



999 SUTTER STREET, SAN FRANCISCO CA 94109

± 11,105 SQFT MIXED-USE OFFICE/RETAIL BUILDING FOR SALE

EXCLUSIVELY LISTED BY:

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COMPASS COMMERCIAL



EXECUTIVE SUMMARY

999 SUTTER STREET San Francisco CA 94109



Offered at \$4,500,000



± 11,105 SqFt

APN 0300-231

Building SqFt ± 11,105

Lot SqFt ± 3,281

Price per SqFt \$405

Zoning RC-4

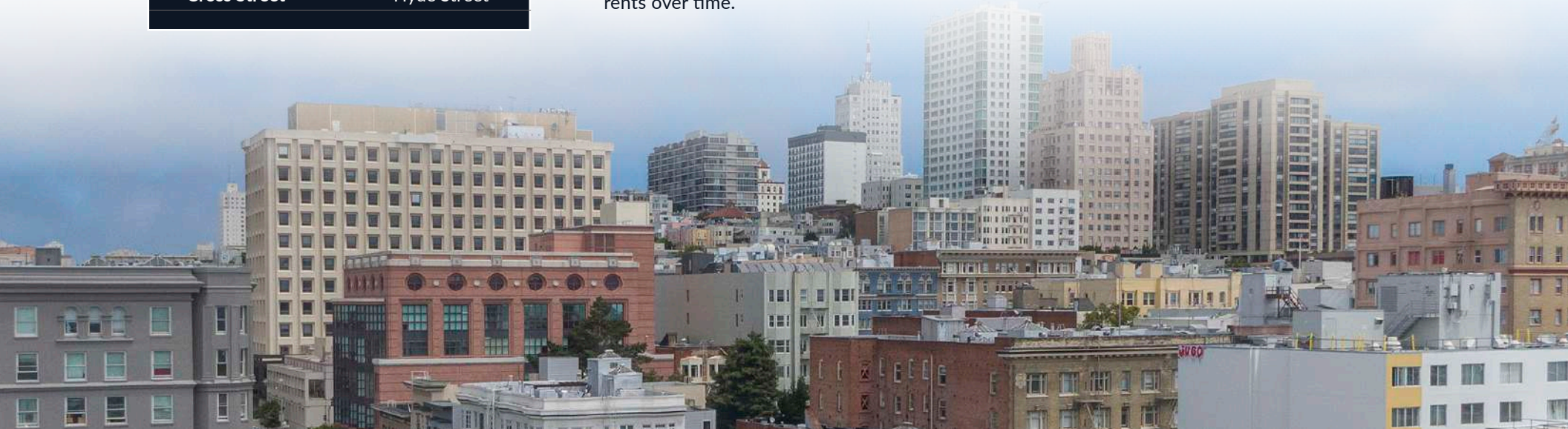
Cross Street Hyde Street

Compass Commercial, as the exclusive advisor, is proud to present a rare and outstanding opportunity to acquire the fee simple interest in 999 Sutter Street, a fully renovated boutique office/retail building located in the highly desirable Lower Nob Hill neighborhood of San Francisco. Combining modern amenities with historic charm, this property offers not only turnkey functionality but also significant upside potential in rental income for investors and owner-users alike.

999 Sutter Street encompasses approximately 11,105 square feet (per architect) on a ±3,281 square foot lot, distributed across four floors plus a lower-level unit. Its boutique size and efficient layout make it an attractive option for tenants seeking creative or professional office space in a vibrant and centrally located neighborhood.

Over the past several years, the property has undergone extensive renovations, resulting in a well-positioned, modern office asset. Improvements include key fob access for both the building and individual units, new HVAC systems, Meraki networking and WiFi throughout, Cat 5/6 cabling for seamless connectivity, and a comprehensive Meraki security camera system. The roof, replaced in 2015, was further enhanced with a durable white ceramic elastomeric coating in 2019 for energy efficiency and longevity.

Despite its modernized infrastructure and turnkey condition, 999 Sutter Street offers a compelling opportunity to unlock additional value through rental income growth. The current rent roll leaves room for increased income potential as market conditions continue to stabilize and demand for boutique office spaces in San Francisco rebounds. Additionally, the desirable Lower Nob Hill location provides an ideal setting for attracting premium tenants, ensuring strong leasing activity and potential for higher rents over time.



RENT ROLL

UNIT	RENT	NOTES
Lower Level	\$4,530	
101	\$950	
103	\$0	Waiting Room
102, 104, 106	\$1,530	
107	\$750	Vacant
108, 110	\$1,250	
109	\$800	Vacant
201	\$1,320	
202	\$900	
203	\$550	
204	\$725	
205	\$750	
207	\$500	
206/208	\$1,480	
209	\$1,025	
301	\$1,000	Waiting Room Conversion
303	\$1,025	
304	\$925	
305	\$400	
306	\$825	
307	\$725	
308	\$1,445	
400	\$3,393	
Monthly Total	\$26,798	
Annual Total	\$321,576	



