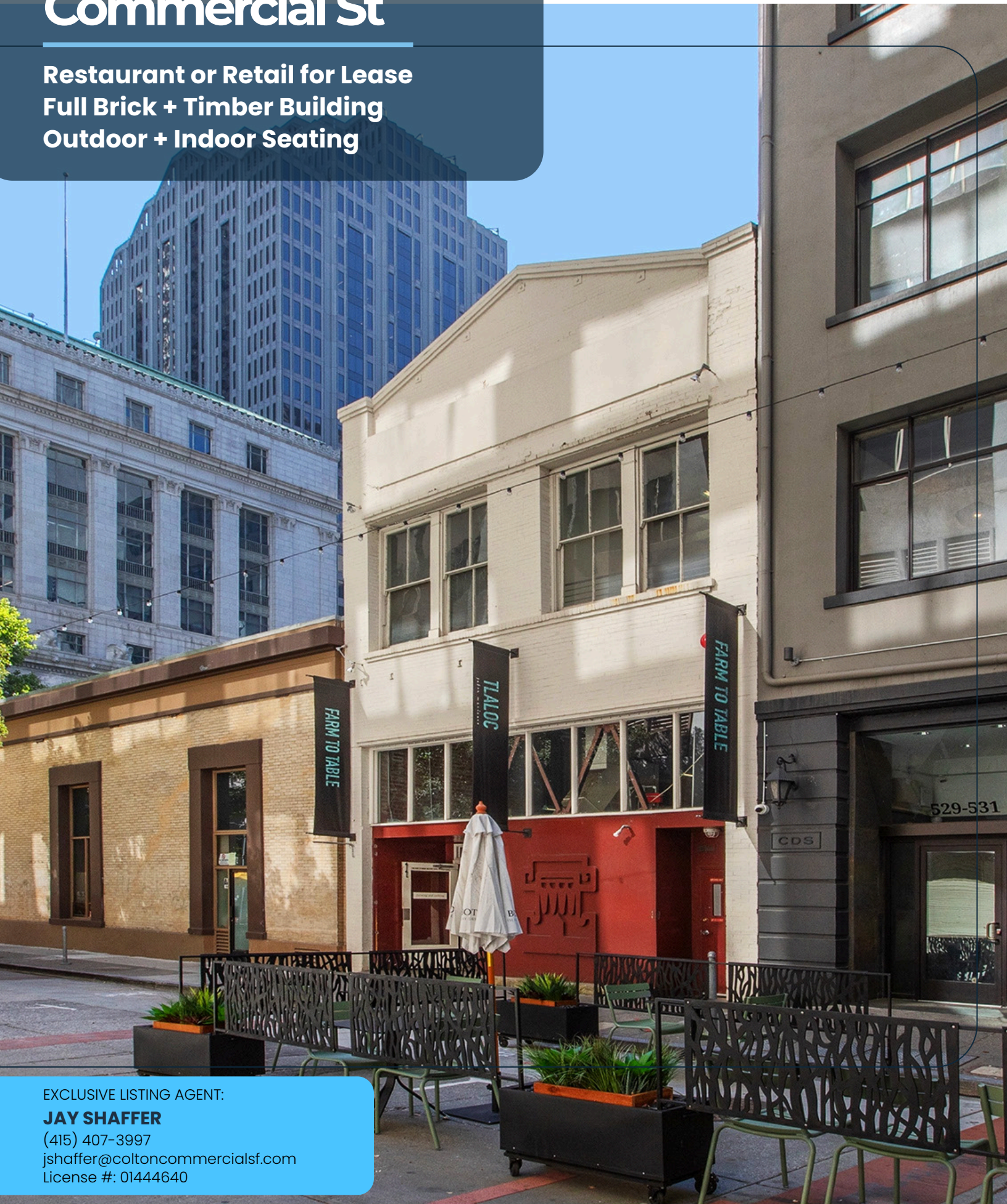


525-527 Commercial St

Restaurant or Retail for Lease
Full Brick + Timber Building
Outdoor + Indoor Seating



EXCLUSIVE LISTING AGENT:

