

Historic Polk Street Building Creative Office/Retail

1522 POLK STREET FOR LEASE

AVAILABLE NOW

± 7,000 SF

San Francisco, California 94109



We have obtained the above information from sources we believe to be reliable, but no representations of any kind, expressed to implied, are being made as to the accuracy of such information.

EXCLUSIVE LISTING BROKER:

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388 Market Street, Suite 800
San Francisco, California 94111
CA DRE: 01925416



6/29/18



High \$20s/sf/yr NNN

- Second Floor Retail/Office (Polk Street - NCD Zoning)
- Possibility to Build Elevator Entrance and Egress
- Ideal For Design Professional Office, Medical Office, and Fitness Use
- Seismic Upgrade Work in 2001
- Half Block from MUNI Bus and Cable Car
- Column-free Expanse, High Ceilings
- Possibility of Exposed Brick
- Plumbing Present
- Possibility for Ample Windows Throughout



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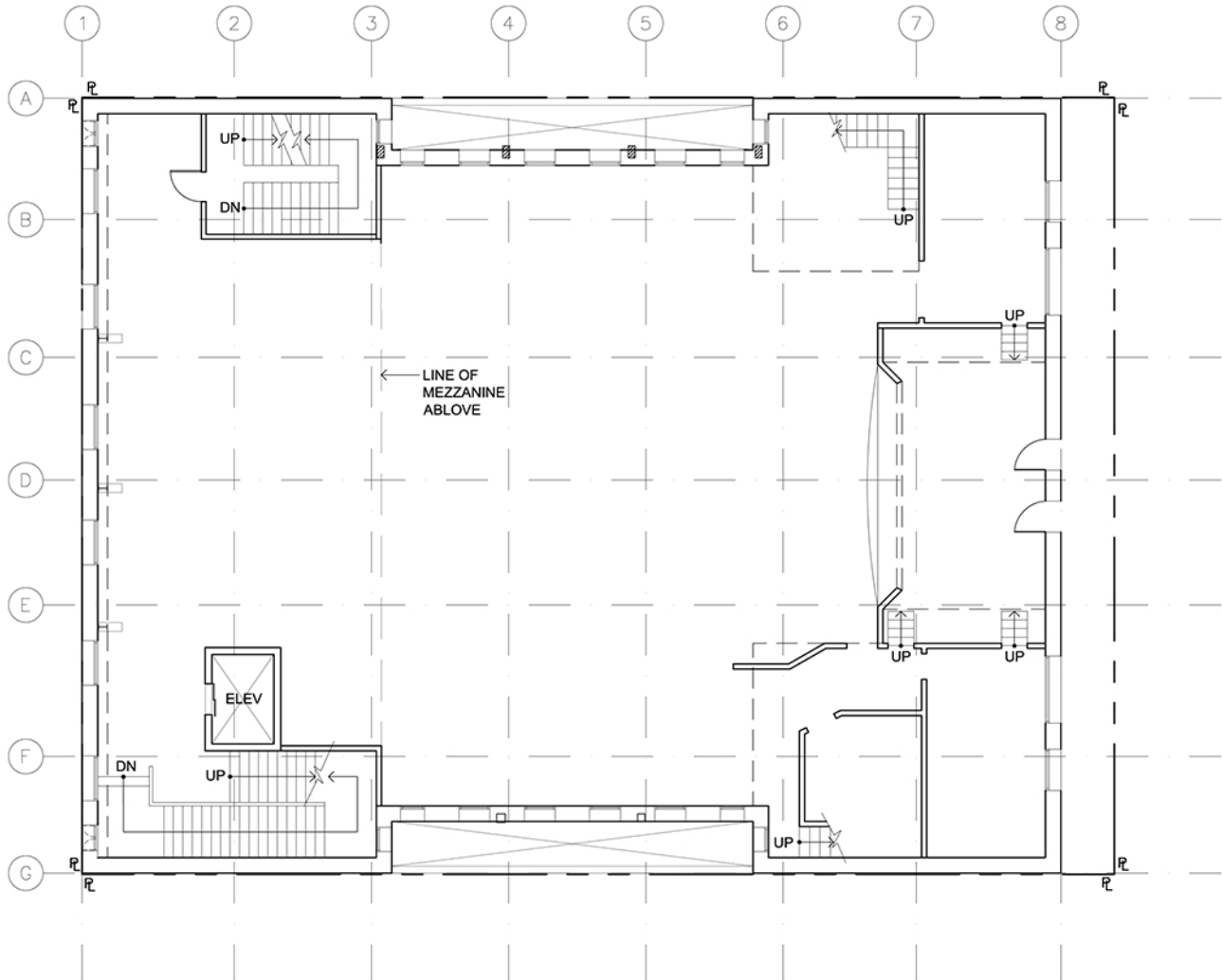
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Proposed Plan

