

# 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*

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## Property Summary

Ground Floor Restaurant and Bar

<b>Address</b>	653-655 Commercial St San Francisco, CA 94111
<b>Product Type</b>	Ground Floor Bar & Restaurant, Lower-Level Nightclub & Bar, 2nd Floor Office Space + Penthouse Suite w/ Rooftop Deck
<b>Building Area</b>	±7,057 SF
<b>Stories</b>	3 stories + lower level

<b>Land Area</b>	2,390 SF
<b>APN</b>	0227-027
<b>Zoning</b>	CCB (Chinatown Community Business)
<b>Permitted Use</b>	Commercial/Office/Residential (Mixed-use)
<b>Year Built</b>	1910

# Property Aerial



CHINATOWN

HILTON FIDI

TRANSAMERICA

JACKSON SQUARE

PORTSMOUTH SQUARE  
PARKING GARAGE

SUBJECT PROPERTY

NORTH FIDI

ST. MARY'S  
PARKING GARAGE

BofA



CALIFORNIA

COLUMBUS

PACIFIC

MONTGOMERY

WASHINGTON

CLAY

KEARNY

COMMERCIAL

SACRAMENTO

MONTGOMERY

KEARNY

# 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

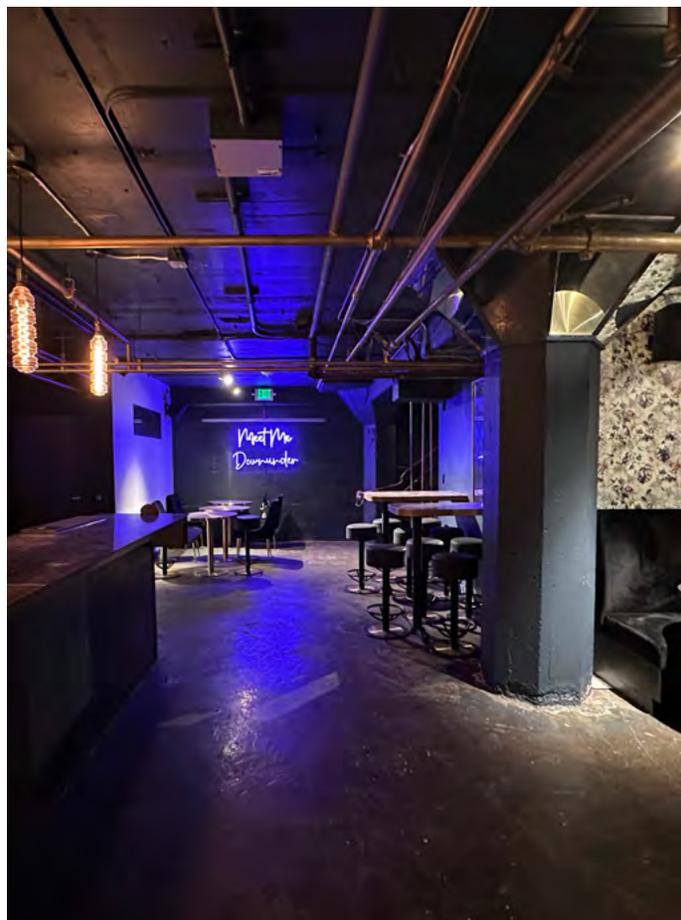
Ground Floor Dining Area



Lower Level Nightclub & Bar Entrance



Ground Floor Bar / High Top Area



Lower Level Nightclub & Bar



Ground Floor Back of Bar



Ground Floor Kitchen

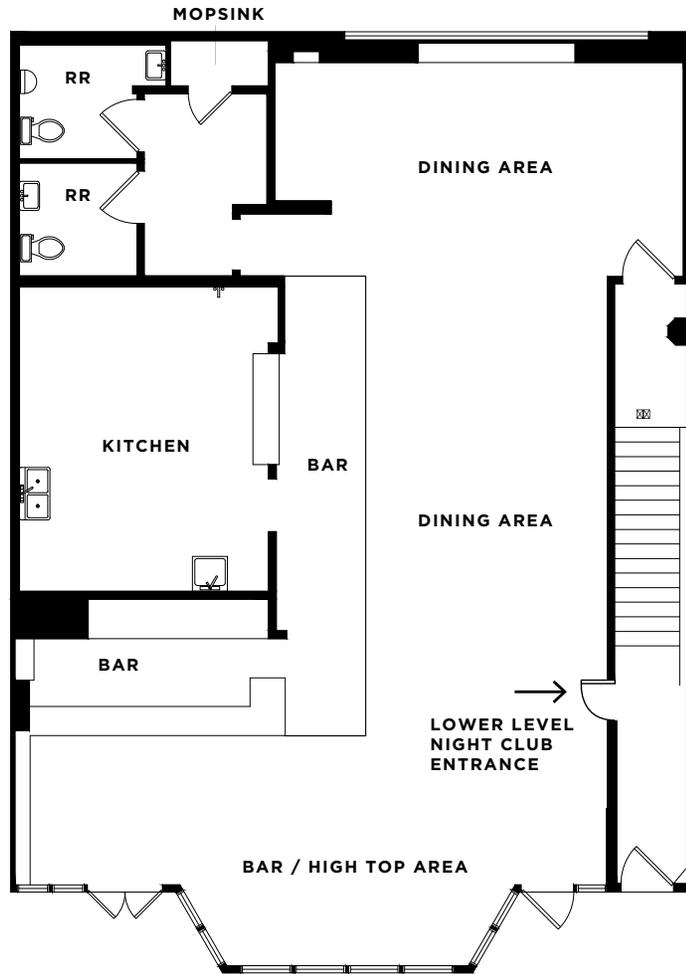


Restrooms

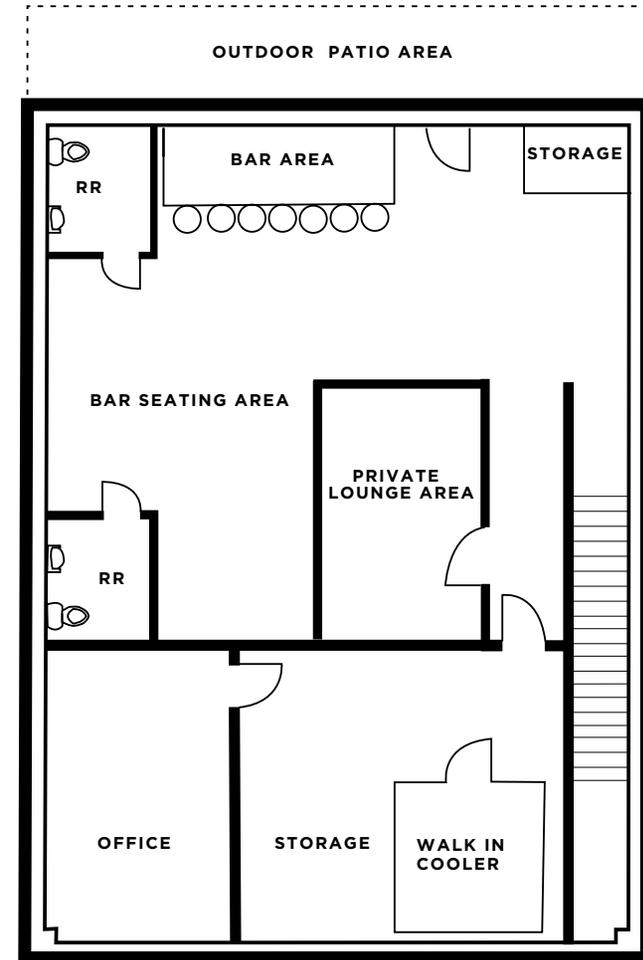
# Floorplan

±4,320 RSF

GROUND FLOOR: ±2,160 RSF



LOWER LEVEL: ±2,160 RSF

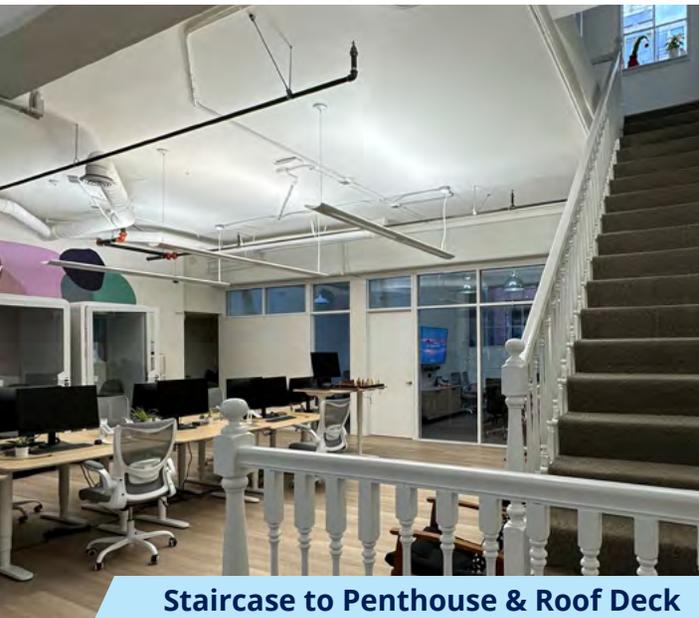


# Investment Highlights

- Recently renovated, creative 2nd floor office space + top floor penthouse and roof deck
- Abundant Natural Light
- Short-term office tenant in place (LED: Oct 30, 2026)



