

Jewel Box Building For Sale

Investor/Owner User Opportunity

Mixed-Use Building: Ground Floor Bar & Restaurant, Lower-Level Nightclub & Bar
2nd floor Office Space + Penthouse Suite w/ Rooftop Deck

**PRIME
LOCATION**

YOUR NAME HERE

YOUR NAME HERE

**IN-PLACE
ENTERTAINMENT
47 LICENSE**

100% Occupied, Please Do Not Disturb Tenants.



**Exclusive
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Property Summary

Ground Floor Restaurant and Bar

Address	653-655 Commercial St San Francisco, CA 94111
Product Type	- Ground Floor Bar & Restaurant, Lower-Level Nightclub & Bar (<i>Occupied</i>) 2nd Floor Office Space + Penthouse Suite w/ Rooftop Deck (<i>Occupied, can be delivered vacant</i>)
Building Area	±7,057 SF

Stories	3 stories + lower level
Land Area	2,390 SF
APN	0227-027
Zoning	CCB (Chinatown Community Business)
Permitted Use	Commercial/Office/Residential (Mixed-use)
Year Built	1910

Property Aerial



Investment Highlights

- Tenant in place, Ground Floor Bar/Restaurant + Lower Level Nightclub & Bar
- Upscale interior finishes throughout
- Lower level has built-in full bar setup, DJ booth and sound system, restrooms, fully furnished with tables/seating, storage room and private office
- Lower Level Nightclub & Bar is ideal for private events