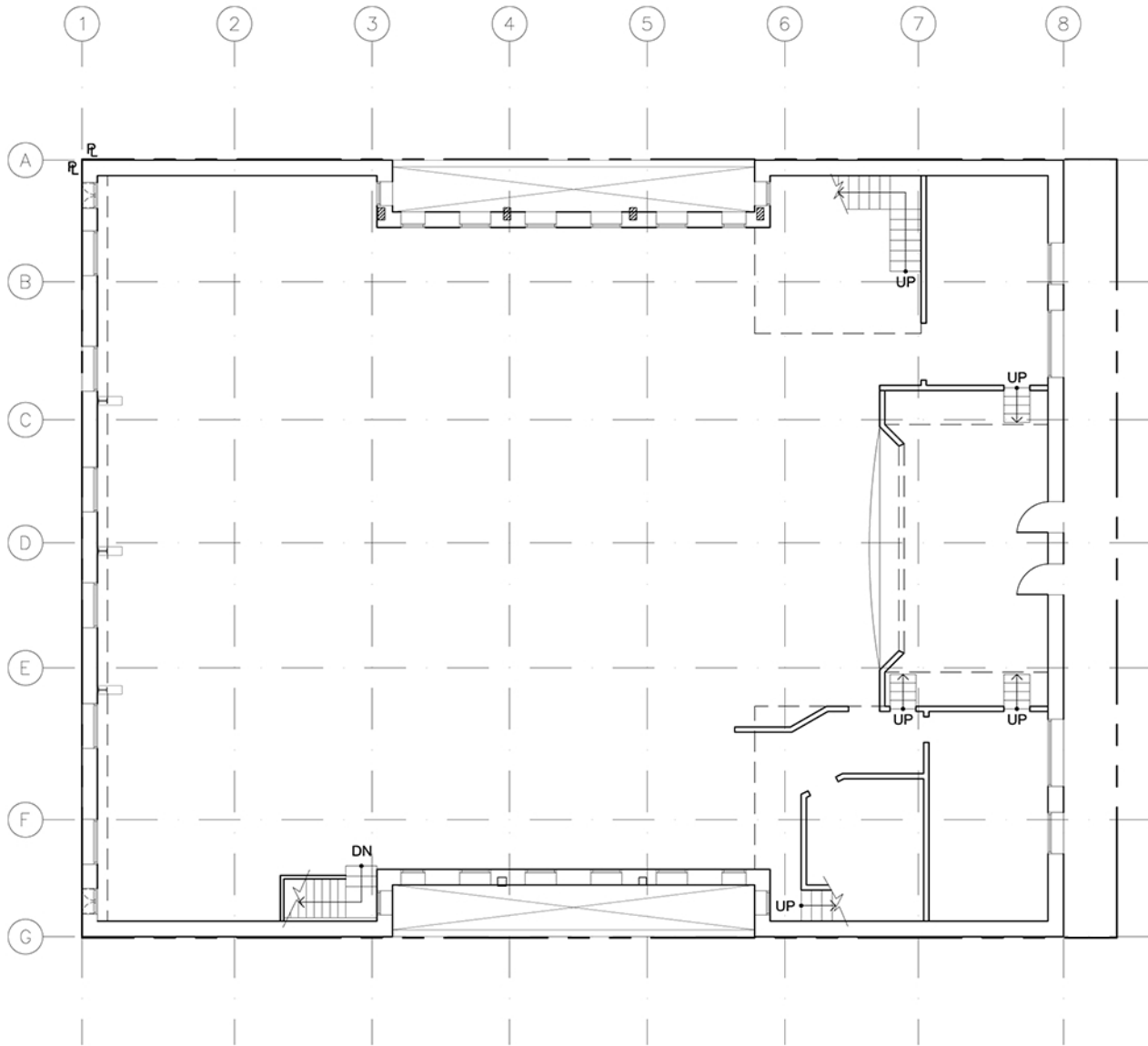
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Existing Plan

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HISTORY

The earliest known structure on the site was built in 1876 and was owned by Mary Grant. There was another water hook-up recorded in 1902 that may indicate the original building was either torn down or destroyed and the current building erected, but that is not known for sure. There is no record of any water hook-up subsequent to 1902, which may indicate the current building survived the 1906 earthquake and fire.

It is believed that Henry E. Bothin, a very prominent San Francisco real estate investor, originally owned the current building. To give one an idea of how much real estate Mr. Bothin owned at that time, in a recounting of the 1906 earthquake and fire by his daughter, Genevieve Bothin De Limur, she said he lost 100 buildings as a result of that catastrophe alone.

From a research of city directories, one of the earliest tenants of record was Puckett's Dancing Academy from 1909 to 1911.

