

999 SUTTER STREET

SAN FRANCISCO CA 94109

± 11,105 SQ FT MIXED-USE OFFICE/RETAIL BUILDING



OFFERED BY **DAVIS NGUYEN**

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The Davis Nguyen Group has earned its reputation as a market leader in San Francisco's challenging commercial real estate market. With over 15 years of experience in both Investment Sales and Leasing, The Davis Nguyen Group has become a well-respected and highly valued brokerage group in the San Francisco Bay Area. By working with a strong group of individuals and network of brokers and vendors, The Davis Nguyen Group has the ability to assist their clients with solutions and results.

Contact me with any questions about this property.



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PROPERTY OVERVIEW

999 SUTTER STREET

San Francisco CA 94109

Compass Commercial, as exclusive advisor, is pleased to present the outstanding opportunity to acquire the fee simple interest in 999 Sutter Street. The property is a fully renovated, boutique office building, located in the Lower Nob Hill neighborhood of San Francisco.

999 Sutter Street consists of approximately 11,105 square feet (per architect) on a ± 3,281 square foot lot over 4 floors, plus a lower level unit.

The building has recently undergone a number of modern upgrades which include key fob access to the building and interior units, new HVAC units, Meraki networking and WiFi throughout the building, Cat 5/6 cables, Meraki Security Cameras. The roof was replaced in 2015 and was recently coated with white ceramic elastomeric coating in 2019.

Asking Price	\$4,500,000
APN	0300-231
Building SqFt	± 11,105
Lot SqFt	± 3,281
Zoning	RC-4
Cross Street	Hyde Street



RENT ROLL

UNIT	CURRENT	MARKET
Lower Level - UpChoose	\$5,010	\$9,000
101	Vacant	--
103	Vacant	\$11,987
102, 104, 106	Vacant	--
105	Vacant	--
107	Vacant	--
108, 110	Vacant	--
109	Vacant	--
201	\$1,320	\$1,380
202 - UpChoose	\$790	\$1,700
203	Vacant	\$1,100
204	Vacant	\$1,320
205	Vacant	\$1,250

UNIT	CURRENT	MARKET
207	Vacant	\$700
206/208	Vacant	\$2,500
209	\$1,025	\$1,200
301	Vacant	\$1,200
302	Vacant	\$800
303	Vacant	\$1,500
304	\$100	\$1,400
305	Vacant	\$1,250
306	Vacant	\$1,450
307	Vacant	\$1,100
308	\$1,445	\$1,500
400	\$2,988	\$6,027
Conference Room Rentals	\$500	--