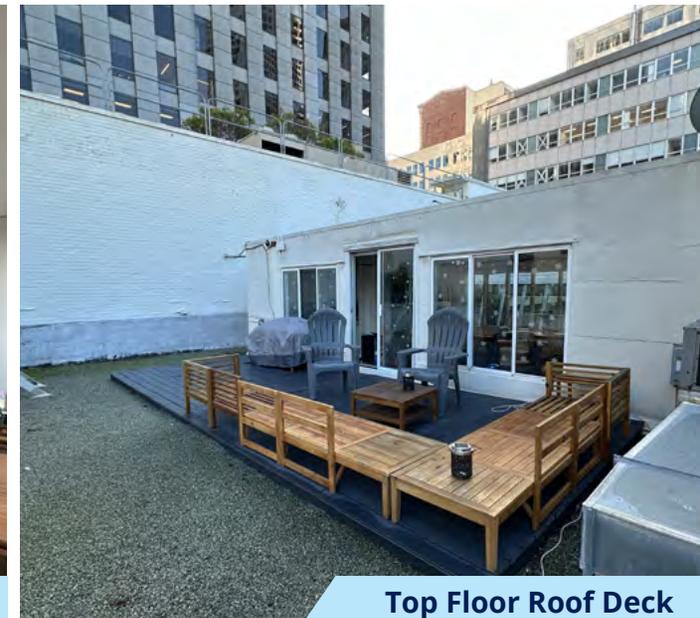
2nd Floor Office Area



Staircase to Penthouse & Roof Deck



Top Floor Penthouse

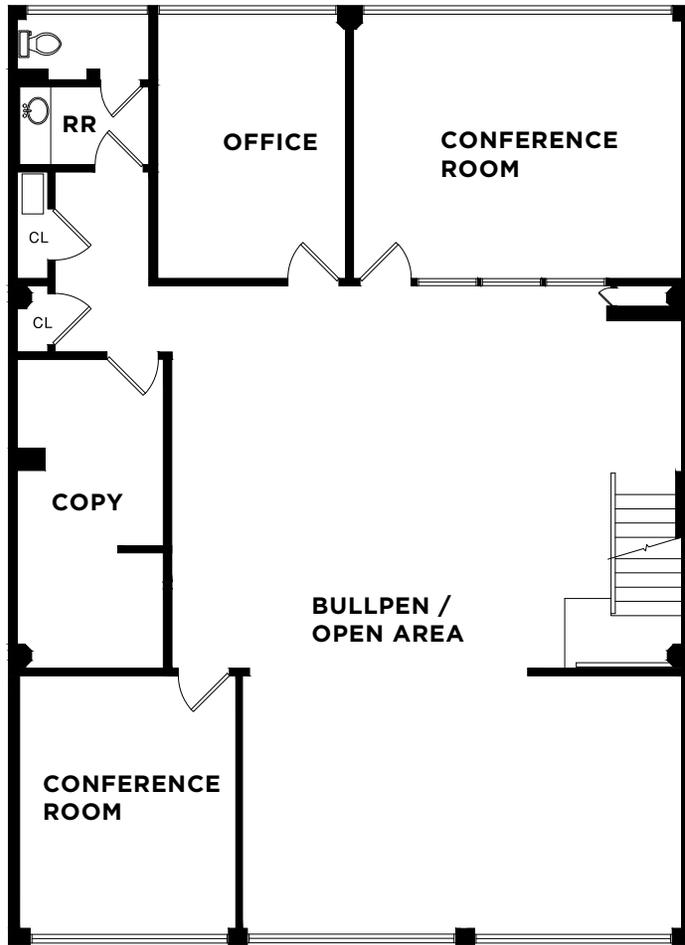


Top Floor Roof Deck

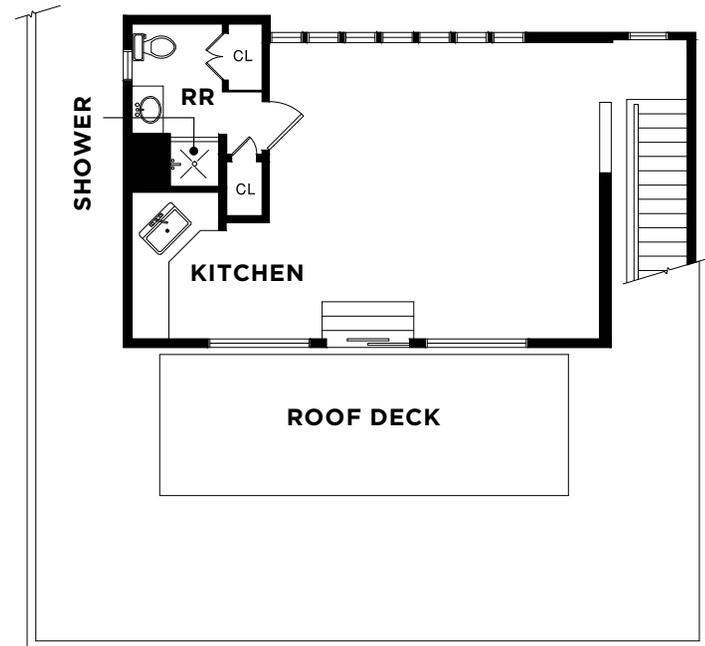