FINANCIAL SUMMARY

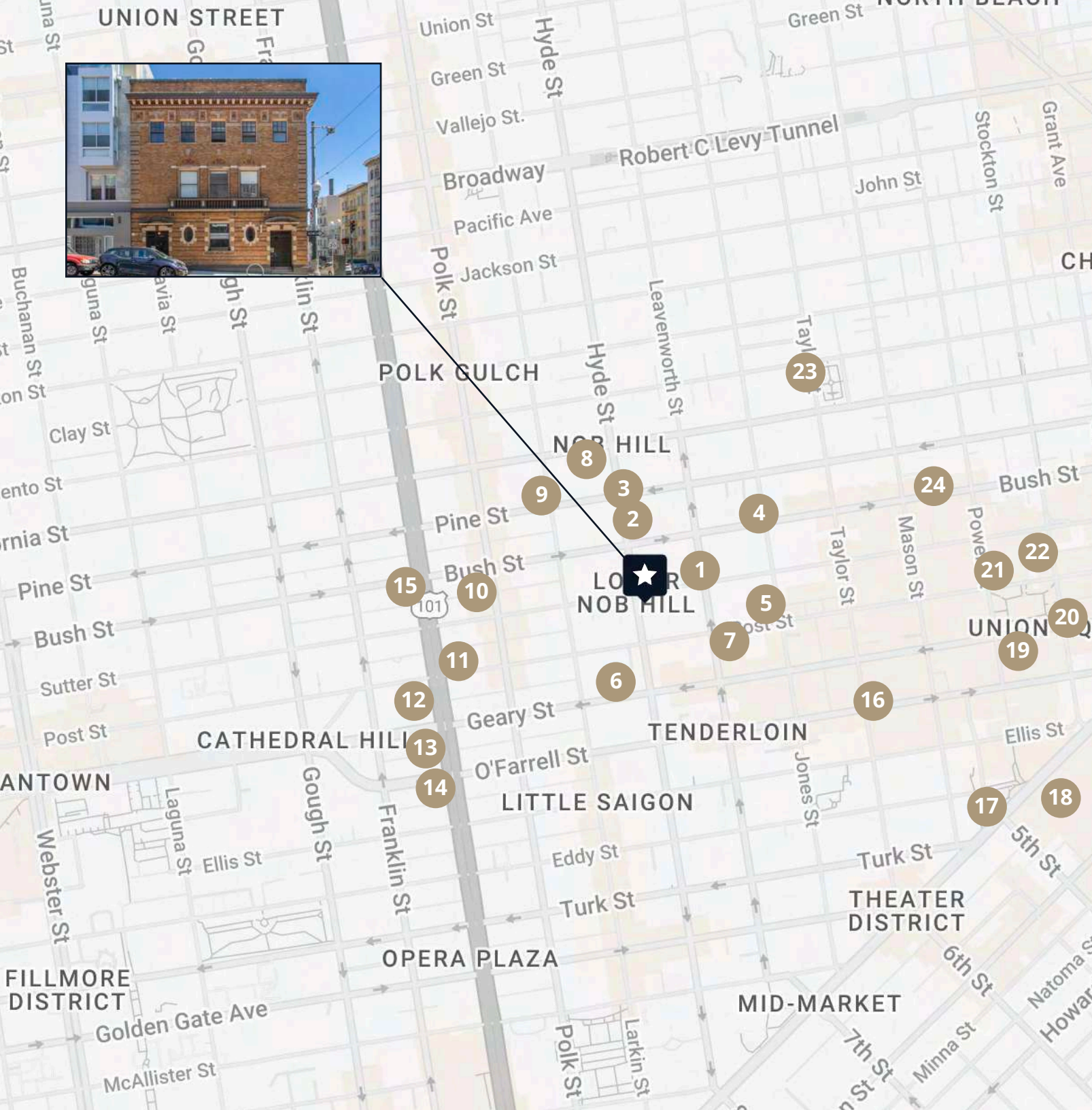
ANNUALIZED OPERATING DATA

Asking Price	\$4,500,000
Scheduled Gross Income	\$321,576
Less Vacancy Rate (5.0%)	(\$16,079)
Gross Operating Income	\$305,497
Less Expenses (25.2%)	(\$80,952)
Net Operating Income	\$224,546
Cap Rate	5.0%
GRM	14.0

ESTIMATED EXPENSES

New Property Taxes (est. @ 1.1801%)	\$53,105
Insurance	\$13,920
PGE	\$8,997
Water	\$1,200
Garbage	\$3,730
Total Expenses	\$80,952





LOCATION MAP

- 1 Bite
- 2 Crostini & Java
- 3 Saint Francis Hospital
- 4 Gusto Pinsa Romana
- 5 Lapisara Eatery
- 6 Fishmandu Sushi
- 7 Courtyard by Marriott
- 8 Trader Joe's
- 9 USPS
- 10 Mayes Oyster House
- 11 24 Hour Fitness
- 12 CPMC Van Ness Campus
- 13 Tommy's Joynt
- 14 Tesla
- 15 Honda
- 16 FedEx
- 17 Powell Bart Station
- 18 Westfield Center
- 19 The Cheesecake Factory
- 20 Neiman Marcus
- 21 Saks Fifth Avenue
- 22 Apple Store
- 23 Grace Cathedral
- 24 Sons & Daughters
- 25 Osha Thai Restaurant