JAY SHAFFER

(415) 407-3997

jshaffer@coltoncommercialsf.com

License #: 01444640

SPACE OVERVIEW & HIGHLIGHTS

Highlights

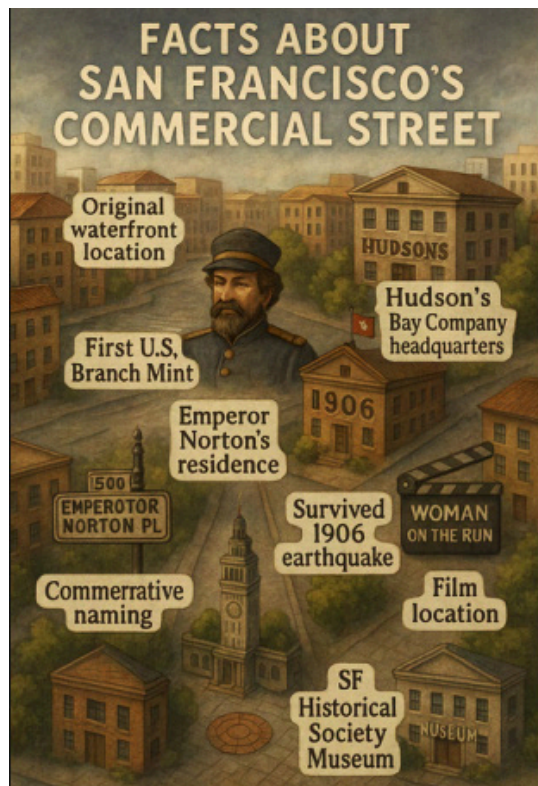
Full Building opportunity
Excellent Branding and Signage
Brick & Timber Building
Historic Commercial Street with Bars, Restaurants and More
Local Property Management
4 Stories + Lower Level + Outdoor Seating
Central Financial District Location
½ Block from Transamerica
Zoning: C-3-O

Space Info

525 Commercial Street
Size: 5,035 RSF +/-
Available: NOW
Term: 5-10 Years
Rate: \$36 per RSF/ Year, NNN

Comments: Restaurant infrastructure in-place. Indoor + outdoor seating. Restaurant, retail and hospitality uses consider. Type-1 hood.

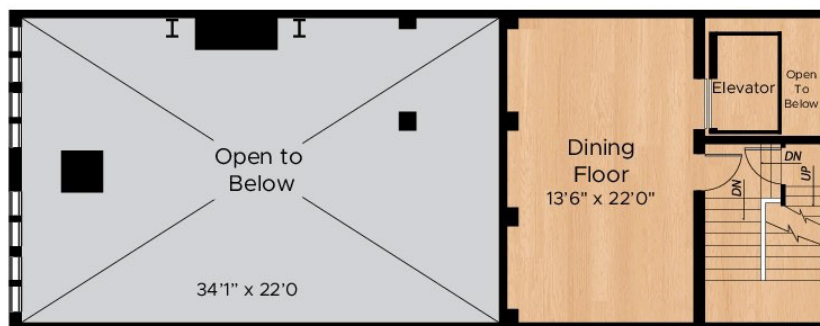
HISTORIC COMMERCIAL STREET LOCATION



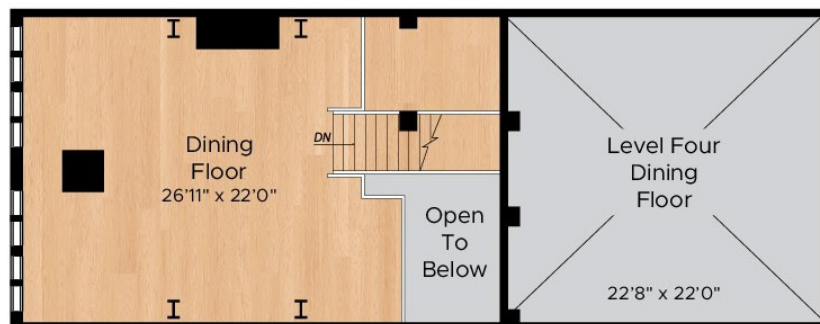
- **Original Waterfront Location:** The eastern end of Commercial Street was originally part of San Francisco's waterfront before land reclamation projects extended the shoreline eastward.
- **First U.S. Branch Mint:** In 1854, the first United States Branch Mint in California was established at 608 Commercial Street to process gold from the Gold Rush.
- **Hudson's Bay Company Headquarters:** The California headquarters for the Hudson's Bay Company was located on Commercial Street during the mid-19th century.
- **Emperor Norton's Residence:** Joshua Abraham Norton, known as Emperor Norton, lived at the Eureka Lodgings on Commercial Street from 1864/65 until his death in 1880.
- **Commemorative Naming:** In 2023, the 600 block of Commercial Street was honorarily named "Emperor Norton Place" to recognize Emperor Norton's historical significance.
- **Survived 1906 Earthquake:** The U.S. Sub-Treasury building at 608 Commercial Street, which replaced the original Mint, partially survived the 1906 earthquake and fire, preserving its first-floor facade and vaults.
- **Orientation Toward Ferry Building:** Commercial Street is one of only two streets in San Francisco that are oriented directly toward the tower of the Ferry Building, the other being Market Street.
- **Film Location:** Commercial Street was featured in the 1950 film noir "Woman on the Run," particularly the location at 776 Commercial Street.
- **Embedded Brick Designs:** Sections of Commercial Street contain circular designs of embedded brick, preserved to honor its historical significance as part of Chinatown.
- **San Francisco Historical Society Museum:** The current home of the San Francisco Historical Society is located at 608 Commercial Street, on the site of the first Branch Mint.

