

**OFFERING
MEMORANDUM**

**1006-1008 SUTTER ST.
SAN FRANCISCO
CA, 94109**





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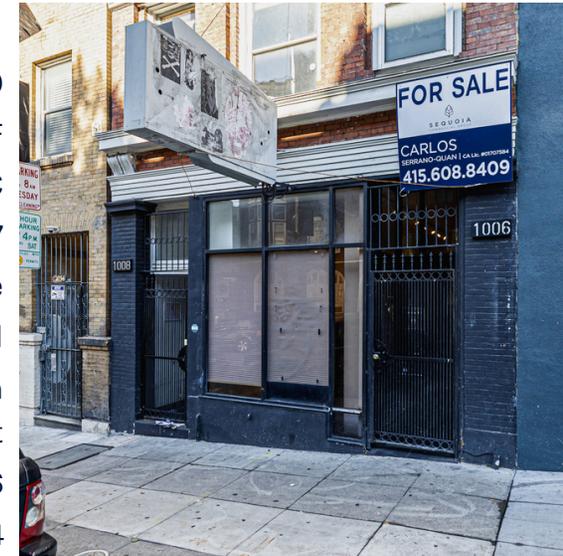
Sequoia Commercial Group affiliates have an ownership interest in the subject property.

PROPERTY DESCRIPTION

1006-1008 Sutter Street is a meticulously maintained boutique mixed-use building in San Francisco’s coveted Nob Hill neighborhood. Constructed in 1907, this historic property seamlessly blends classic architectural charm—exposed brick walls, timber accents, and masonry construction—with modern high-end finishes. The two-unit building features a ground-floor retail/office space and a fully updated second-floor 2-bedroom, 2-bathroom apartment. With 2,640 SF of total space and RC-4 zoning (Residential-Commercial High Density), the property offers versatility for investors seeking a live-work-play asset or a stable income stream.

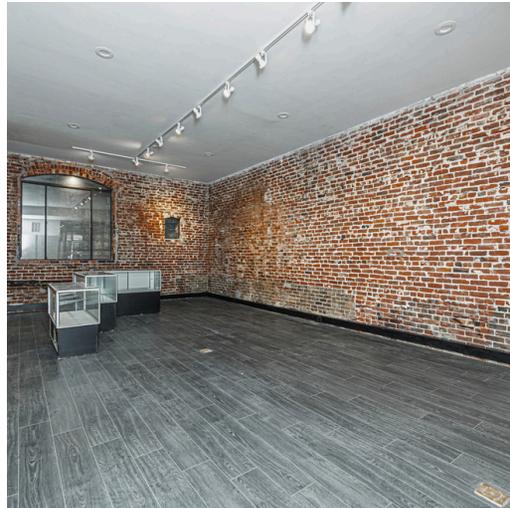
OFFERING SUMMARY

Asking Price:	\$1,328,000
Building Size:	2,640 SF
Lot Size:	0.04 AC
Year Built:	1907
Property Type:	Mixed-Use
Ground Floor:	Office/Retail
Second Floor:	2 Bed/2 Bath Apartment
Block Lot:	0279-006
Zoning:	RC-4