Ground Floor Dining Area



Lower Level Nightclub & Bar Entrance



Ground Floor Bar / High Top Area



Lower Level Nightclub & Bar



Ground Floor Back of Bar



Ground Floor Kitchen

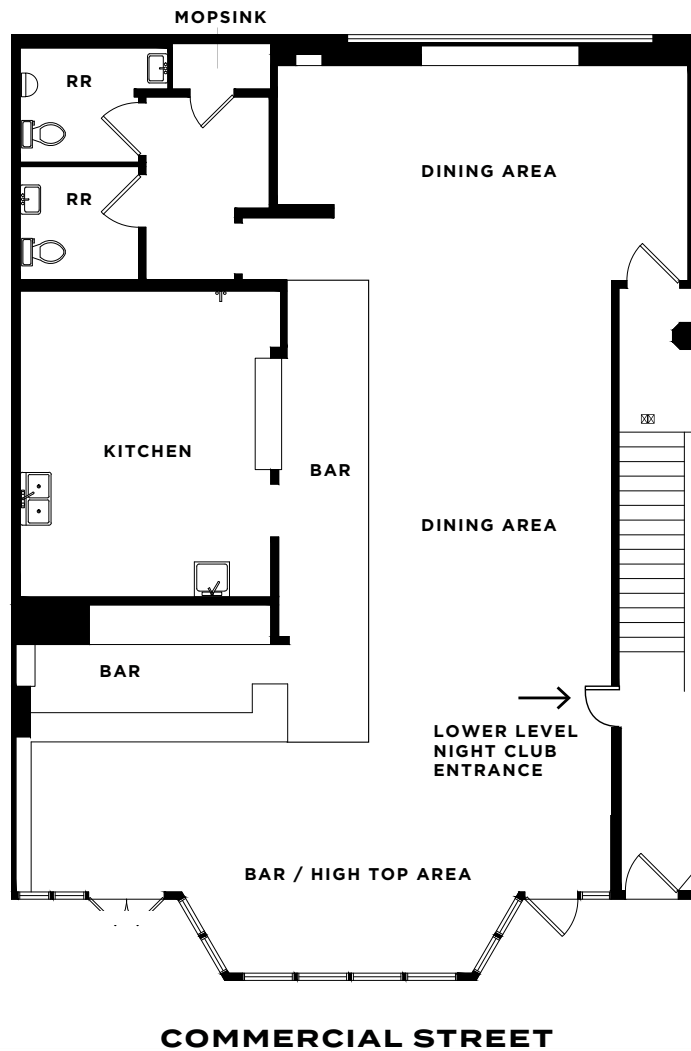


Restrooms

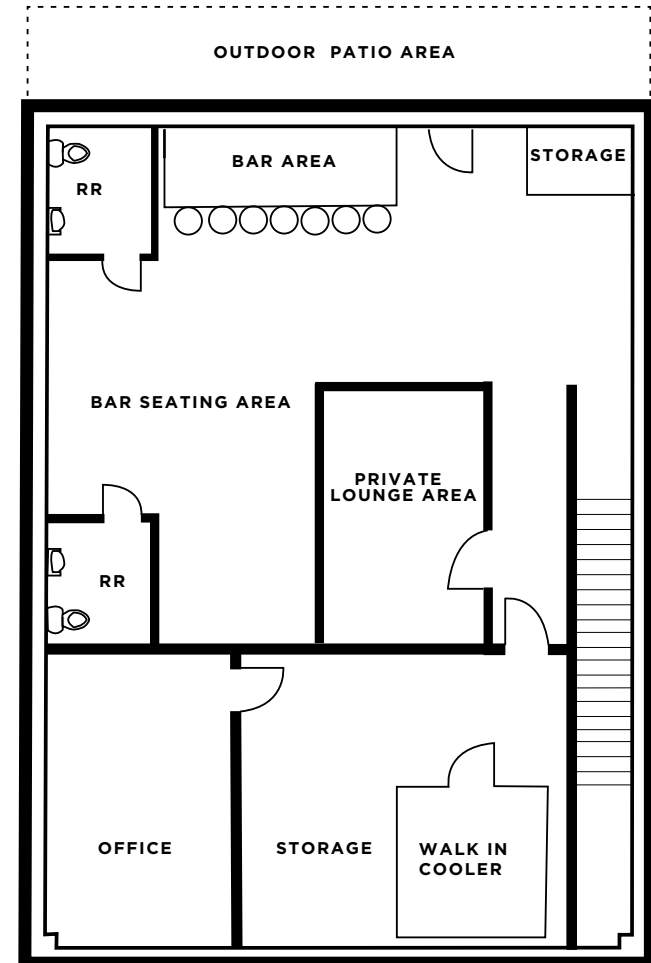
Floorplan

±4,320 RSF *Existing F&B Tenant in Place*

GROUND FLOOR: ±2,160 RSF



LOWER LEVEL: ±2,160 RSF

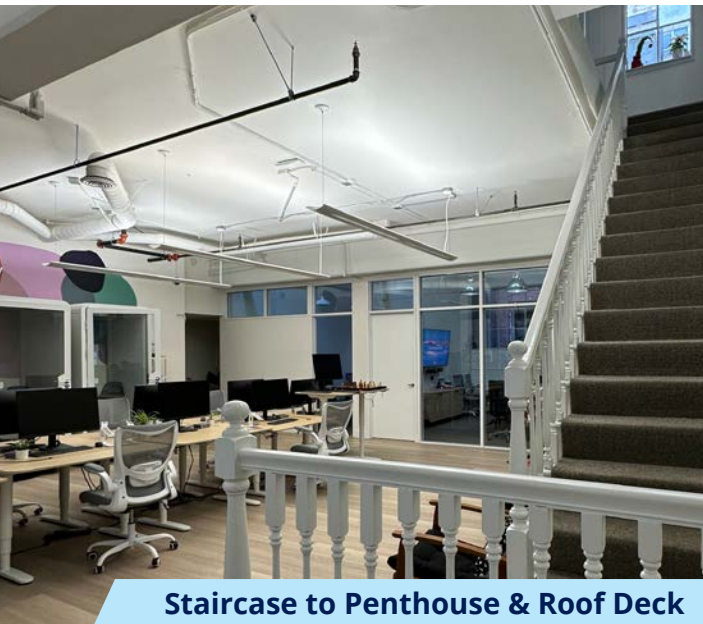


Investment Highlights

- Recently renovated, creative 2nd floor office space + top floor penthouse and roof deck
- Abundant Natural Light
- Office tenant in place (Can be delivered vacant at close of escrow)