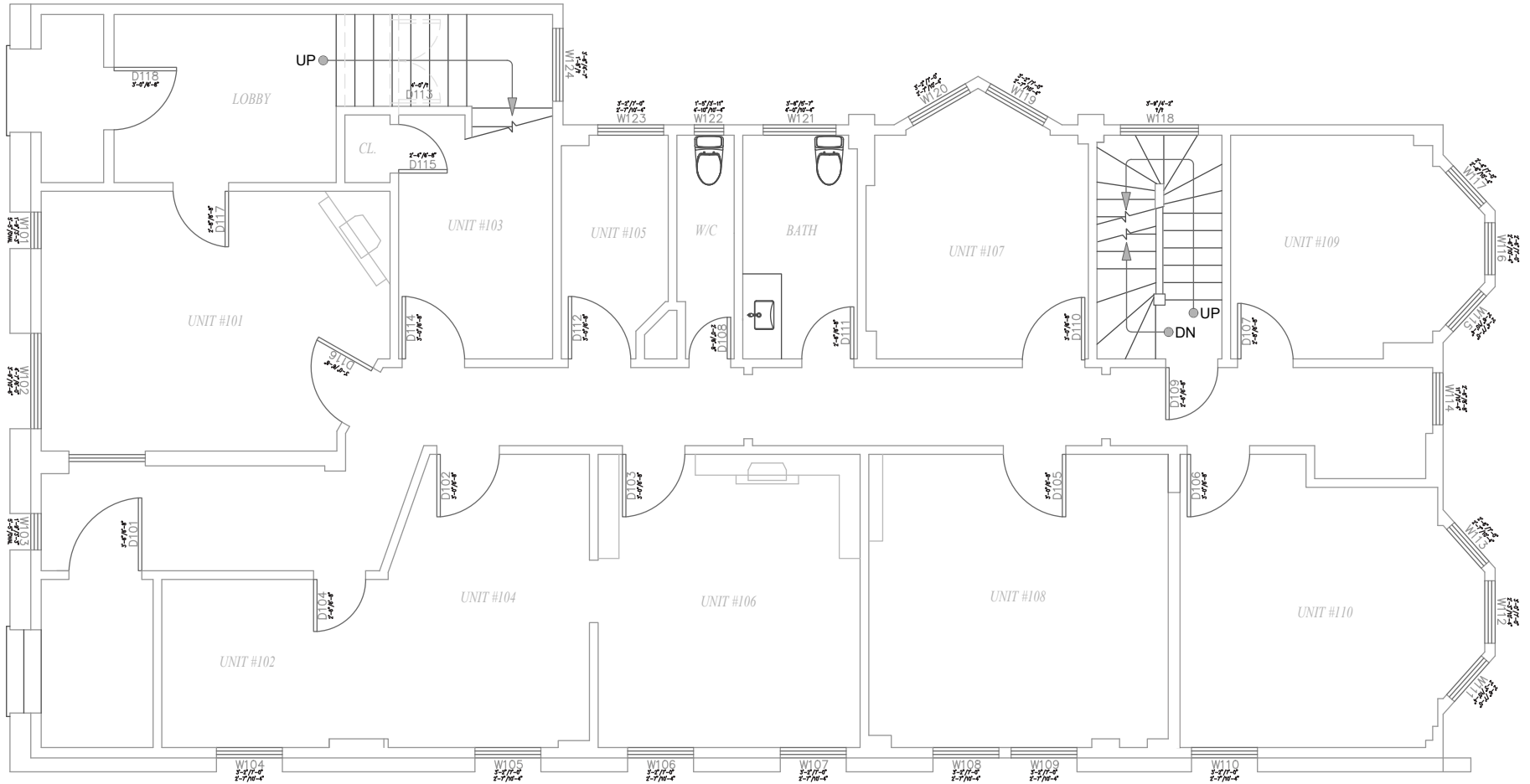
Commute Times

Financial District **10m** by car

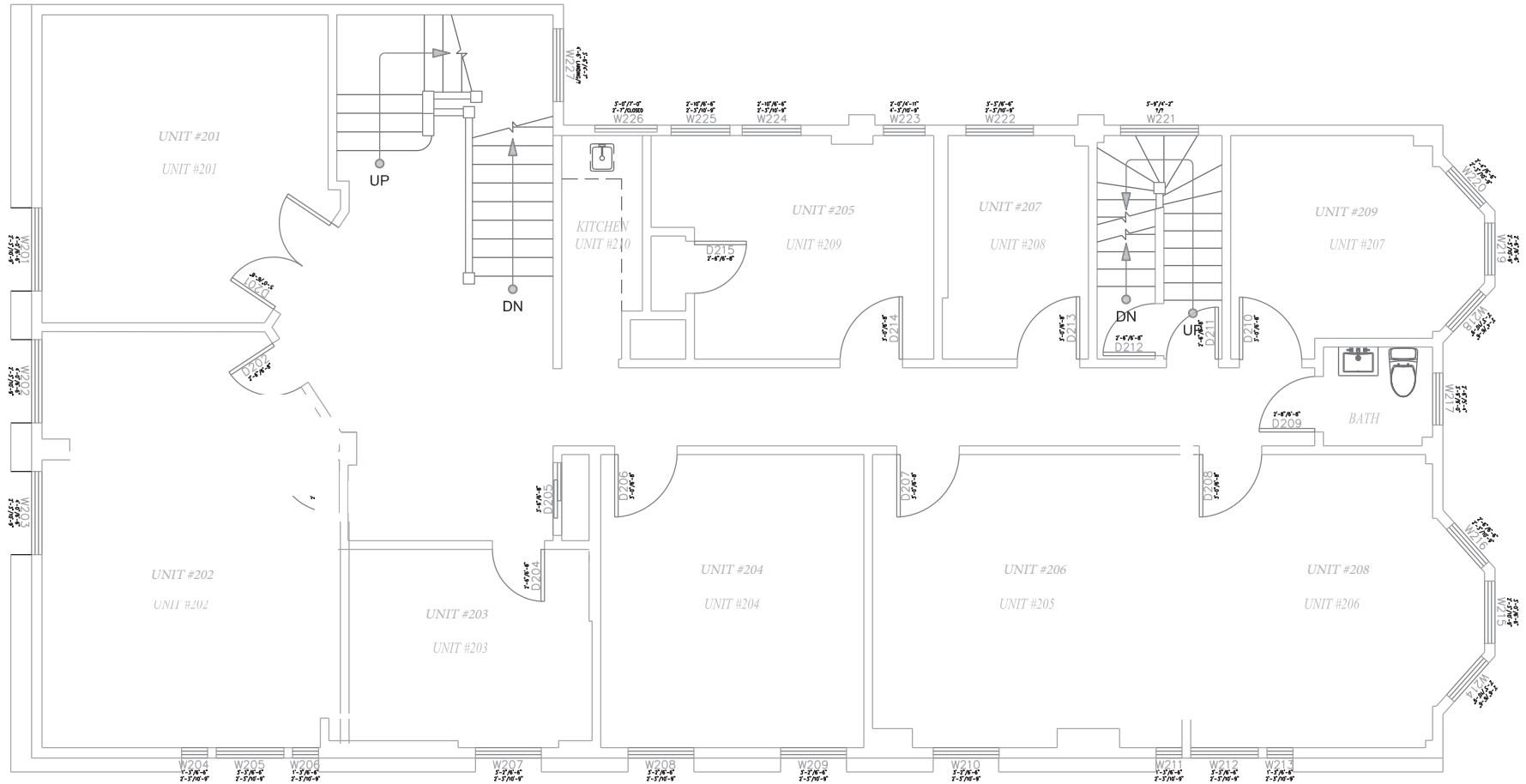