FLOOR PLAN & SQ FT INFO

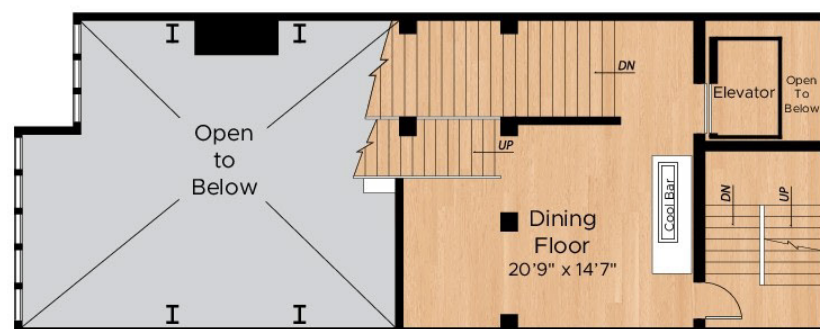
These square footage numbers are estimates, seller and broker do not represent accuracy or inaccuracy of these figures



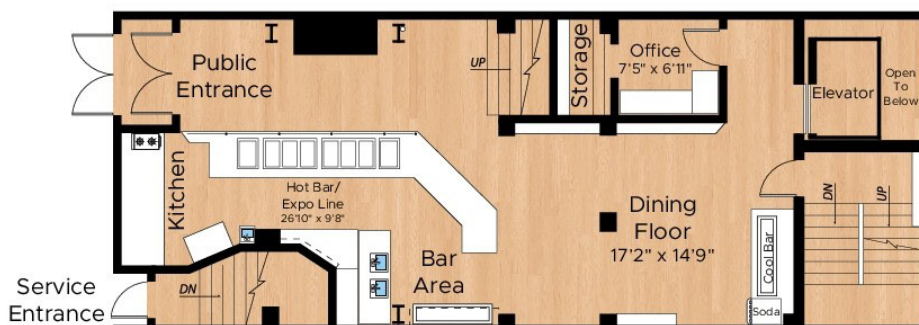
Level Four



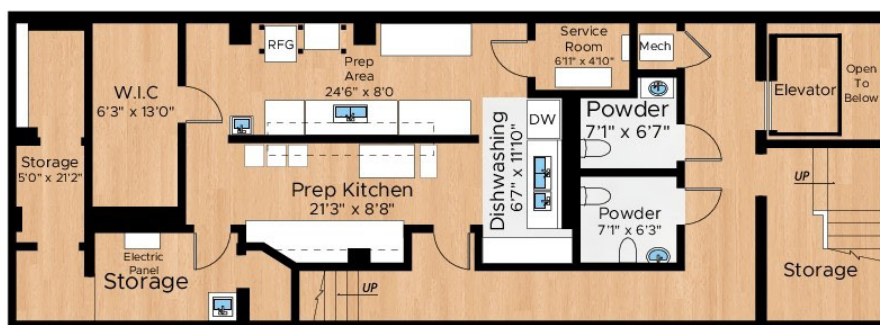
Level Three



Level Two

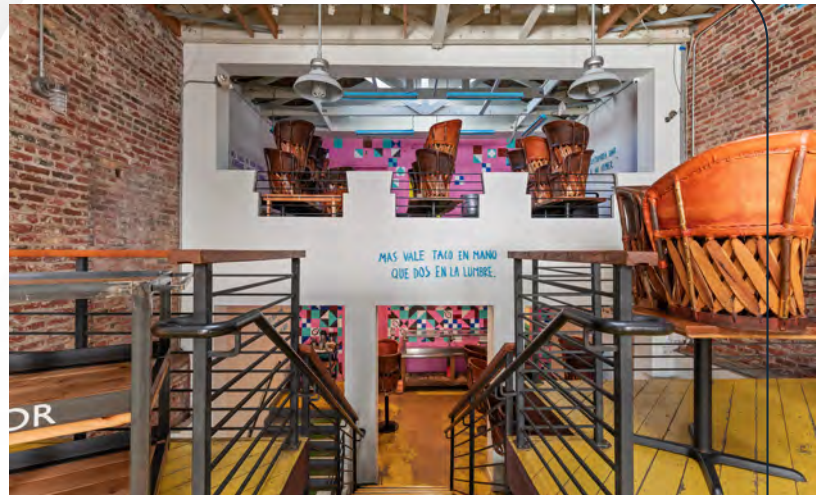