2nd Floor Office Area



Staircase to Penthouse & Roof Deck



Top Floor Penthouse

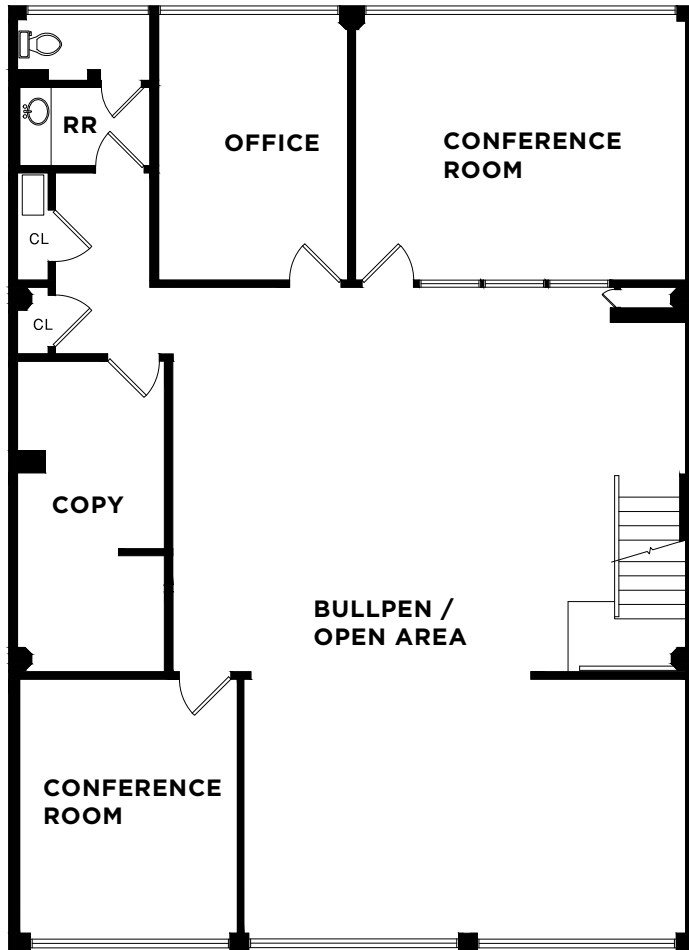


Top Floor Roof Deck

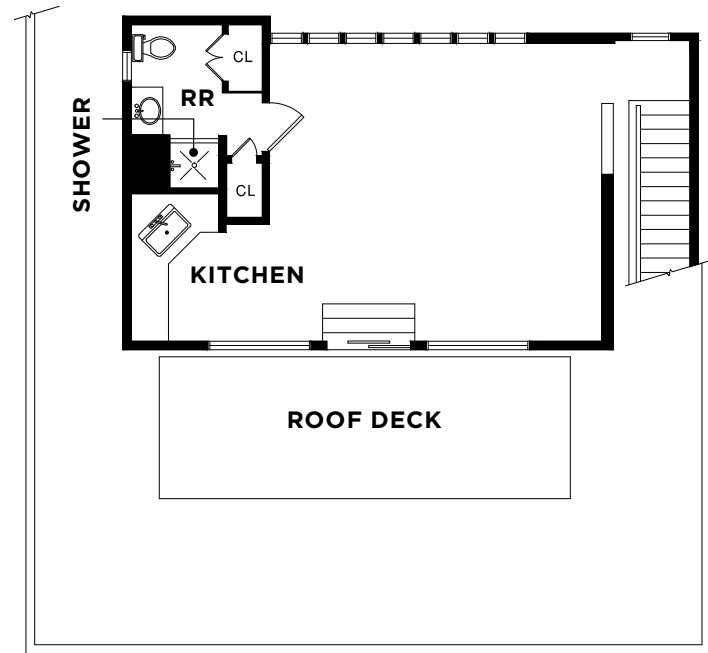
Floorplan

±2,737 RSF *Existing office tenant in place, can be delivered vacant at close of escrow.*