South San Francisco **25m** by car

Silicon Valley **55m** by car

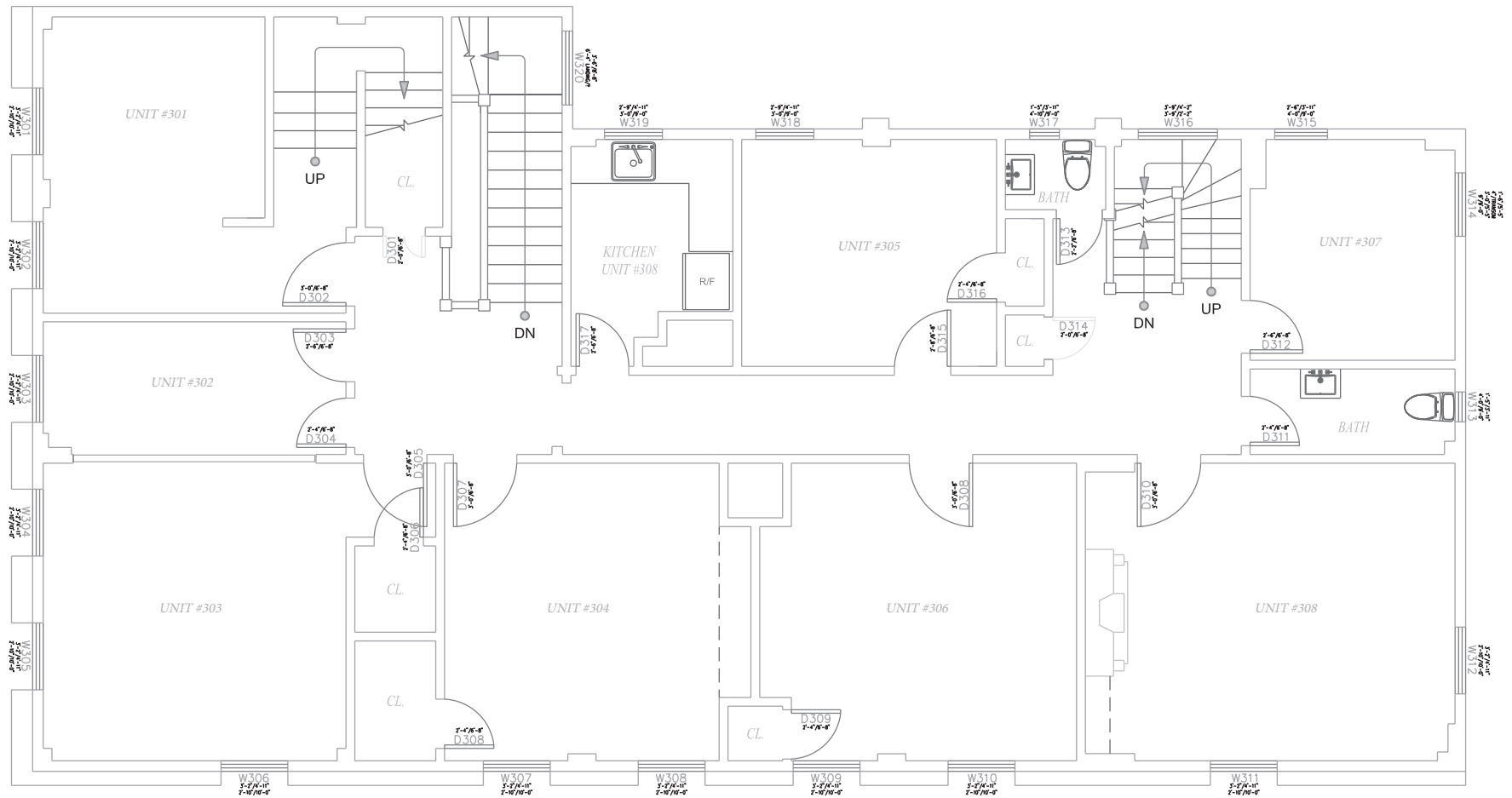