Ground Level

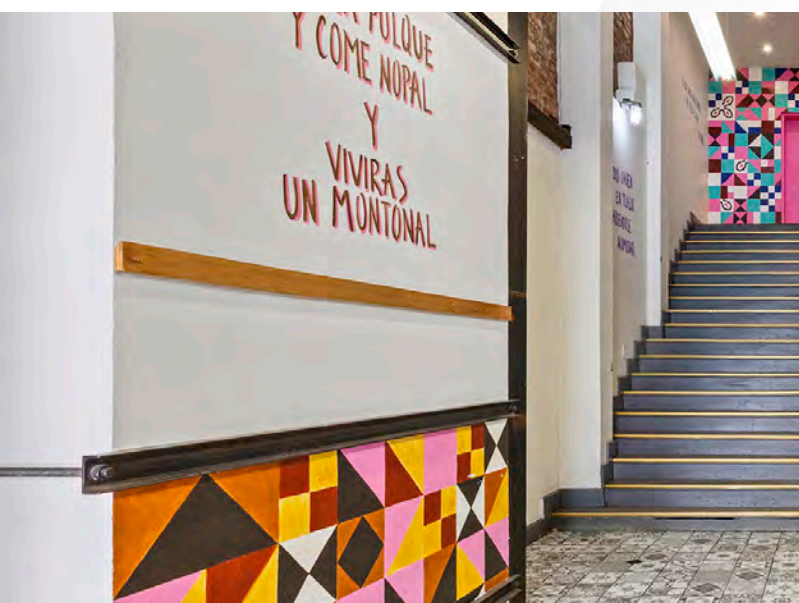
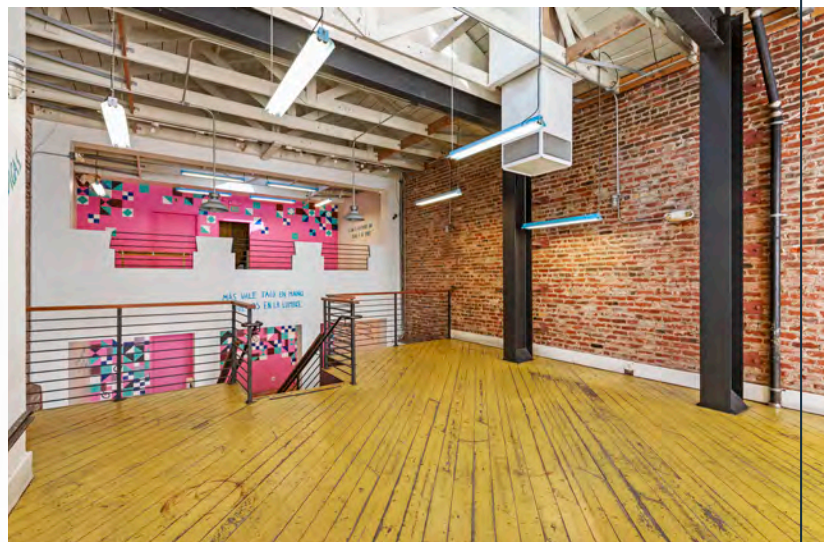
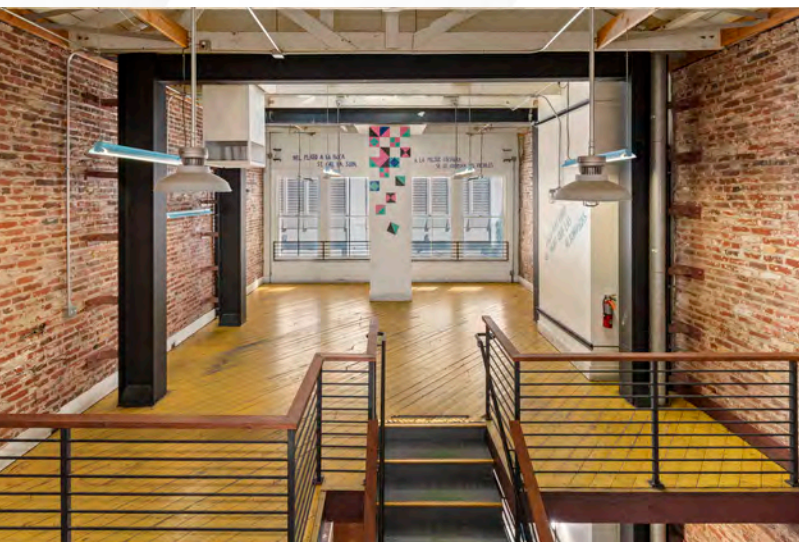
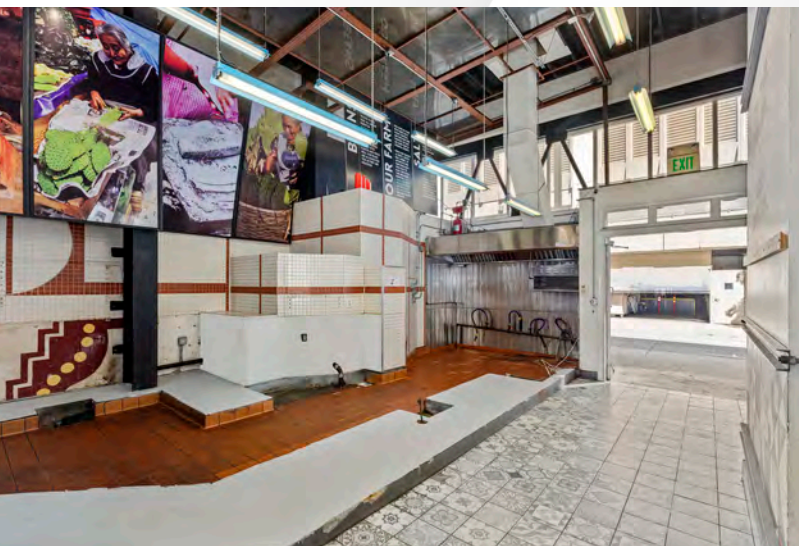