SECOND FLOOR: ±2,100 RSF

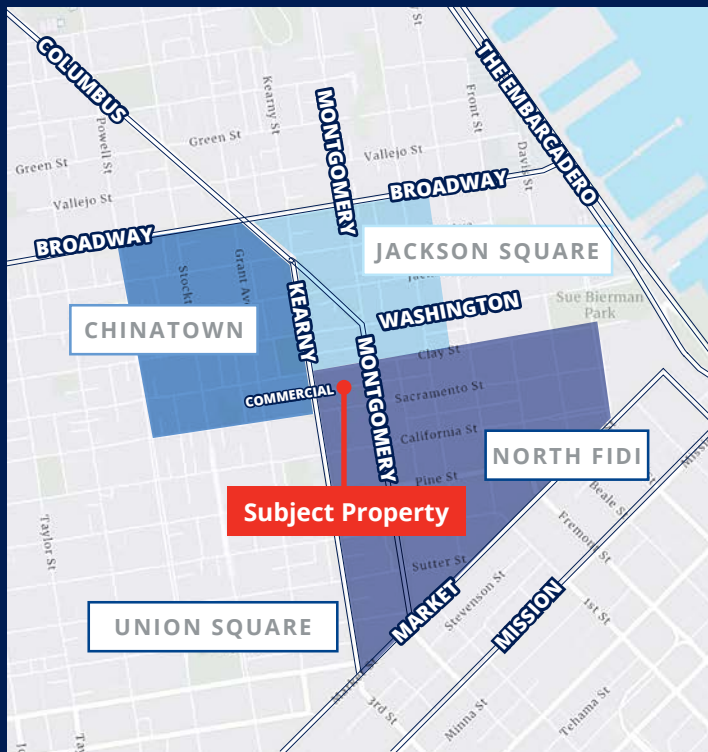


PENTHOUSE & ROOF DECK: ±637 RSF



Where Jackson Square, Chinatown, and the North Financial District Intersect.

Nestled at the crossroads of three iconic San Francisco neighborhoods—Jackson Square, Chinatown, and the North Financial District—enjoying a prime location rich in history, culture, and vibrancy.



To the north lies **Jackson Square**, a neighborhood steeped in history with charming tree-lined streets and beautifully preserved 19th-century architecture. This elegant enclave is home to luxury brands like Ralph Lauren, Paul Smith, and Aesop, alongside celebrated dining establishments such as Maison Nico, Cotogna, and Kusakabe, making it a destination for discerning shoppers and food enthusiasts alike.

To the west, **Chinatown** bursts with energy, offering a feast for the senses with its vibrant colors, savory dumpling and pastry shops, and a deeply rooted cultural community. This lively neighborhood hosts seasonal events and remains a year-round tourist magnet, showcasing the city's rich heritage.

To the south and east lies the **North Financial District**, the beating heart of San Francisco's business world. During the week, the area hums with activity as office workers fill its towering skyscrapers, often spilling into nearby restaurants and bars to unwind after a productive day.

This dynamic confluence of neighborhoods positions the property as a rare opportunity to cater to a diverse and ever-changing customer base while taking full advantage of the amenities and energy these surrounding areas offer.



A wide-angle, high-angle aerial photograph of a dense urban skyline, likely New York City. The image shows a vast number of skyscrapers and high-rise buildings packed closely together. The architecture varies, with some buildings featuring distinctive shapes like the pointed top of the Empire State Building on the left. The colors of the buildings range from light beige and tan to darker grays and blues. The perspective is from a high altitude, looking down on the city, emphasizing the scale and density of the urban environment.