FIRST LEVEL FLOOR PLAN



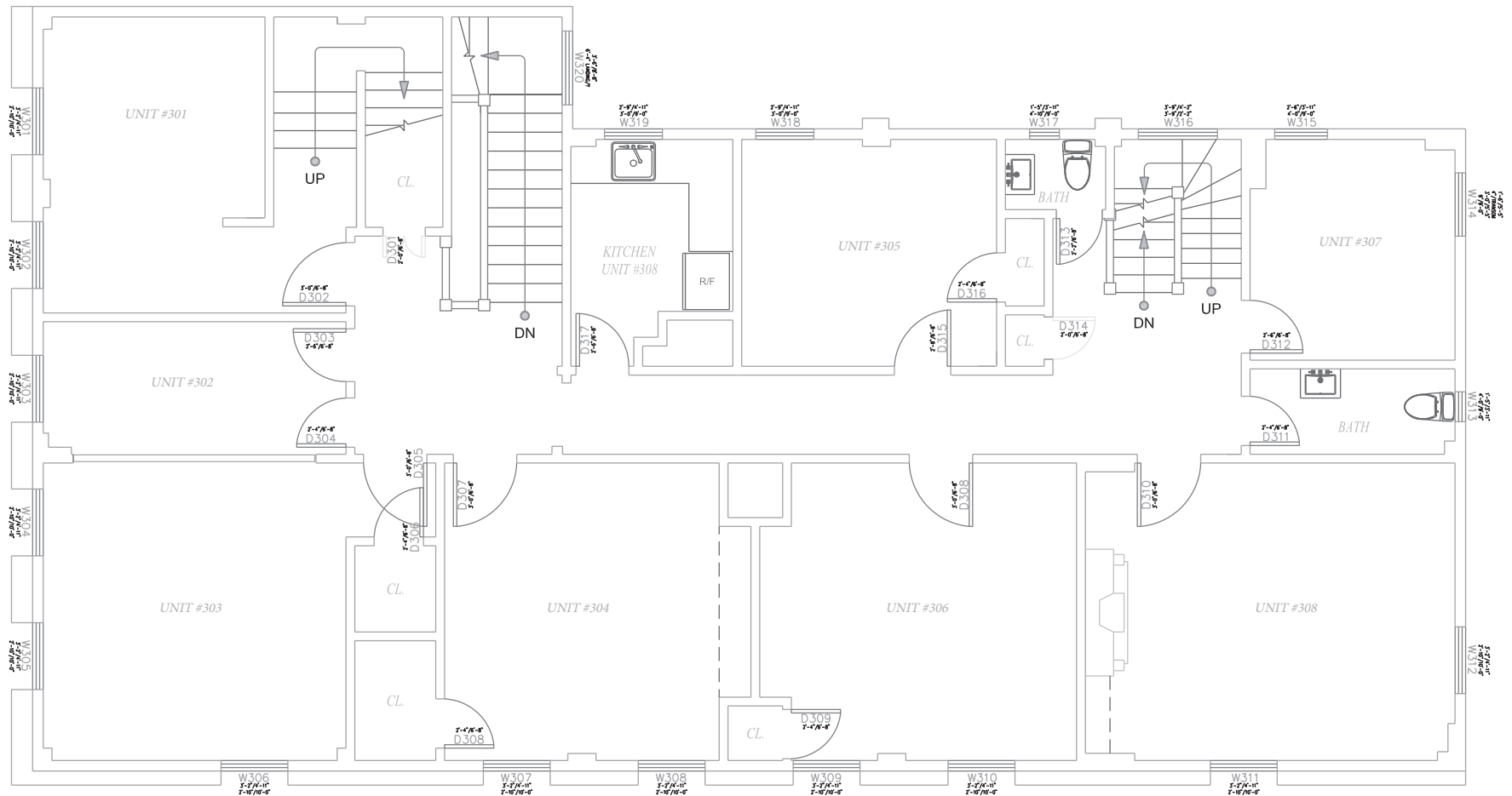
SECOND LEVEL FLOOR PLAN



