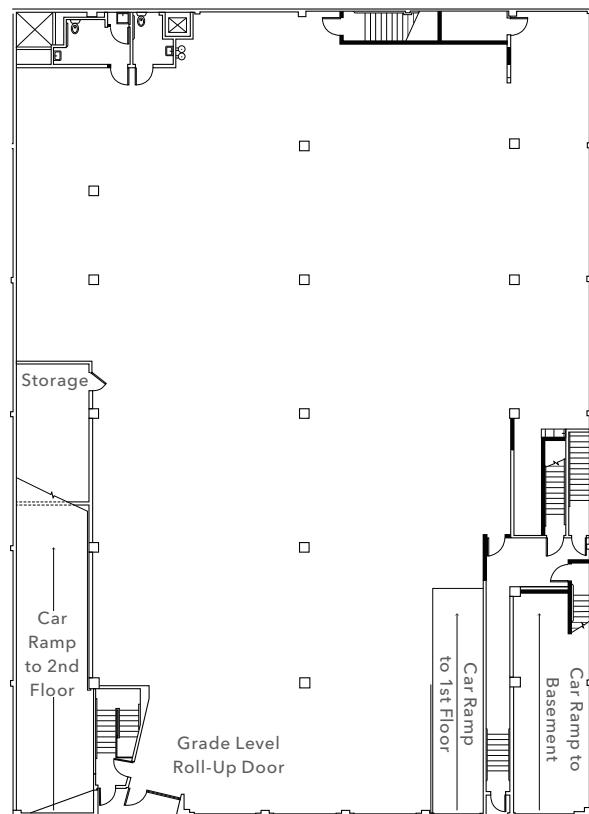
ADDRESS	1528-1540 Pine Street, San Francisco 94109
APN	0646-005
YEAR BUILT	1922 (Substantially Renovated 2013)
LOT SIZE	±13,542 SF
BUILDING SIZE	Total Building: ±42,165 GSF + ±13,228 SF Rooftop Parking (Per Assessor)
ROOFTOP PARKING	Fully Permitted, Ramp Accessible, 45+ cars
STREET FRONTAGE	98.5' on Pine Street
CEILING HEIGHT	Heights to Beam: Grnd Level: 14'3" 2nd Level: 11'9", Basement: 9'
COLUMN SPACING	35'-7" x 22'-9" on center
SPRINKLERS	Fully Sprinklered on All Levels
LOADING	Grade Door 1 to Ground Level 10'-6" wide x 9'-9" high
	Grade Door 2 to Ground Level 7'-11" wide x 9'-6" high
	Grade Door to Ramp for 2nd Fl & Roof: 10'-1" wide x 12' high
	Grade Door to Ramp for basement: 10'-9" wide x 9'-9" high
CONSTRUCTION	Reinforced Concrete
POWER	600 Amps, 3 phase
RESTROOMS	2x basement, 2x ground, 1x mezzanine, 2x second fl. *Some restrooms require replacement
ZONING	NCD-Polk Street Neighborhood Commercial
ASKING RENTAL RATE	Inquire with Listing Broker
SUBLEASE TERM	Until *September 14, 2029 *Term can be extended via Direct Lease