Lower Level

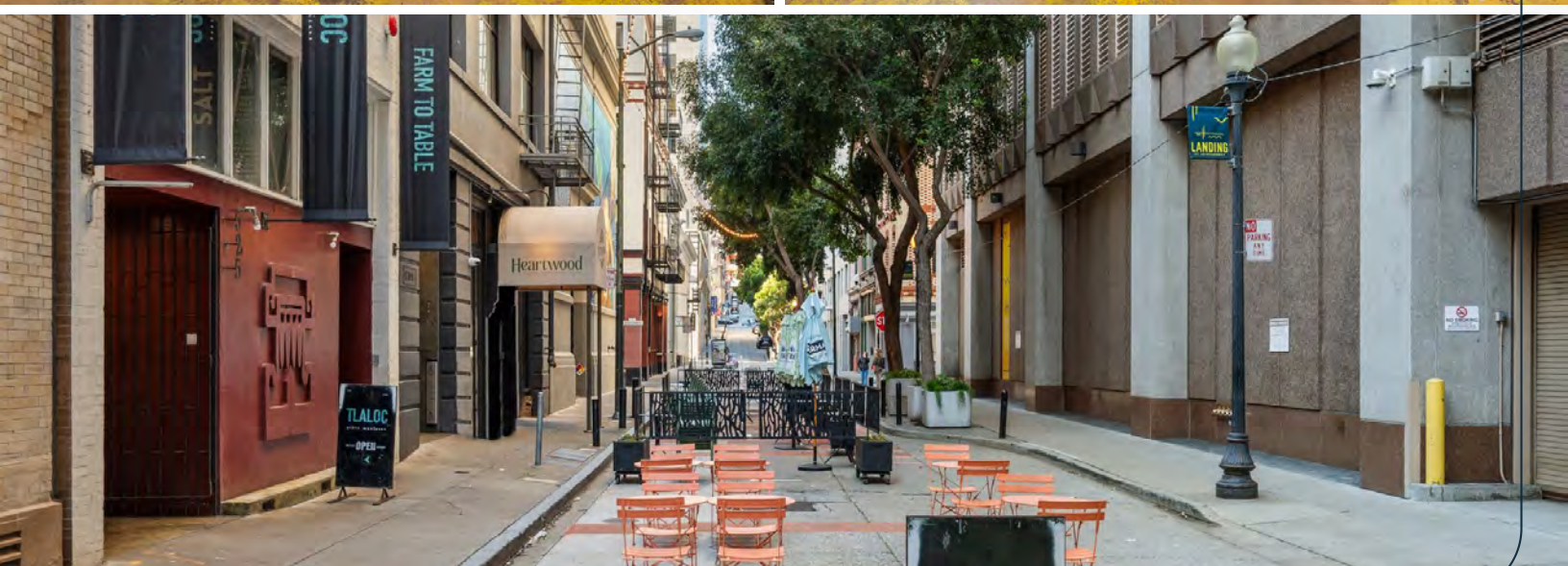
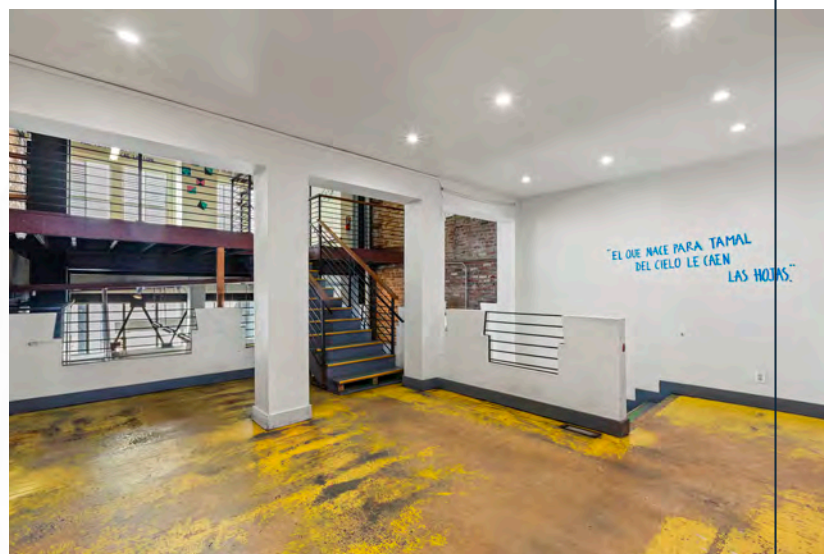
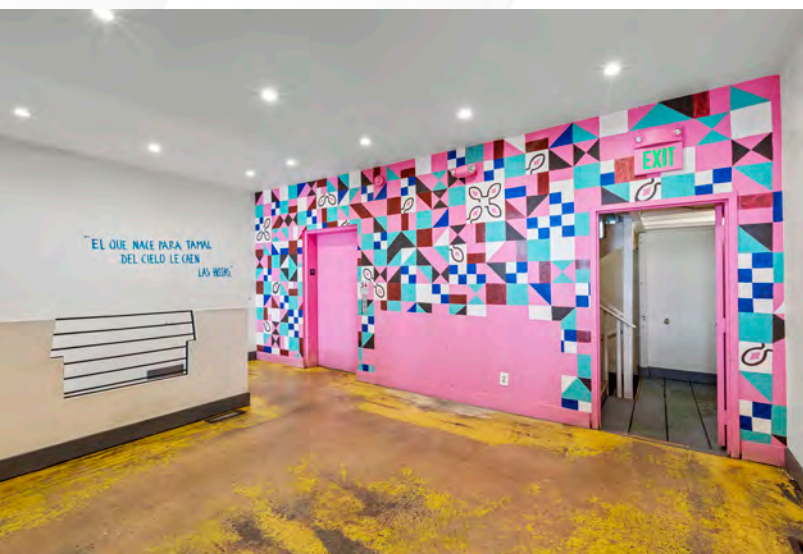