MONTHLY INCOME	\$13,375	\$48,364
ANNUAL INCOME	\$160,500	\$580,368

















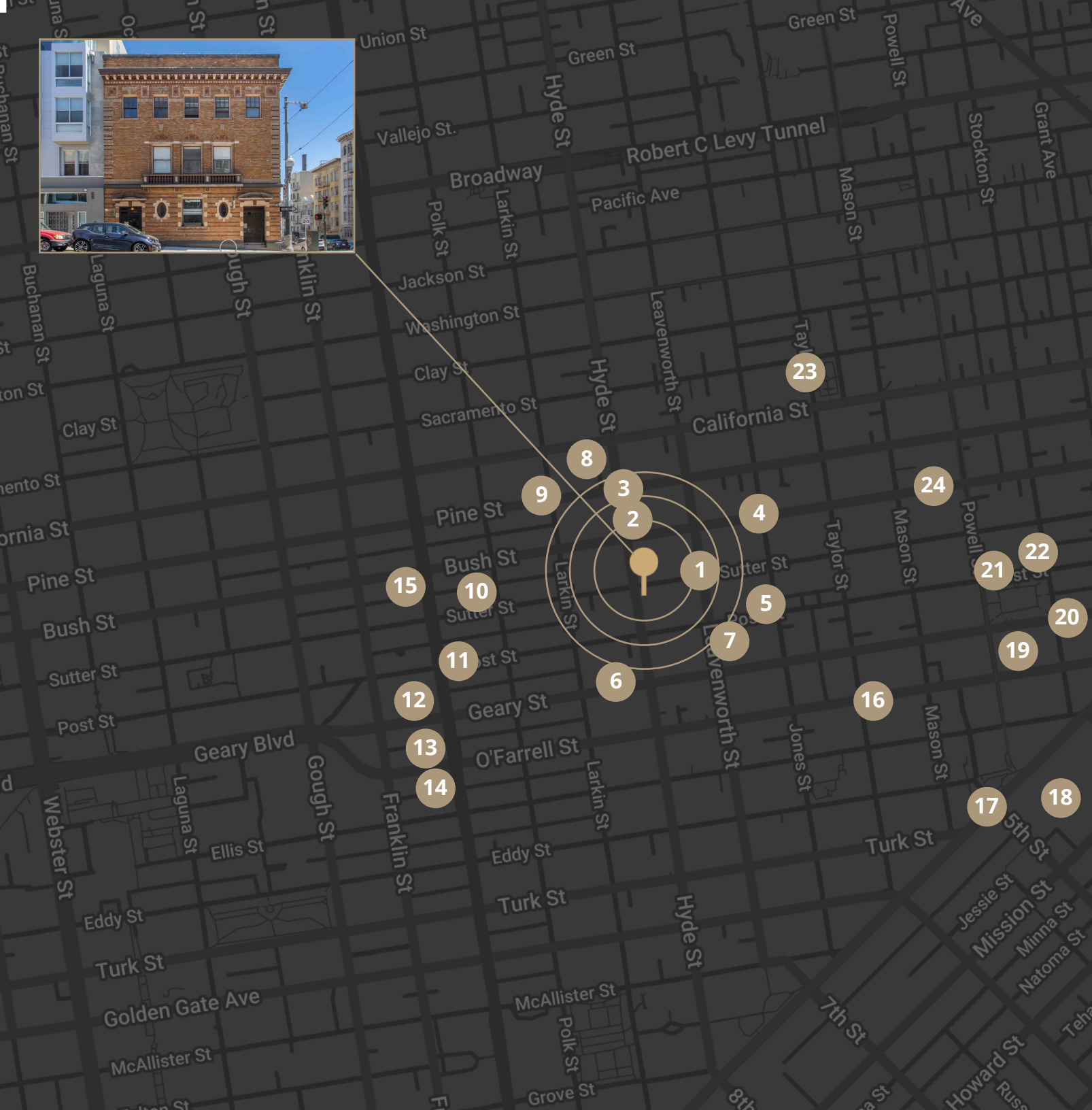


LOCATION MAP

- 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