FLOOR PLANS

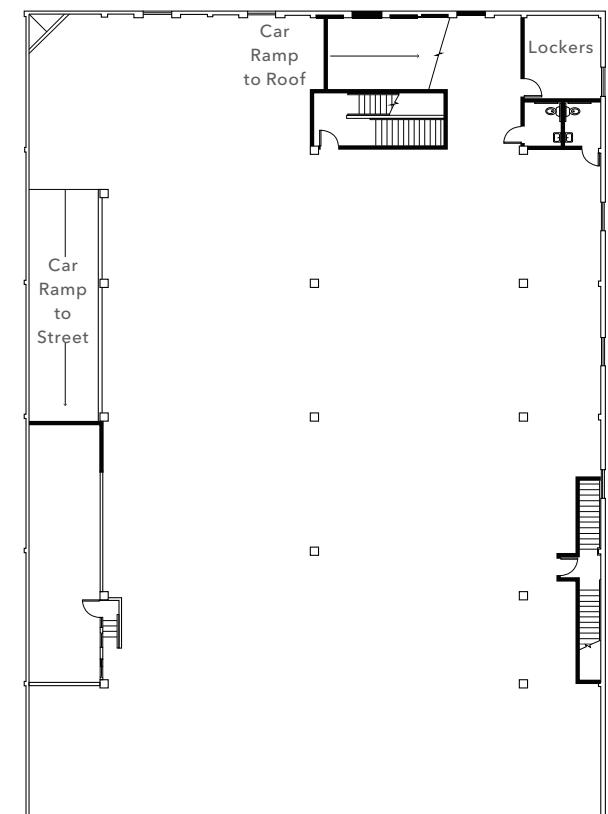
BASEMENT



FIRST FLOOR



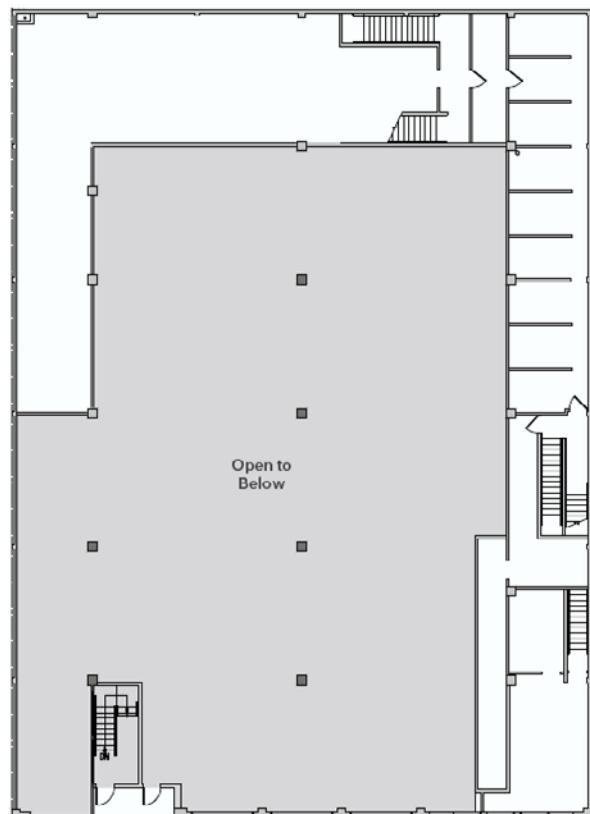
SECOND FLOOR



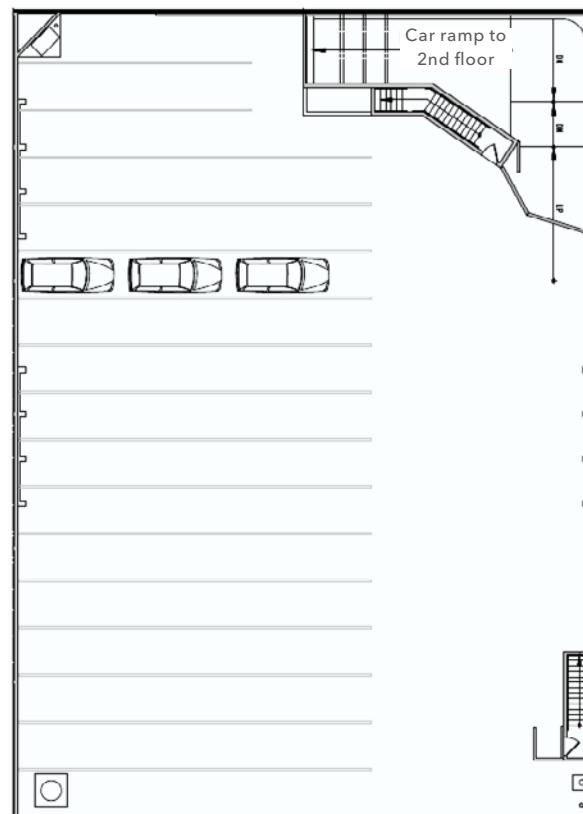
*Floor plans not drawn to scale

FLOOR PLANS

MEZZANINE



ROOF

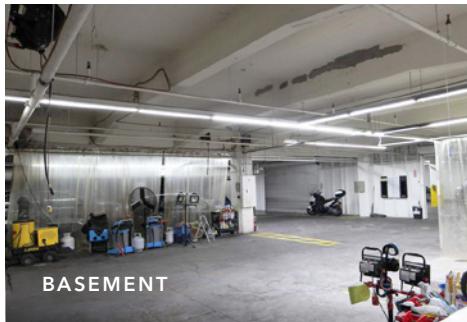


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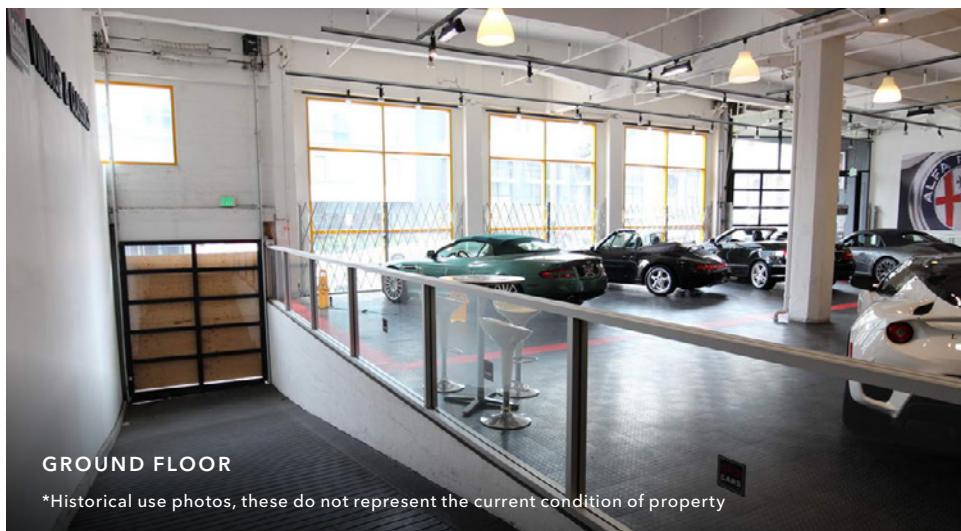
