

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**

**IN-PLACE
ENTERTAINMENT
47 LICENSE**

Colliers

Please contact Brokers to tour, office Tenant in place, need a minimum 24 hours' notice

Exclusive Advisors:

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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, 2nd Floor Office Space + Penthouse Suite w/ Rooftop Deck
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

- Entire Ground Floor Bar/ Restaurant + Lower Level Nightclub & Bar
- Bar, kitchen and dining FFE included
- In place liquor license available for purchase
- 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

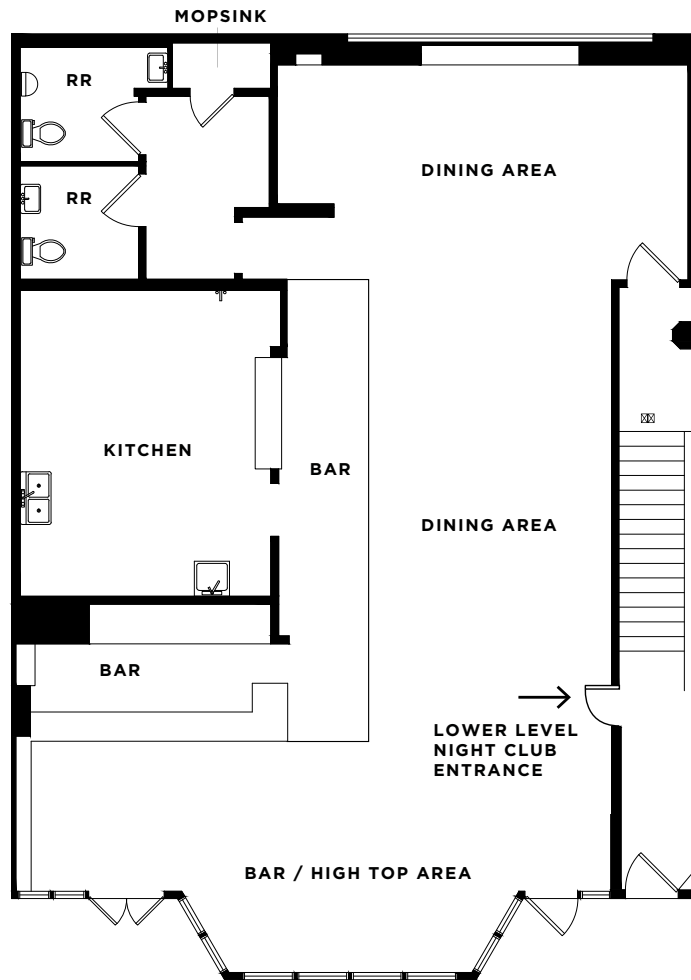


Restrooms

Floorplan

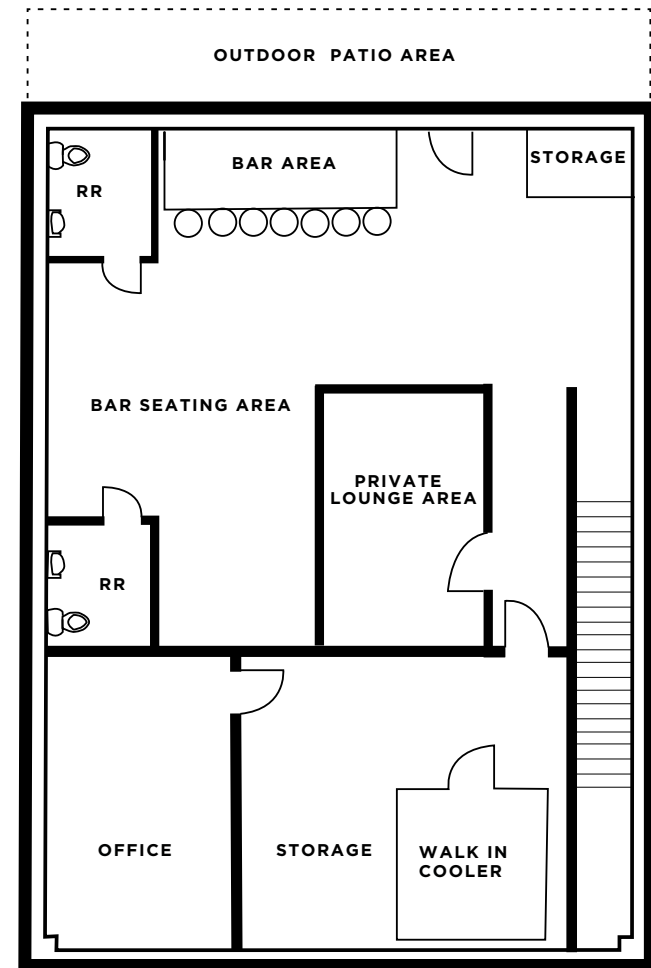
±4,320 RSF

GROUND FLOOR: ±2,160 RSF



COMMERCIAL STREET

LOWER LEVEL: ±2,160 RSF

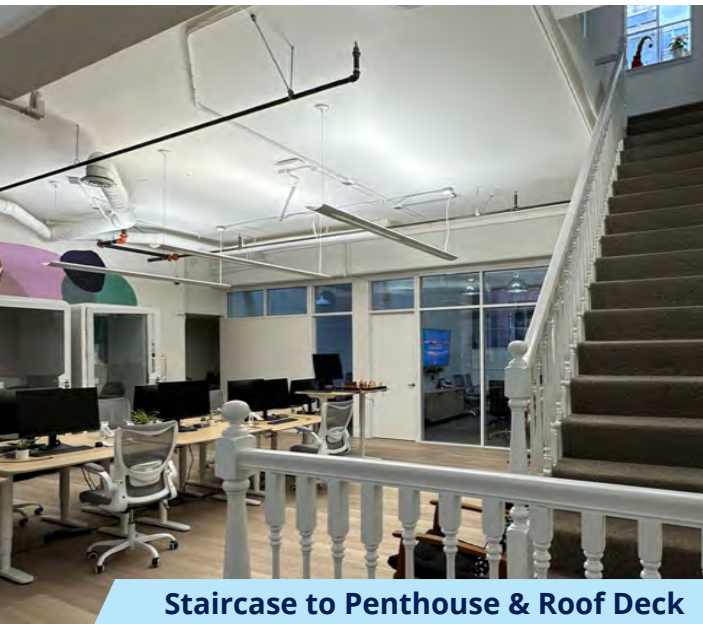


Investment Highlights

- Recently renovated, creative 2nd floor office space + top floor penthouse and roof deck
- Abundant Natural Light
- Short-term office tenant in place (LED: April 2026)