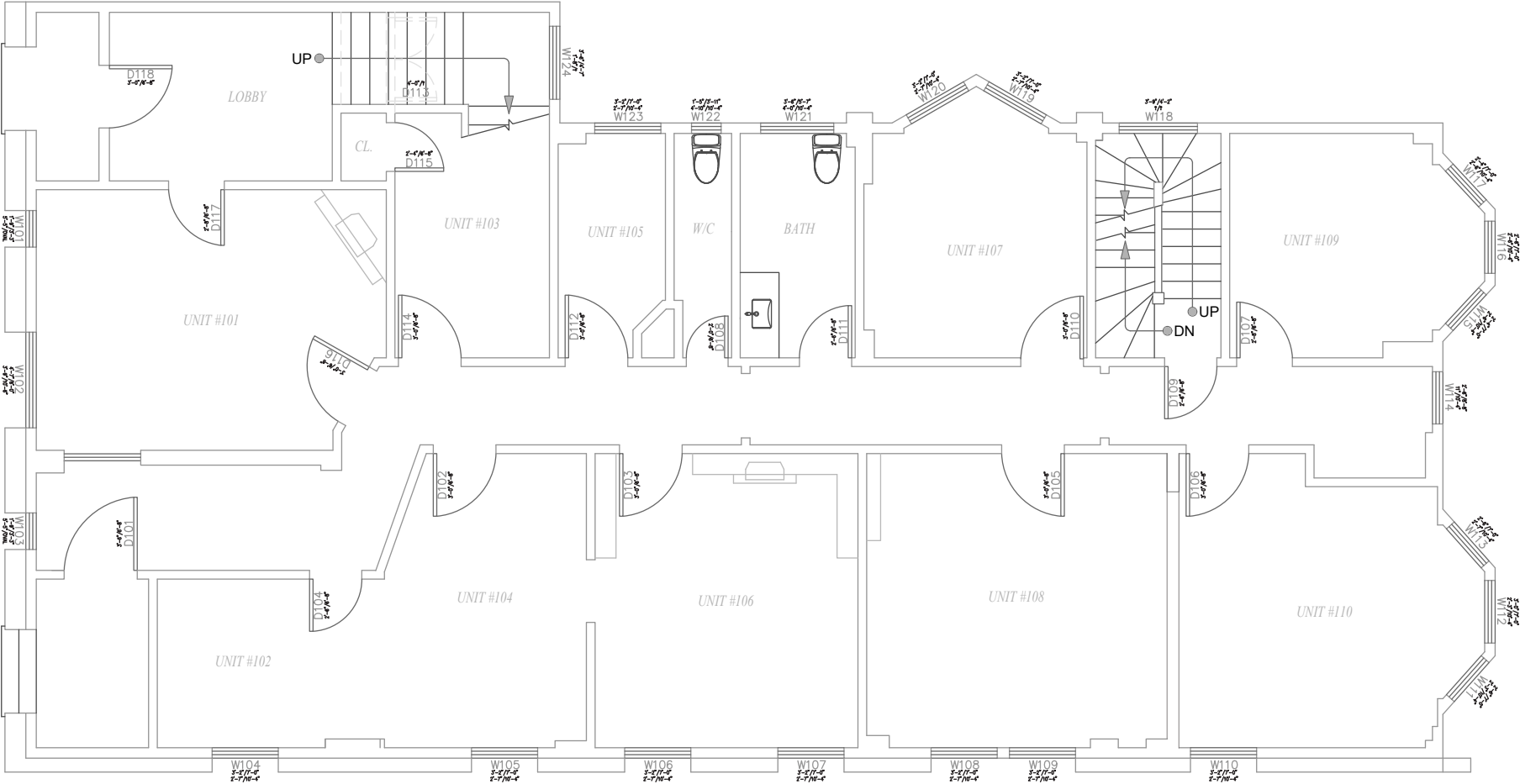
Commute Times

Financial District **10m** by car
 South San Francisco **25m** by car
 Silicon Valley **55m** by car