ROOFTOP PARKING



BASEMENT

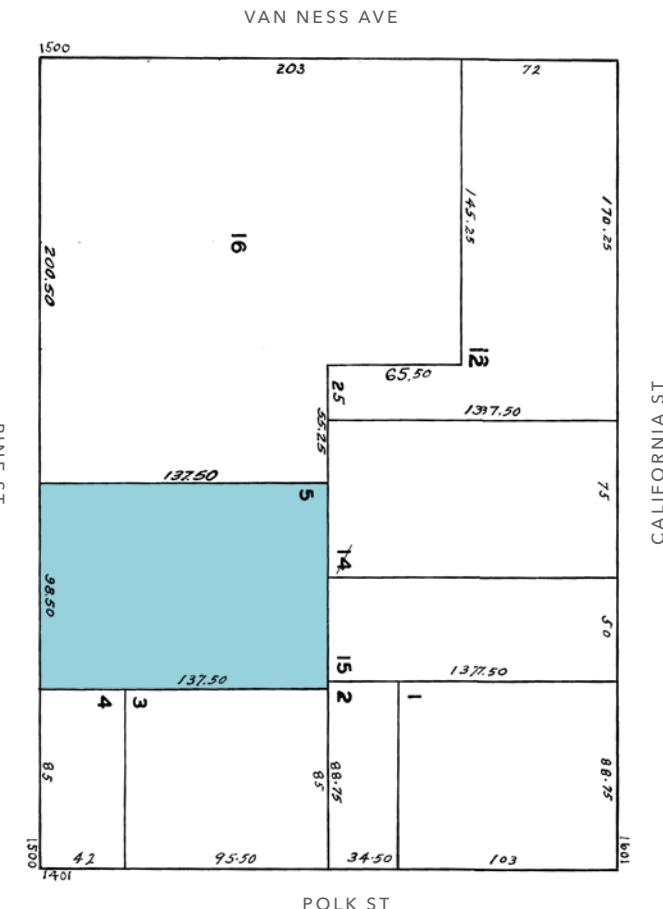


GROUND FLOOR



*Detailed snapshots should not represent the current condition of your entire system.

The property is located on a single lot which totals ±13,542 SF. The site has ±98.5 linear feet of frontage along Pine Street and site depth of ±137.5 linear feet.