2nd Floor Office Area



Staircase to Penthouse & Roof Deck



Top Floor Penthouse

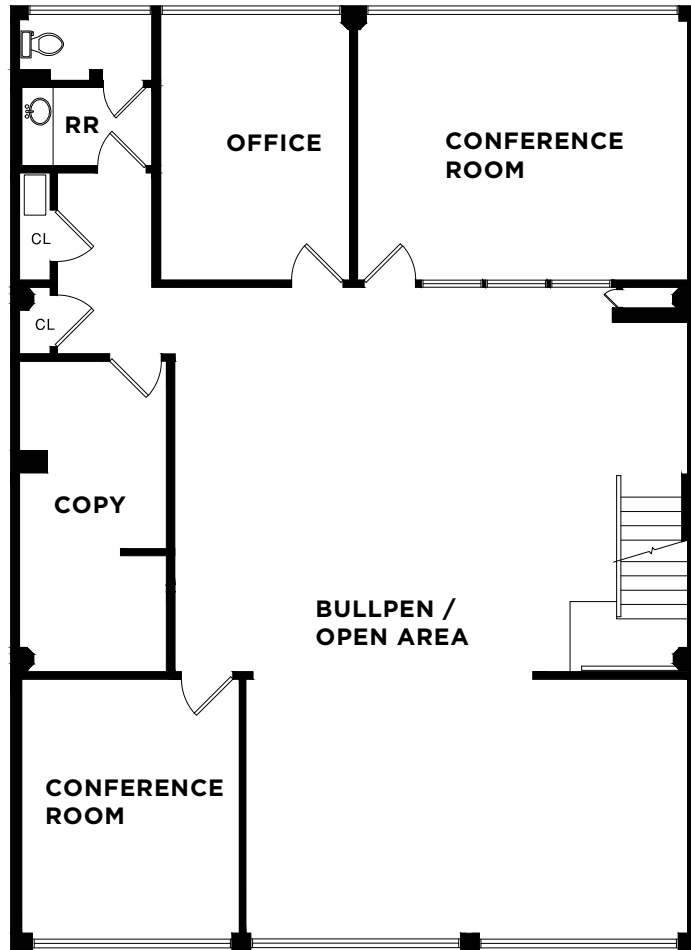


Top Floor Roof Deck

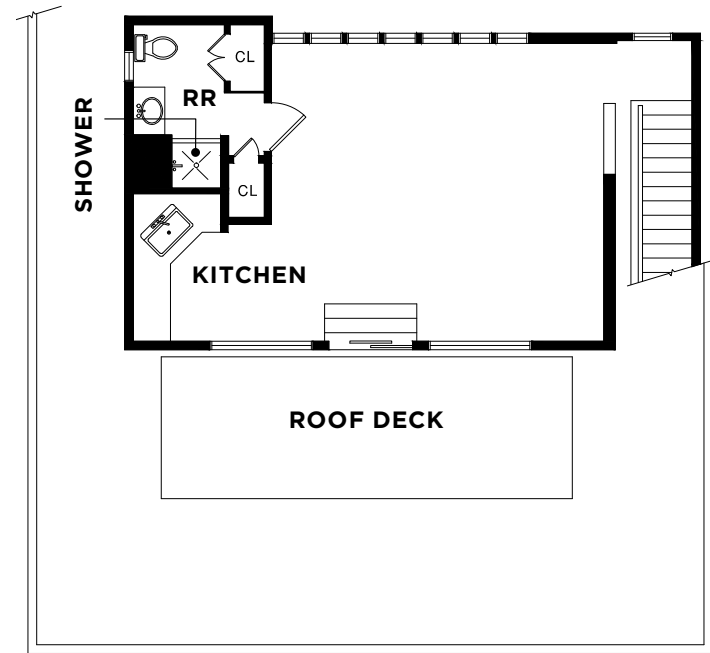
Floorplan

±2,737 RSF *Existing office tenant in place until April 2026*

SECOND FLOOR: ±2,100 RSF

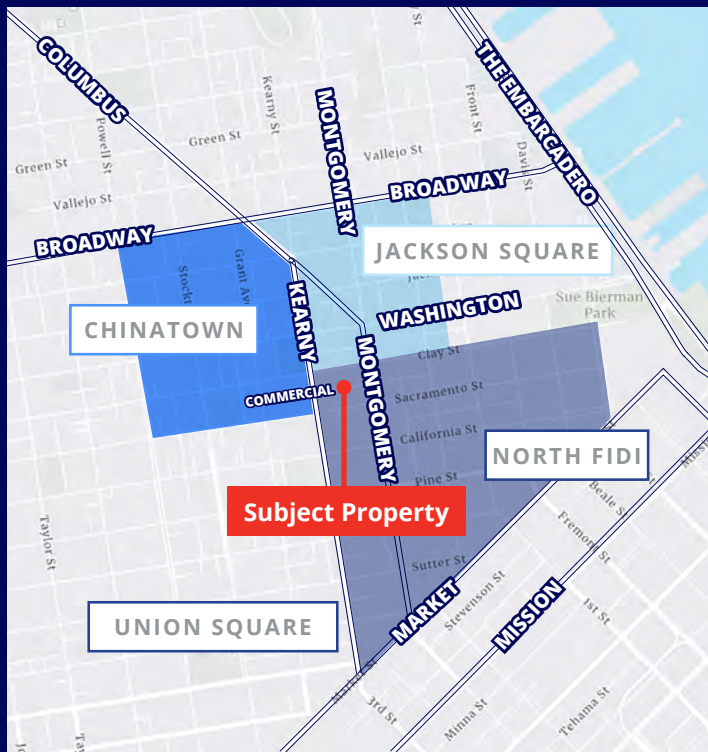


PENTHOUSE & ROOF DECK: ±637 RSF



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.