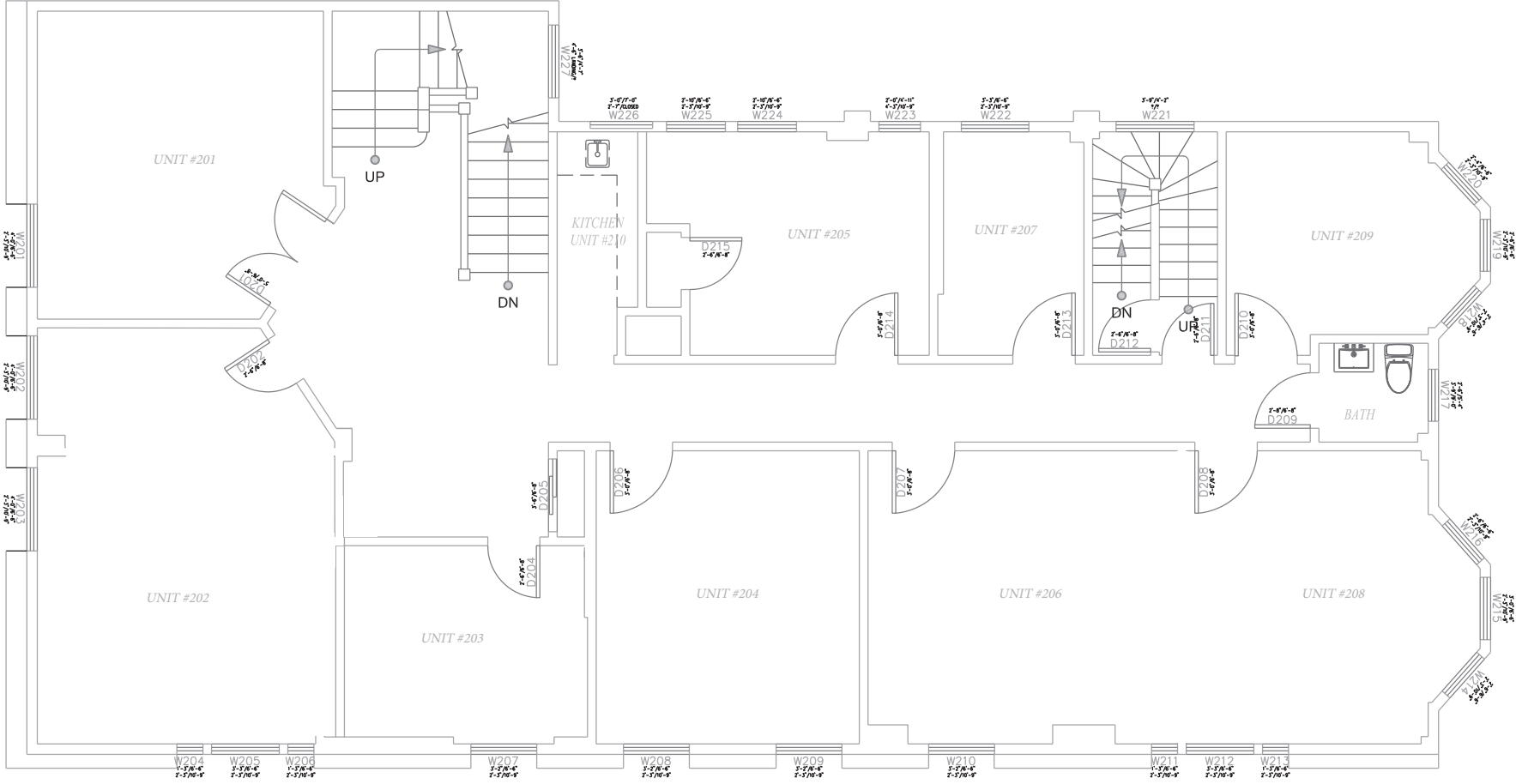




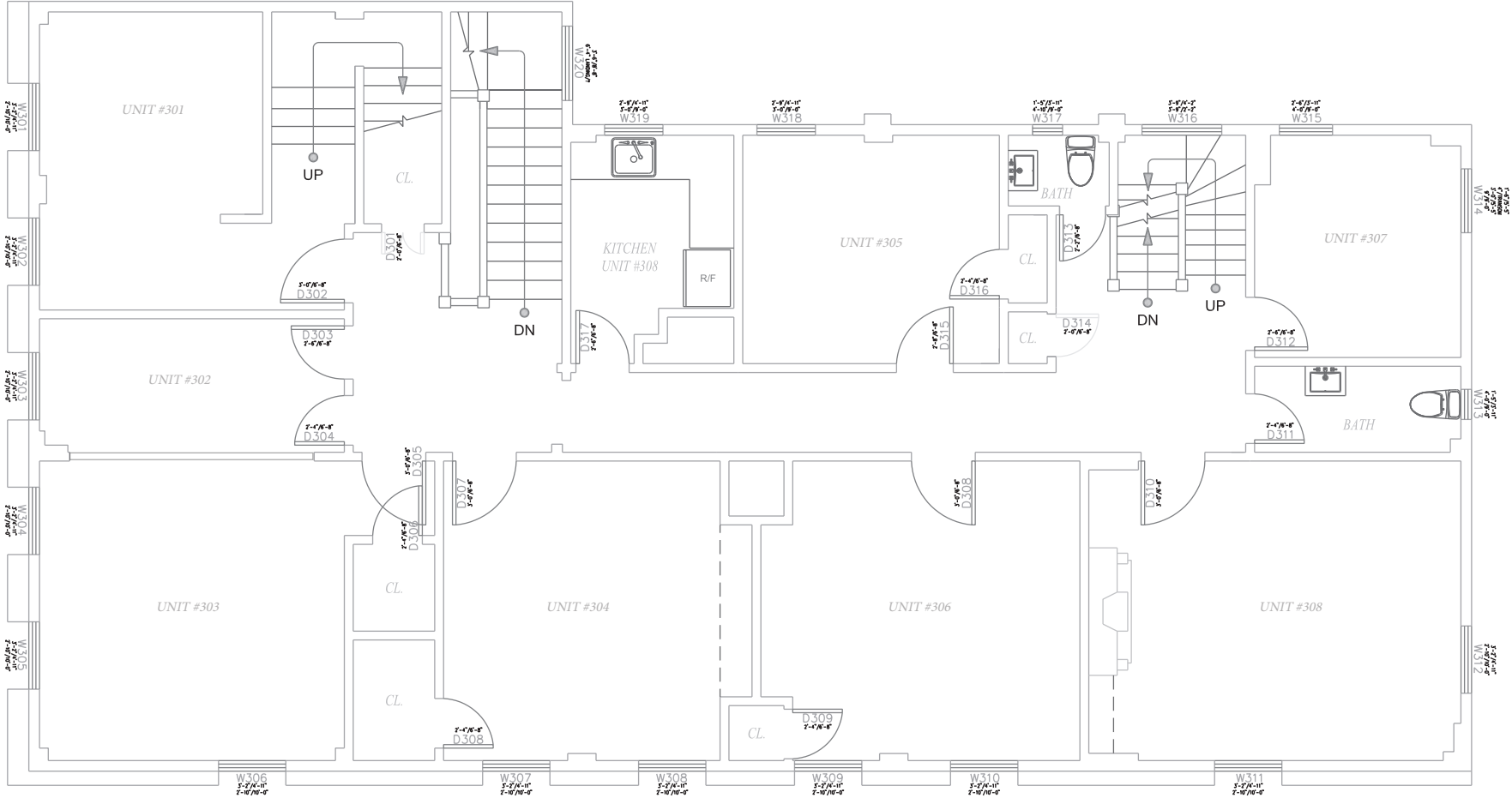
FIRST LEVEL FLOOR PLAN



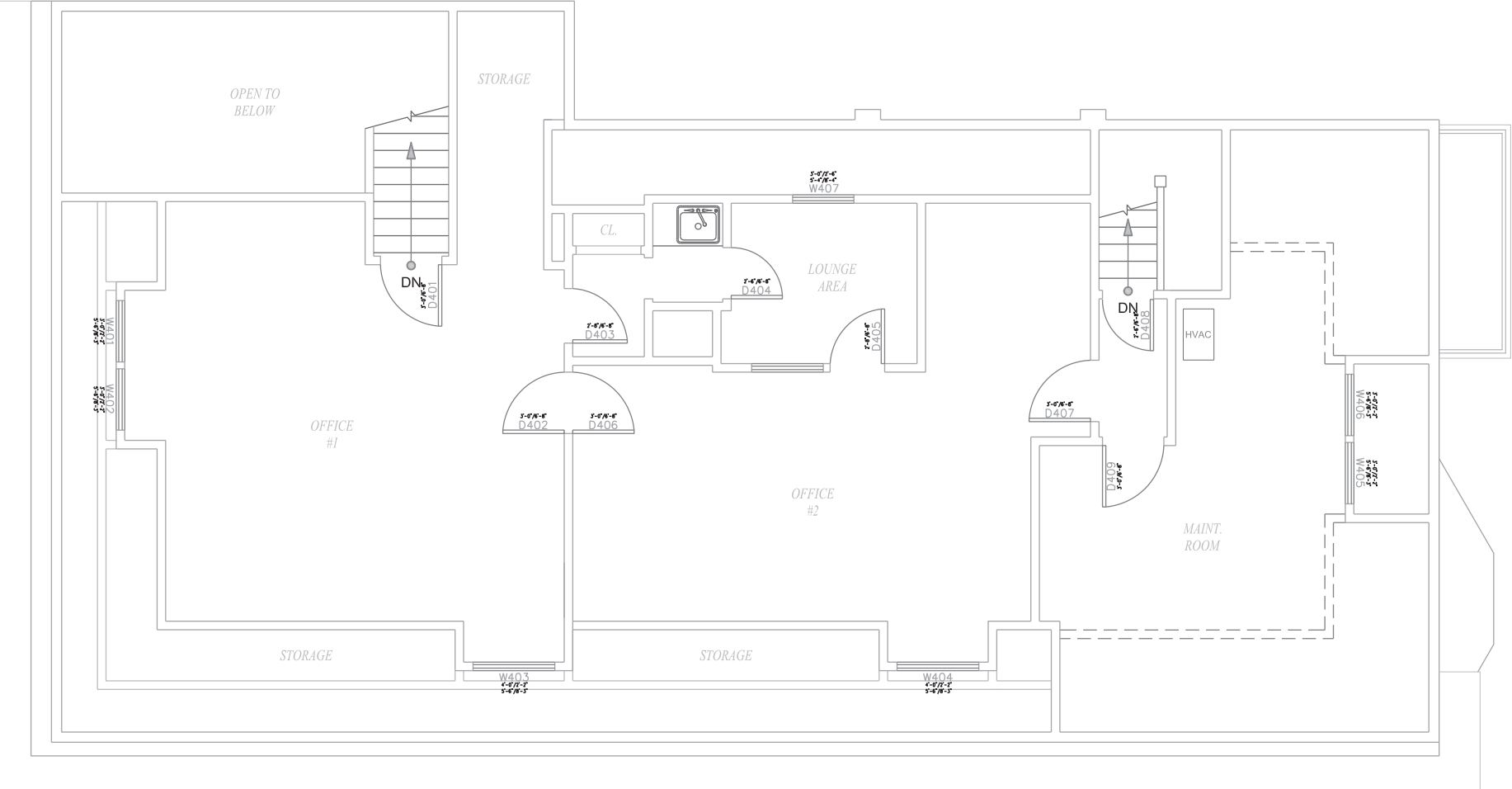