# Floorplan

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

## SECOND FLOOR: ±2,100 RSF

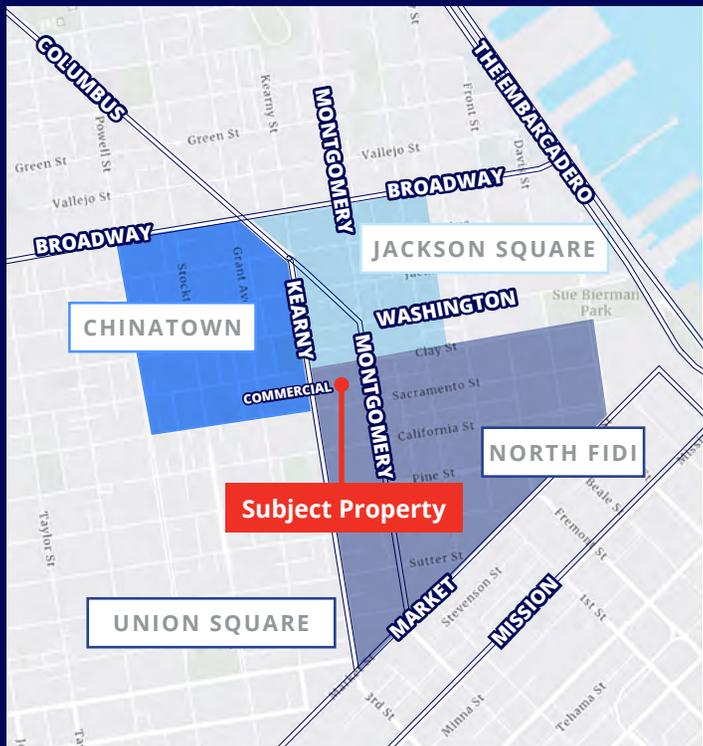


## PENTHOUSE & ROOF DECK: ±637 RSF



# 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.

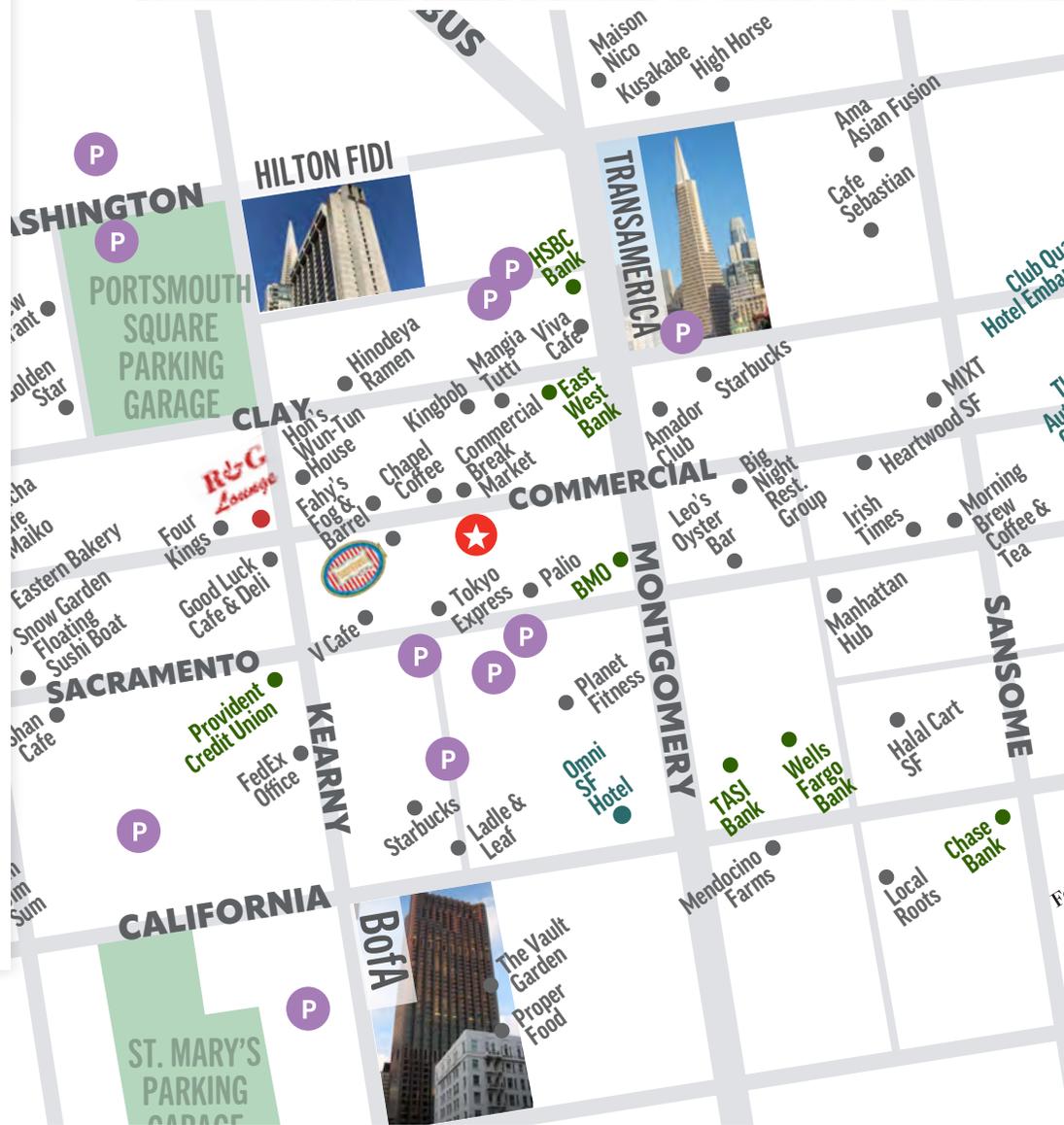


# Amenity Map



## SUBJECT PROPERTY

### Select Neighboring Tenants



Daytime Population

1-MILE	330,792
2-MILE	542,828
3-MILE	681,721

YOUR NAME HERE

YOUR NAME HERE

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