Amenity Map



SUBJECT PROPERTY

Select Neighboring Tenants

FOUR SEASONS
Hotels and Resorts

Maison Nico

SHINOLA

ZIMMERMANN

BLUE BOTTLE
COFFEE

MISTER JIU'S

POSTSCRIPT

KUSAKABE
SAN FRANCISCO

COTOGNA

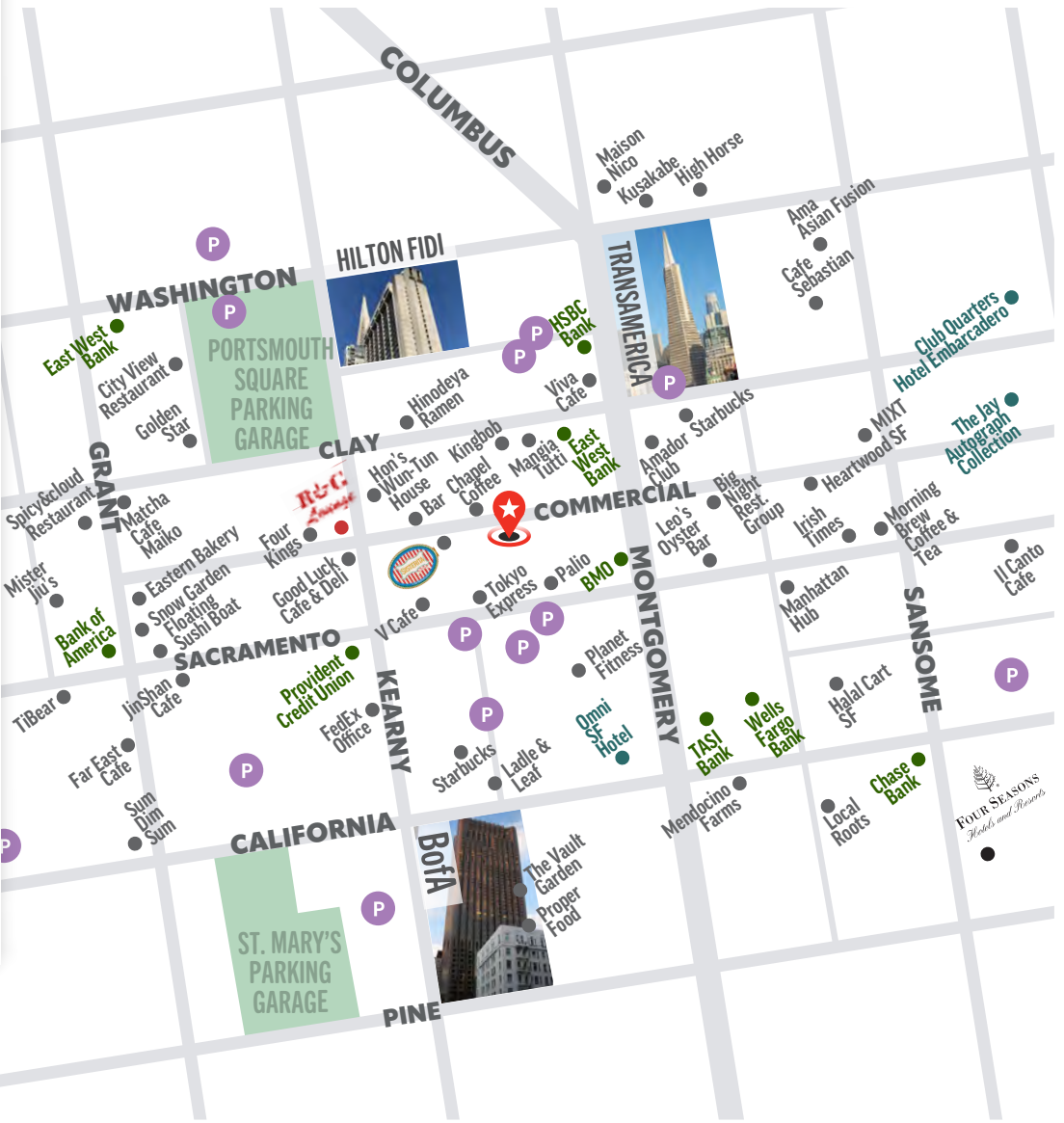
Paul Smith

Leos

ISABEL MARANT

SISTERITA

R&G Lounge



1-MILE
330,792

2-MILE
542,828

3-MILE
681,721

Daytime Population

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