FAHYS
FOG & BARREL

FOUR SEASONS
Hotels and Resorts

Maisonpico

SHINOLA

ZIMMERMANN

BLUE BOTTLE
COFFEE

MISTER JIU'S

POSTSCRIPT
*

KUSAKABE
SAN FRANCISCO

COTOGNA

Paul Smith

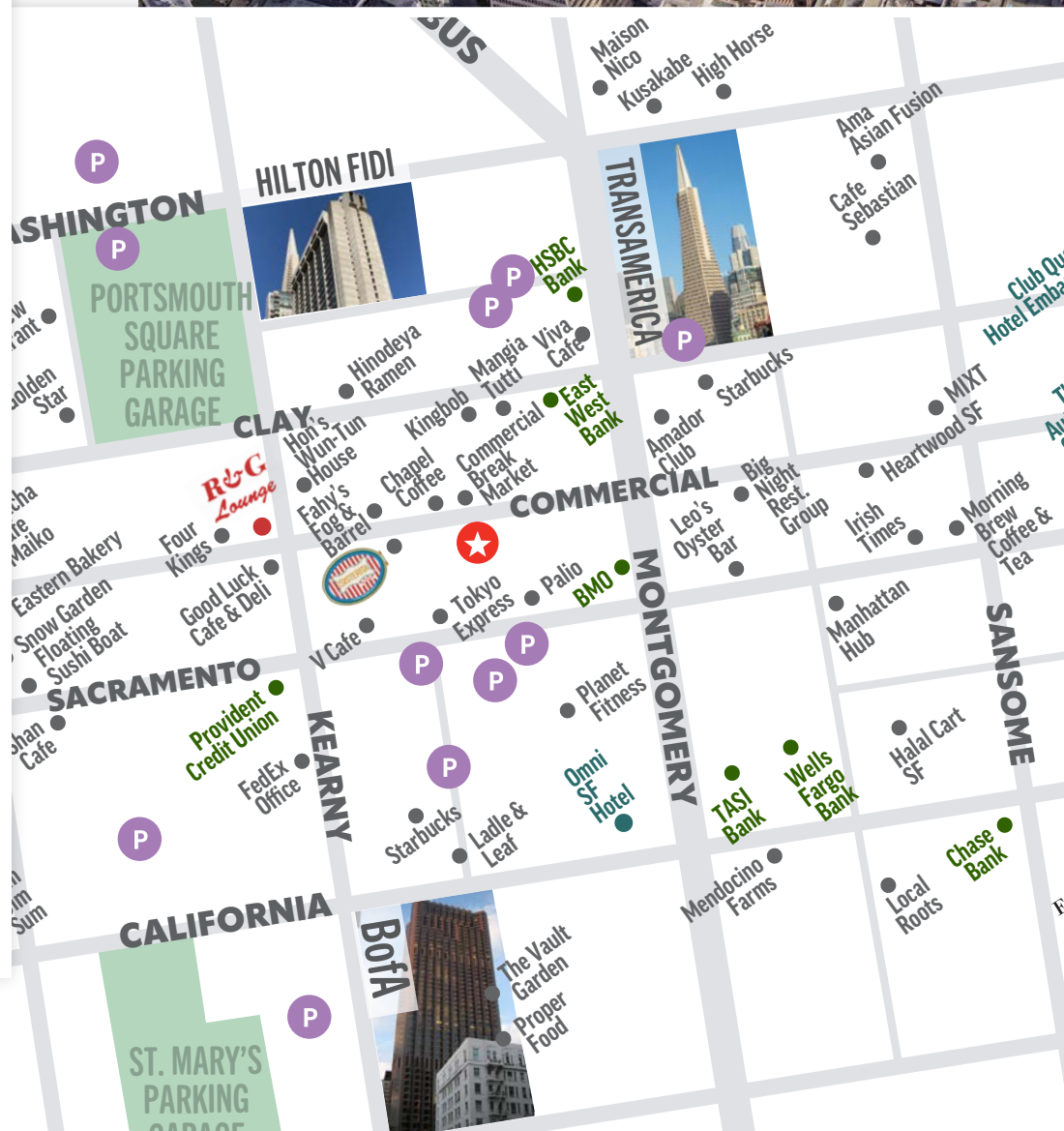
Leos

ISABEL
MARANT

SISTERITA
FINE CULINARY

越南小館

R+G Lounge



330,792

542,828

681,721

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Accelerating success.

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