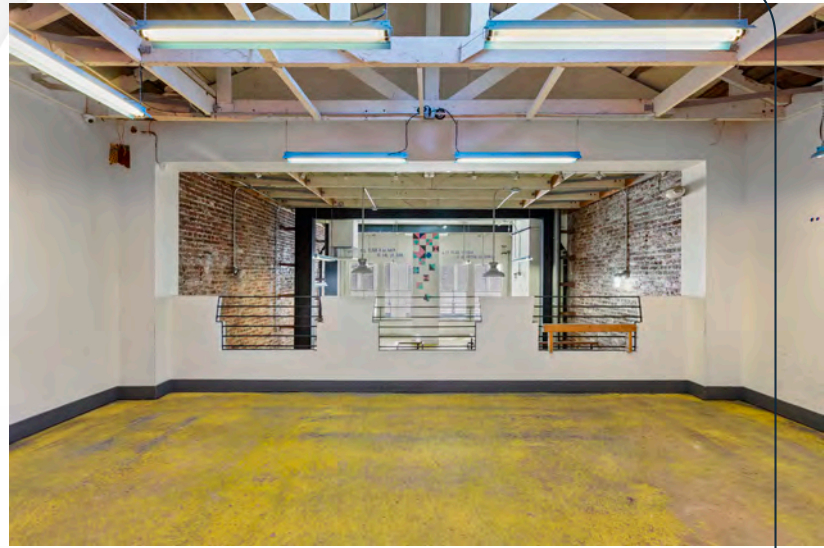
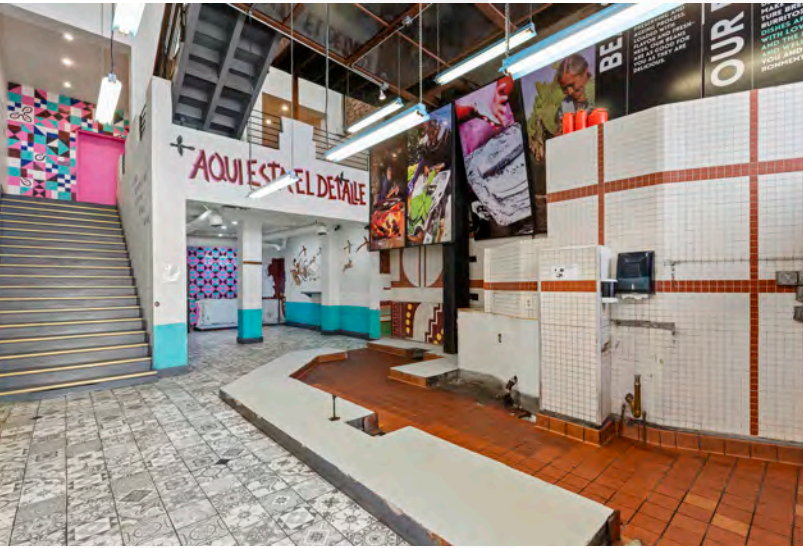
PRIOR TENANT PHOTOS