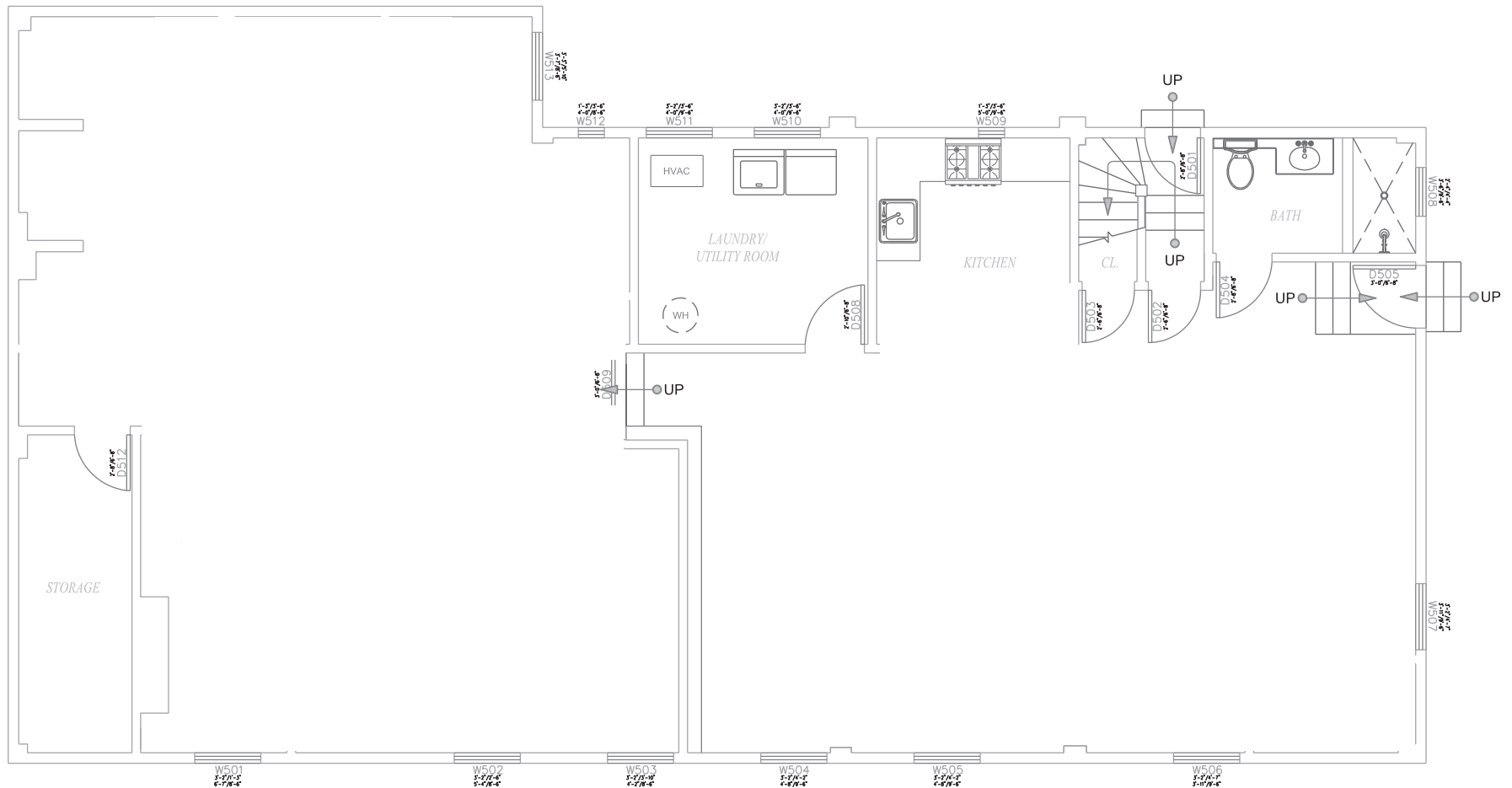
THIRD LEVEL FLOOR PLAN



FOURTH LEVEL FLOOR PLAN

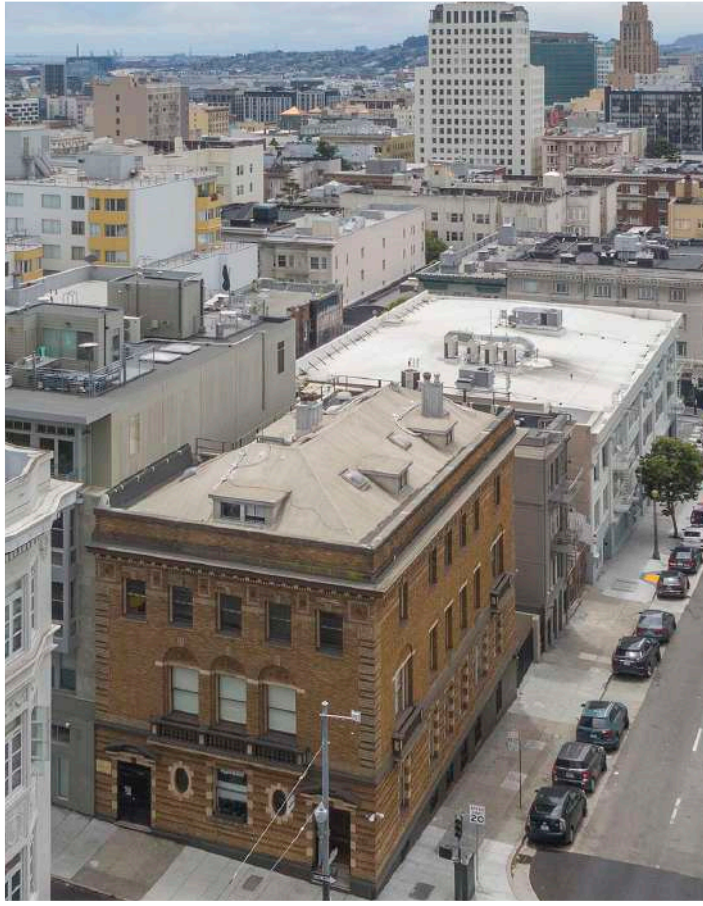