SECOND LEVEL FLOOR PLAN



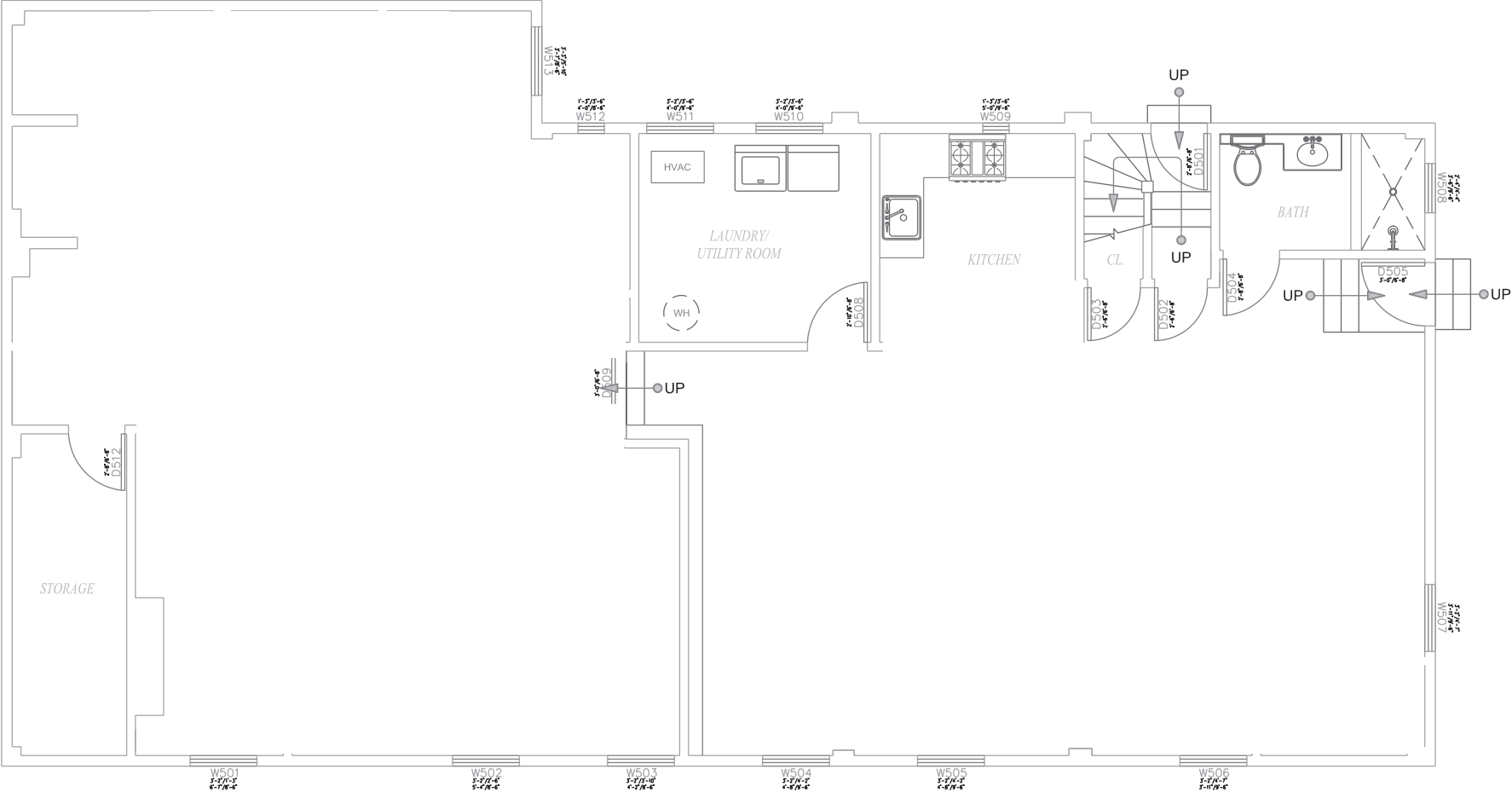
THIRD LEVEL FLOOR PLAN



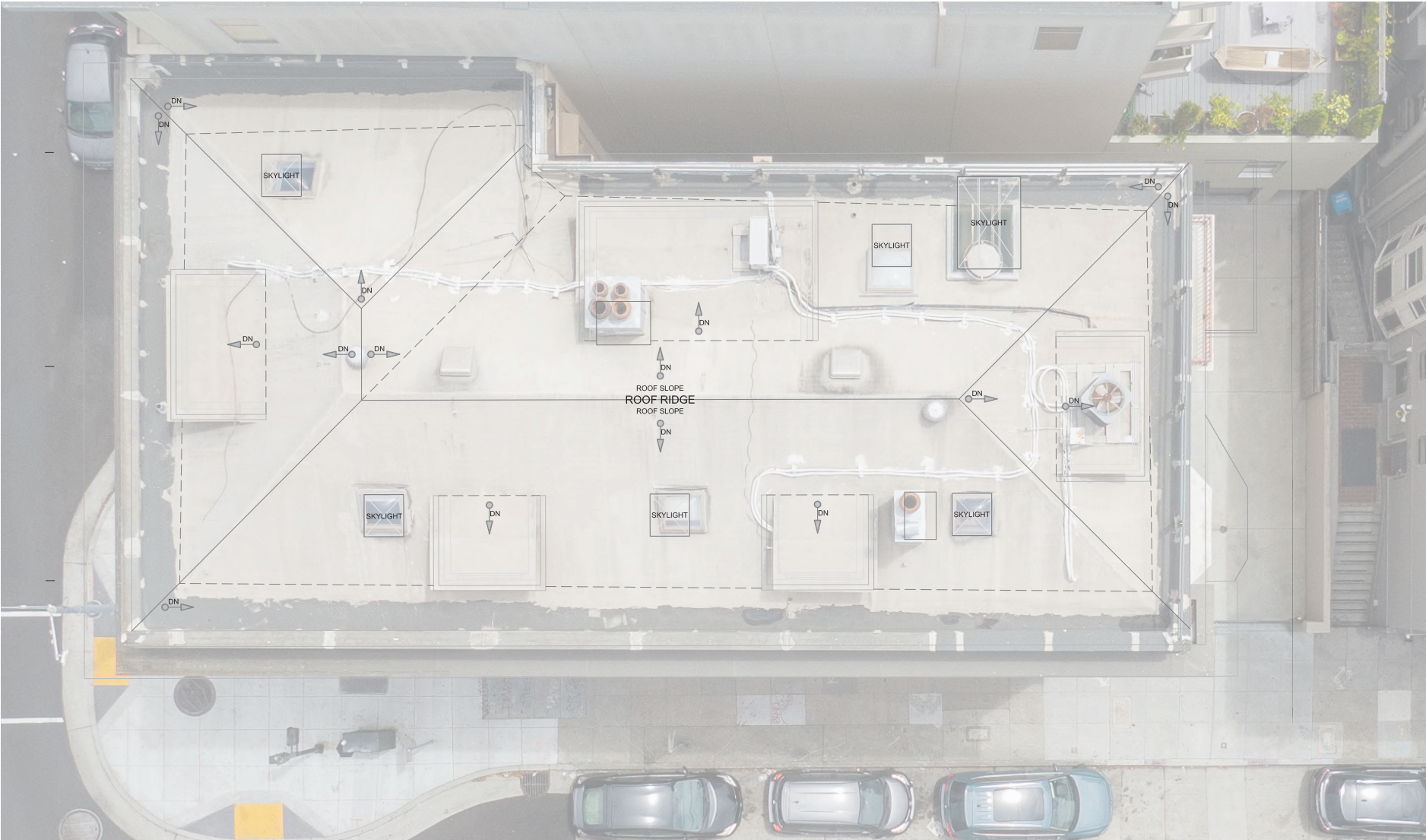