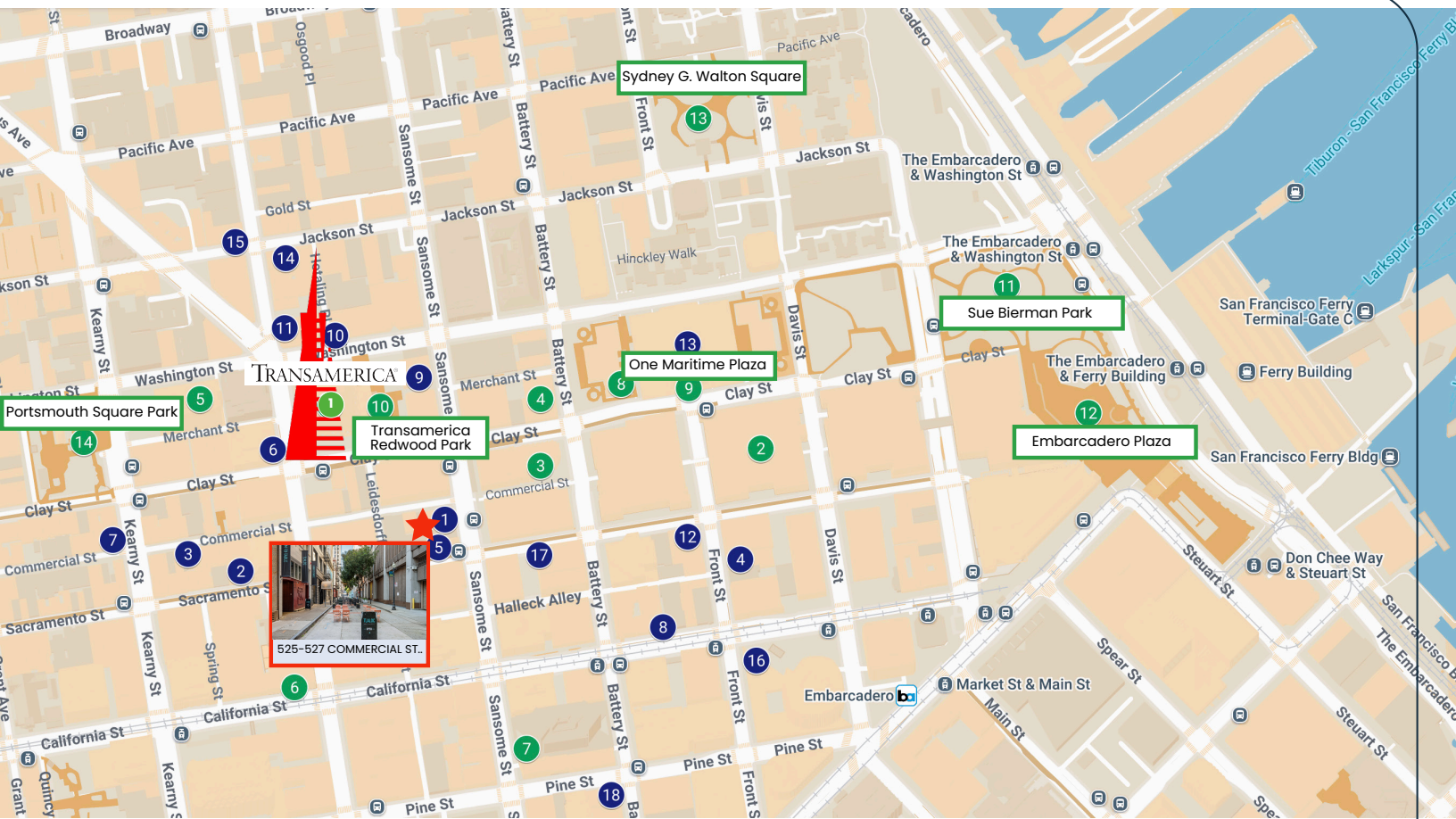
PROPERTY PHOTOS



PROPERTY PHOTOS



NEIGHBORHOOD MAP



RESTAURANTS

- 1 The Barrel Room
- 2 Palio
- 3 Sisterita
- 4 Schroeder's
- 5 Irish Times
- 6 Viva Cafe
- 7 R & G Lounge
- 8 Tadich Grill
- 9 Cafe Sebastian
- 10 Verjus
- 11 Maison Nico
- 12 Royal Exchange
- 13 Bar Sprezzatura
- 14 Postscript
- 15 Roka Akor
- 16 PABU Izakaya
- 17 Il Canto Cafe
- 18 Wayfare Tavern

NEARBY BUSINESSES, HOTELS & PARKS

- 1 Transamerica Pyramid
- 2 Embarcadero Center
- 3 The Jay, Autograph Collection
- 4 Club Quarters Hotel
- 5 Hilton San Francisco
- 6 Omni San Francisco Hotel
- 7 Four Seasons Hotel San Francisco
- 8 Punch Line
- 9 One Maritime Plaza
- 10 Transamerica Redwood Park
- 11 Sue Bierman Park
- 12 Embarcadero Plaza
- 13 Sydney G. Walton Square
- 14 Portsmouth Square Park

525-527 Commercial St

**FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE BROKER:**

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The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty or representation is made. We recommend that all interested parties independently verify its accuracy and completeness. As well, any projections, assumptions, opinions, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.