LOWER LEVEL FLOOR PLAN



ROOF FLOOR PLAN



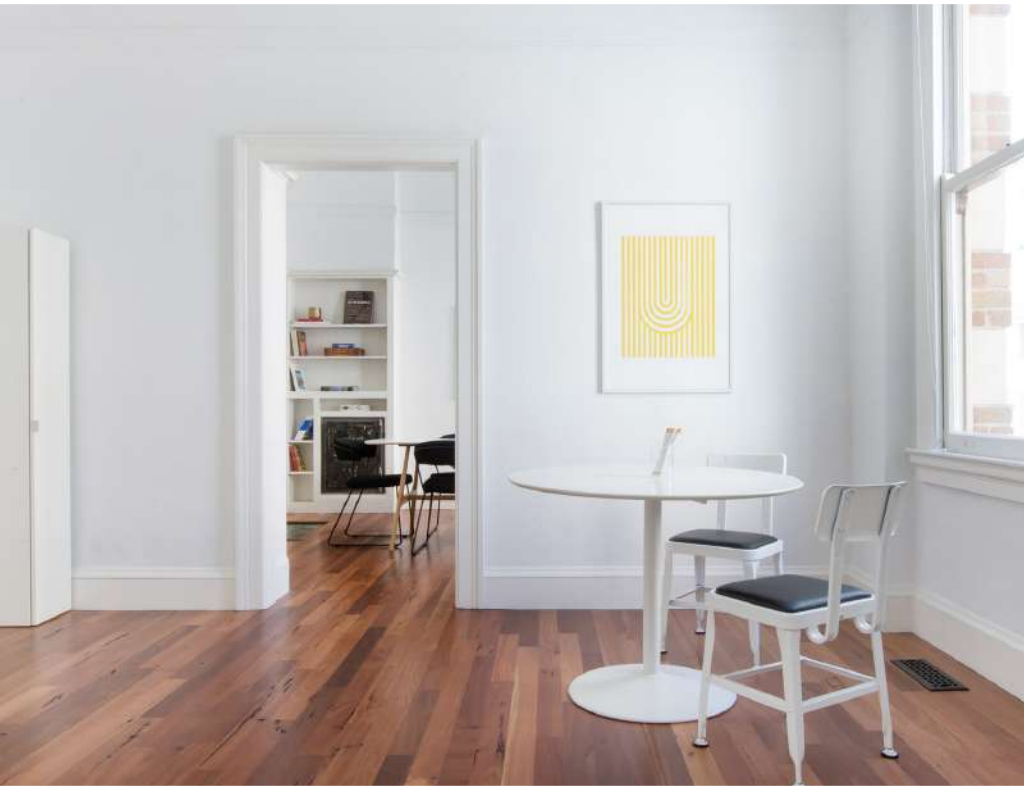


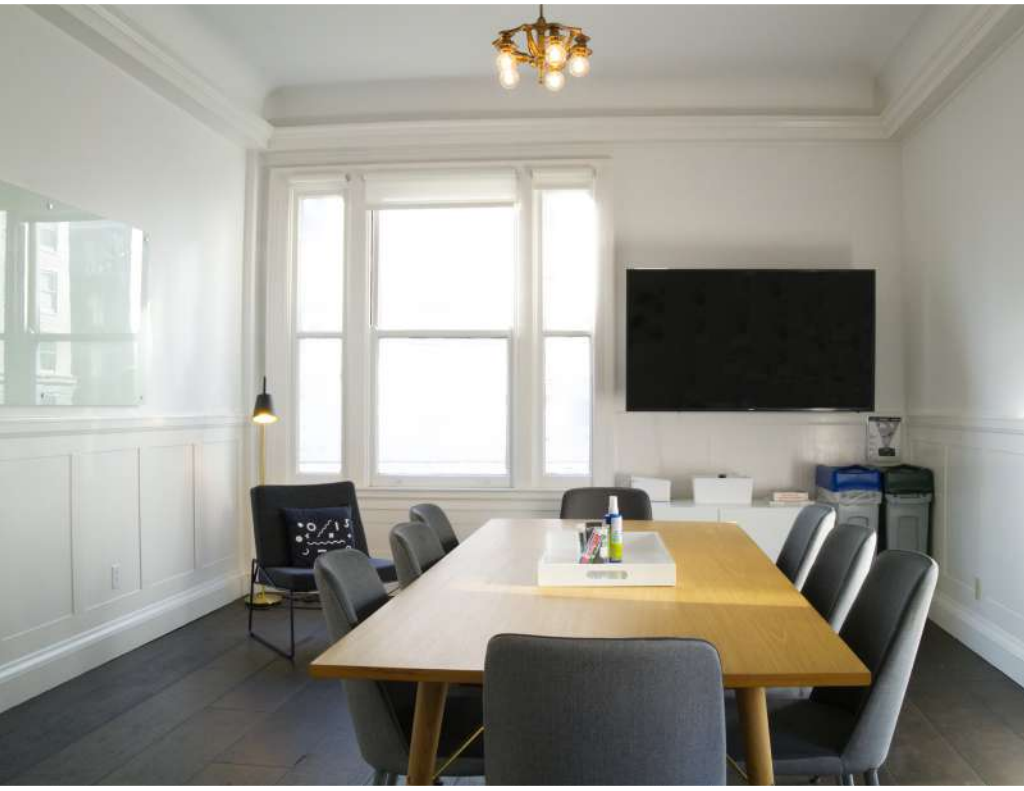