FOURTH LEVEL FLOOR PLAN

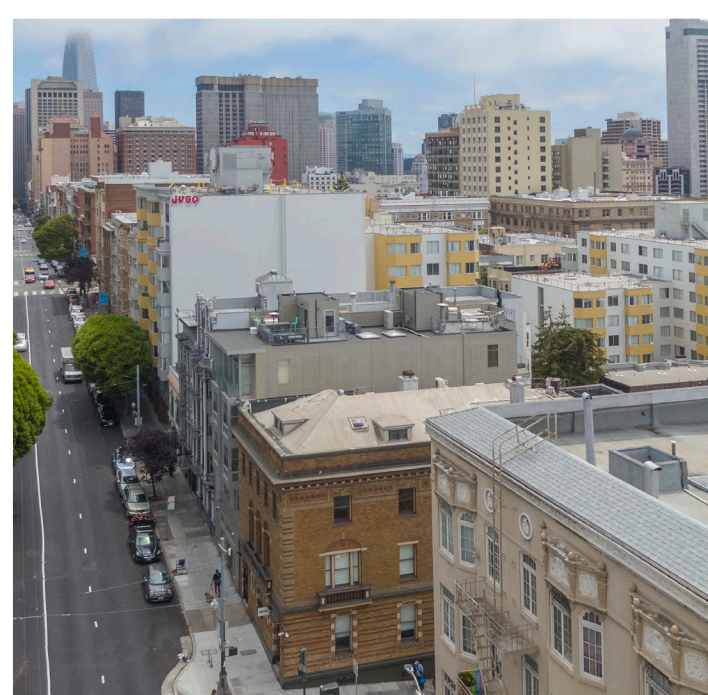


LOWER LEVEL FLOOR PLAN



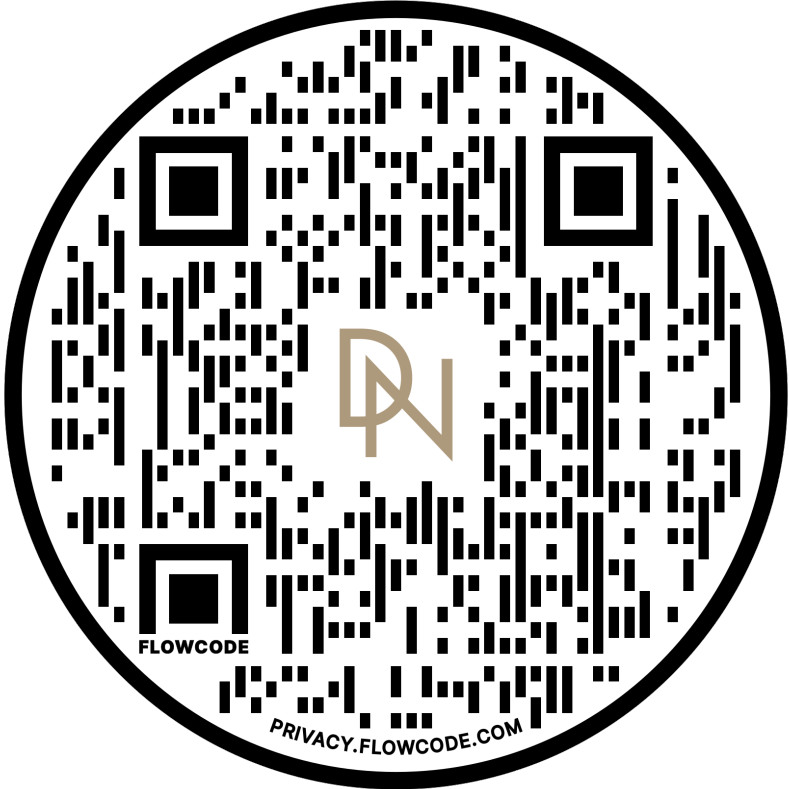
ROOF FLOOR PLAN





3D VIRTUAL TOUR

[Visit Our Website](#) or scan the QR code to take a virtual tour of the building.





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial - San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.

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