It is also known from published articles that the second floor was used as a jazz club venue and dance hall for many years. As recollected by San Francisco jazz musician, Vernon Alley, in an article in the San Francisco Chronicle, his introduction to jazz came when his parents took him to see jazz great, Jelly Roll Martin, performing at Maple Hall.



1522 Polk St. in 1976

Research shows that Jelly Roll Martin lived on the West Coast and played in his jazz band from 1917 through 1921. Stories from old-timers in the neighborhood also recount an active dance hall into the middle of the last century.

The ground floor housed a San Francisco institution, Tarantino & Sons Fish & Poultry, from 1918 through 1967, concurrent with Sonoma Fruit Market (1938-1967) and O'Connor's Market (1952-1960). The current ground floor tenant, Walgreen's Drug, has been in place since 1967.

Source: SFGate



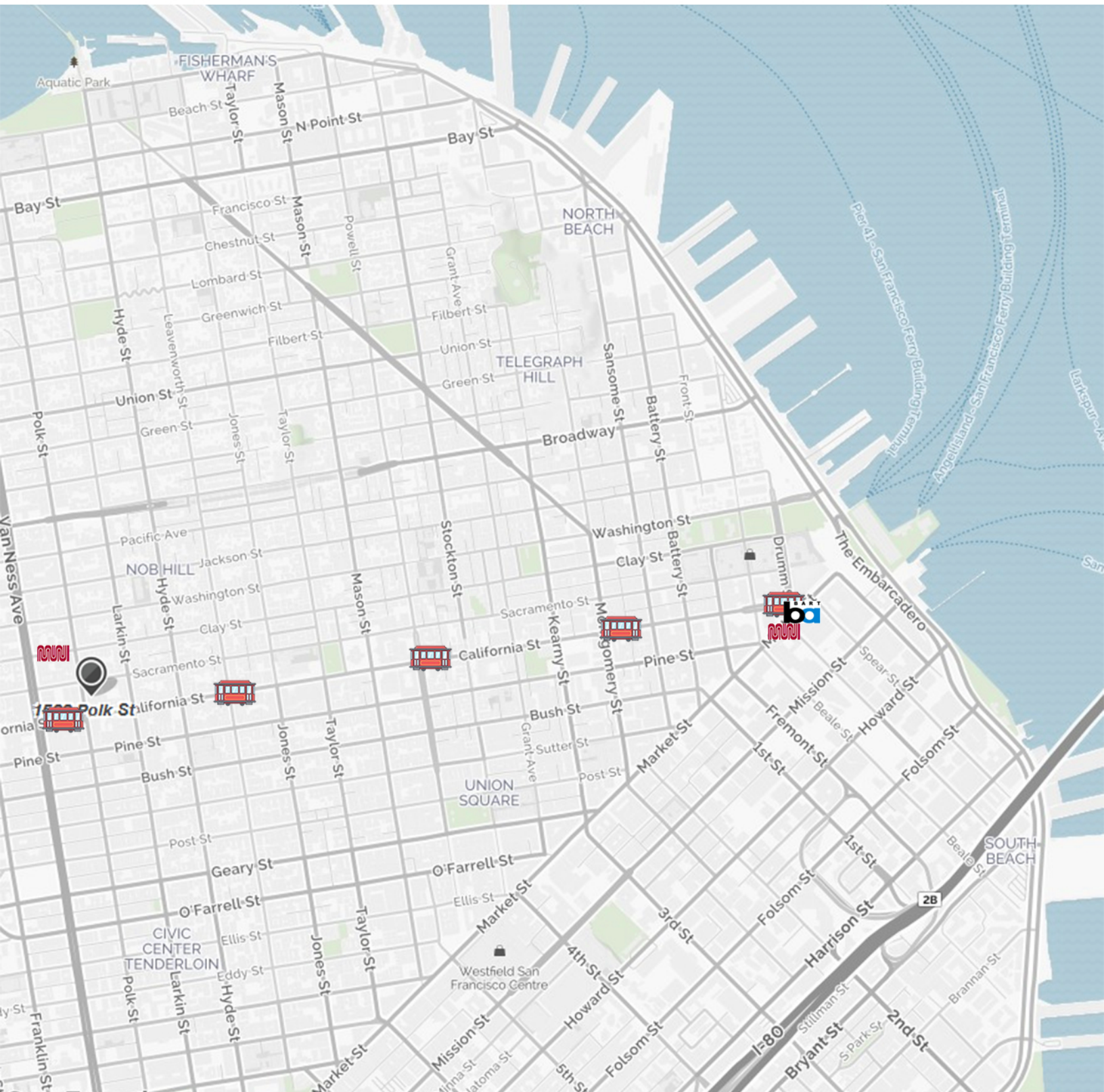
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