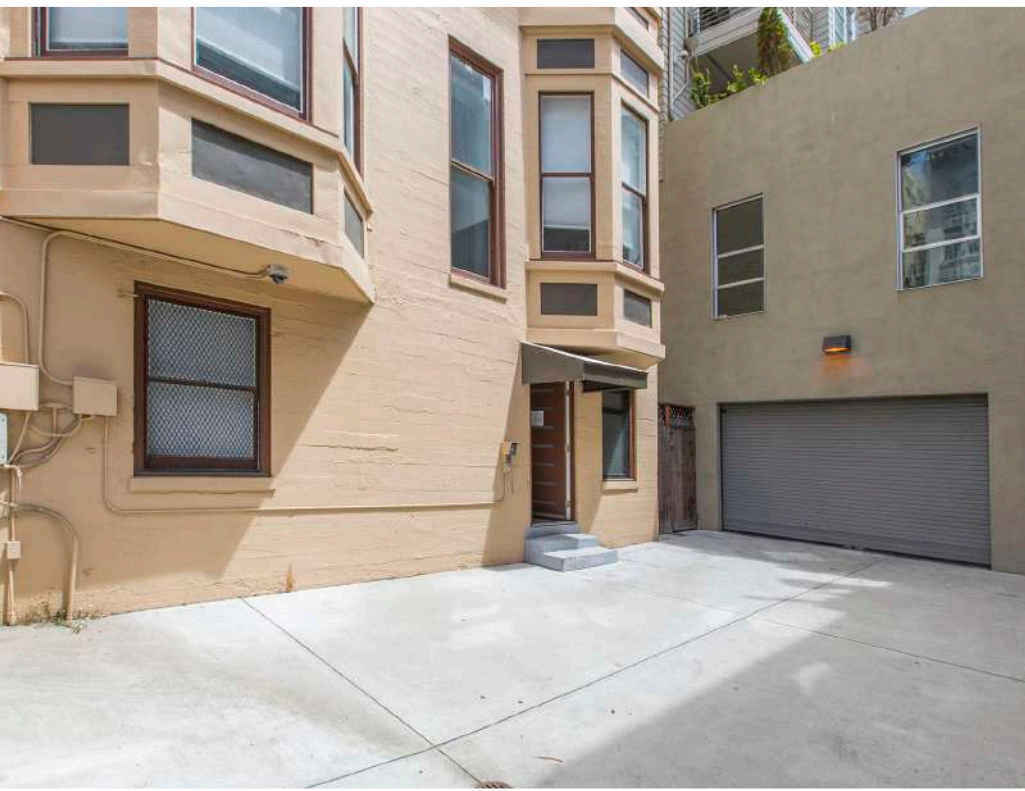












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