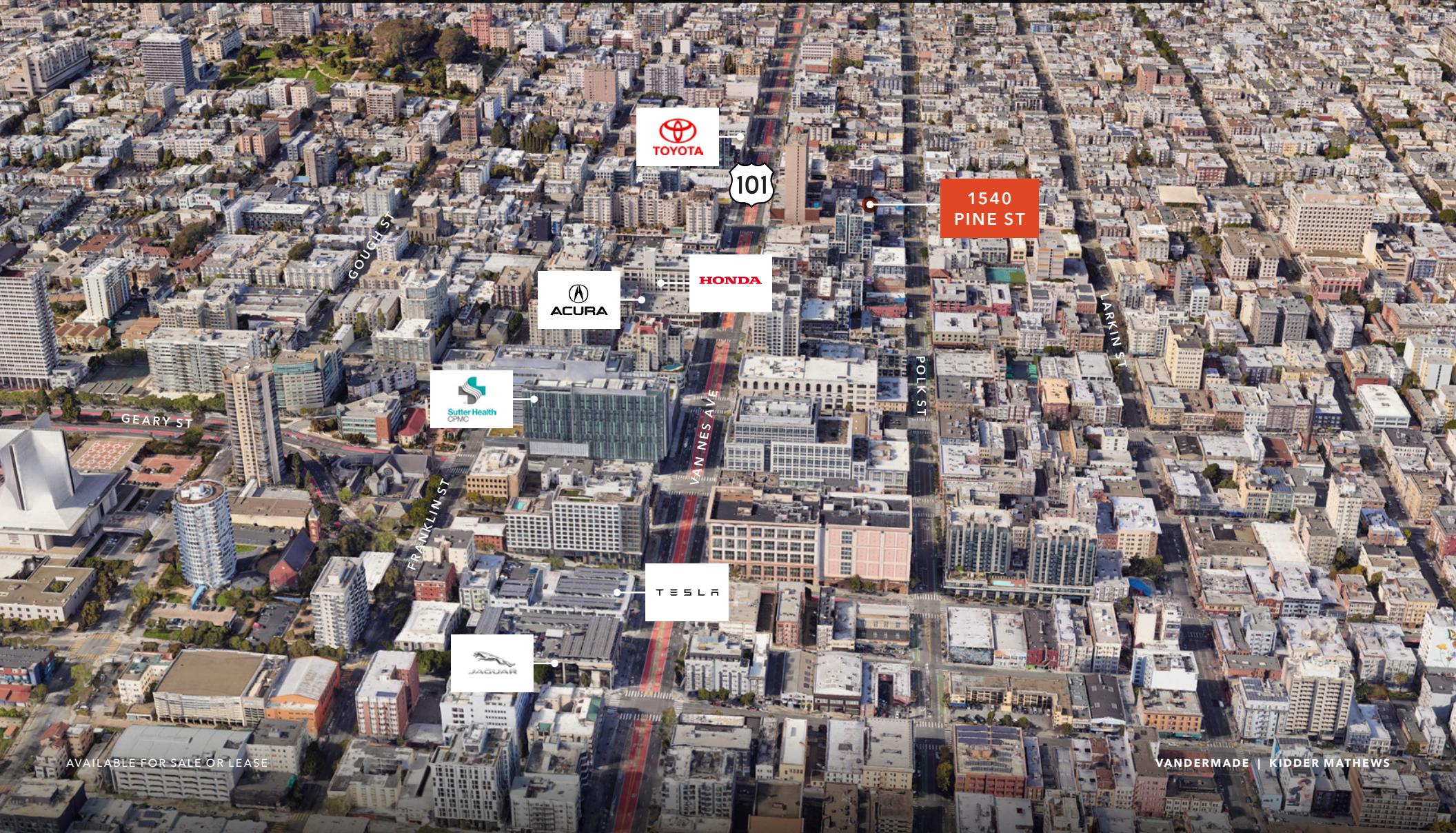


AVAILABLE FOR SALE OR LEASE

VANDERMADE | KIDDER MATHEWS

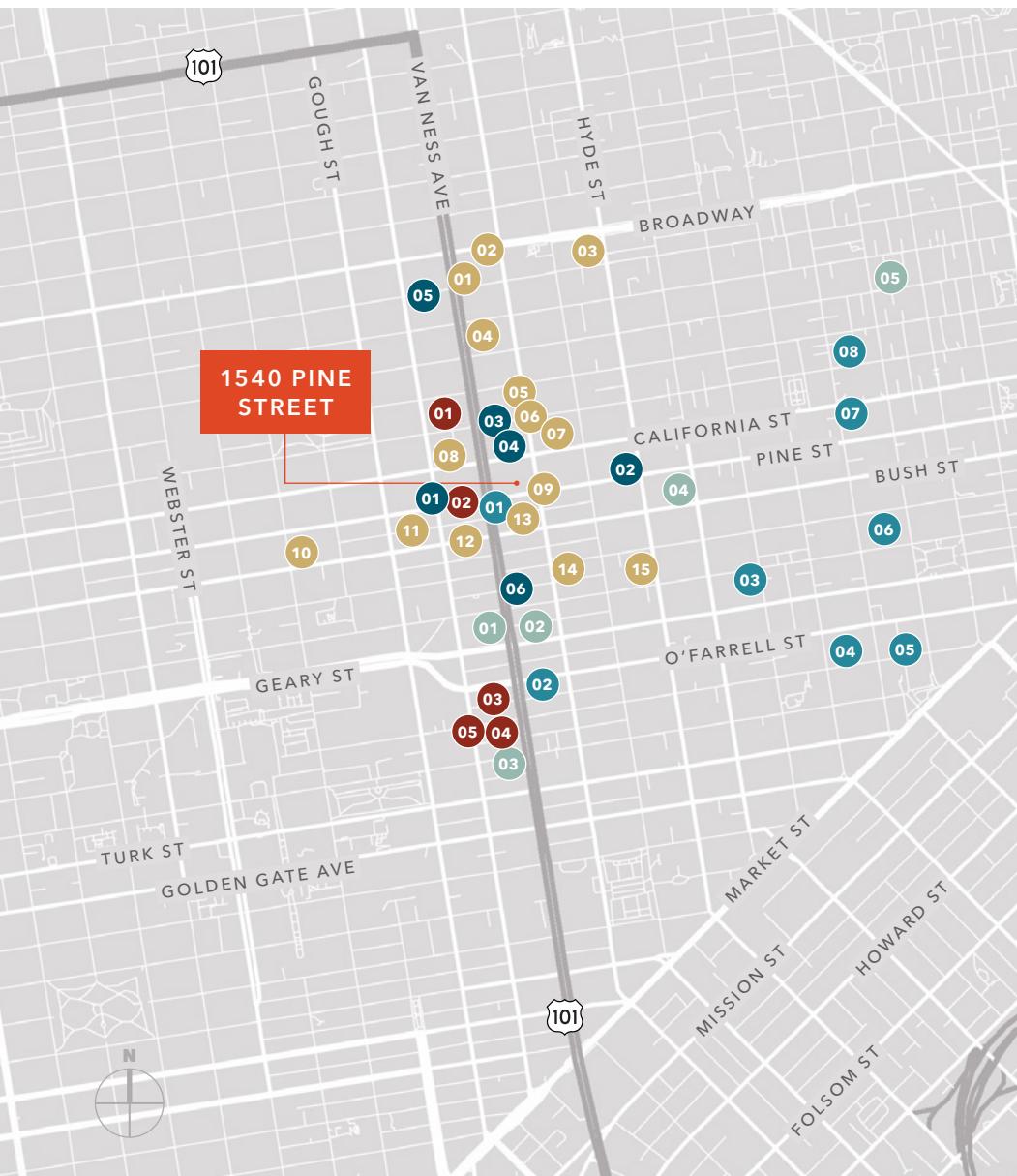
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NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Harris'
- 02 Lord Stanley
- 03 Ristorante Milano
- 04 House of Prime Rib
- 05 Bob's Donuts
- 06 Dunya
- 07 Acquerello
- 08 Ruth's Chris Steak House
- 09 Crustacean
- 10 Octavia
- 11 Akiera Japanese
- 12 Wayo Sushi
- 13 Peet's
- 14 UPCIDER
- 15 The Saratoga

HOTELS

- 01 Holiday Inn
- 02 Courtyard - Van Ness
- 03 Courtyard - Union Square
- 04 Hilton - Union Square
- 05 Hotel Nikko
- 06 JW Marriott
- 07 InterContinental
- 08 Hotel Fairmont

CAR DEALERSHIPS

- 01 Toyota
- 02 Honda
- 03 Tesla
- 04 British Motors
- 05 Lamborghini

MEDICAL

- 01 CPMC
- 02 Sutter Van Ness
- 03 Eye Institute
- 04 St. Francis Memorial
- 05 Chinese Hospital

RETAIL

- 01 Whole Foods
- 02 Trader Joe's
- 03 Bank of America
- 04 Wells Fargo
- 05 CVS
- 06 24 Hour Fitness

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For more information, contact

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