LOCATION DESCRIPTION

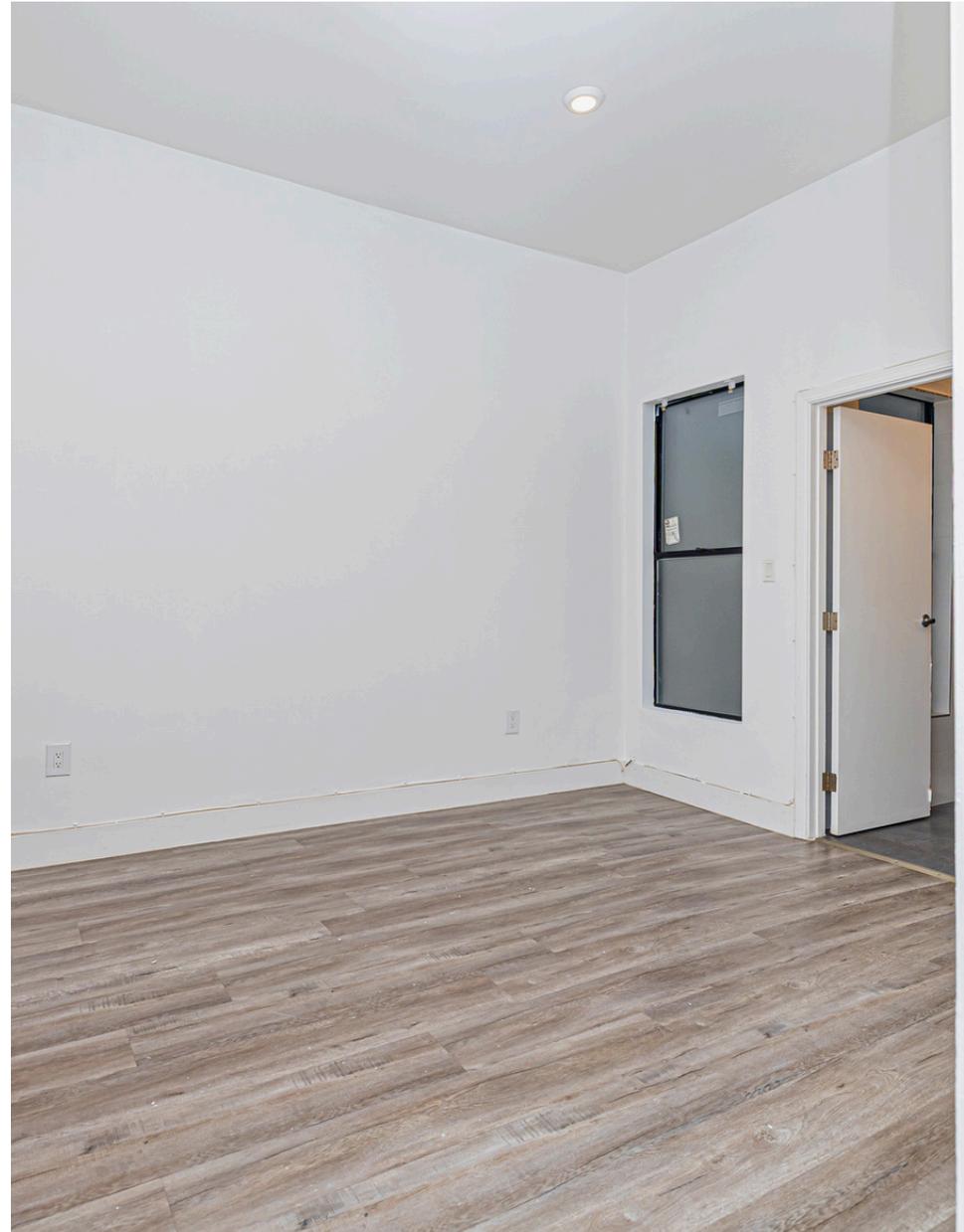
Nestled in the heart of Nob Hill, this property enjoys unparalleled access to San Francisco’s most dynamic hubs. Steps from Union Square, downtown, and the Financial District, the location attracts a steady flow of professionals, tourists, and long-term residents. The neighborhood boasts walkable access to top-tier dining (Seven Hills, House of Prime Rib), trendy coffee shops (Saint Frank Coffee, Philz Coffee), and essential services (Trader Joe’s, Whole Foods). Public transportation is abundant, with BART, Muni lines, and cable cars nearby, ensuring effortless connectivity. Proximity to hospitals (St. Francis Memorial), luxury hotels (The Ritz Carlton, Fairmont), and fitness centers (Equinox, CorePower Yoga) further enhances its appeal for tenants and investors alike.





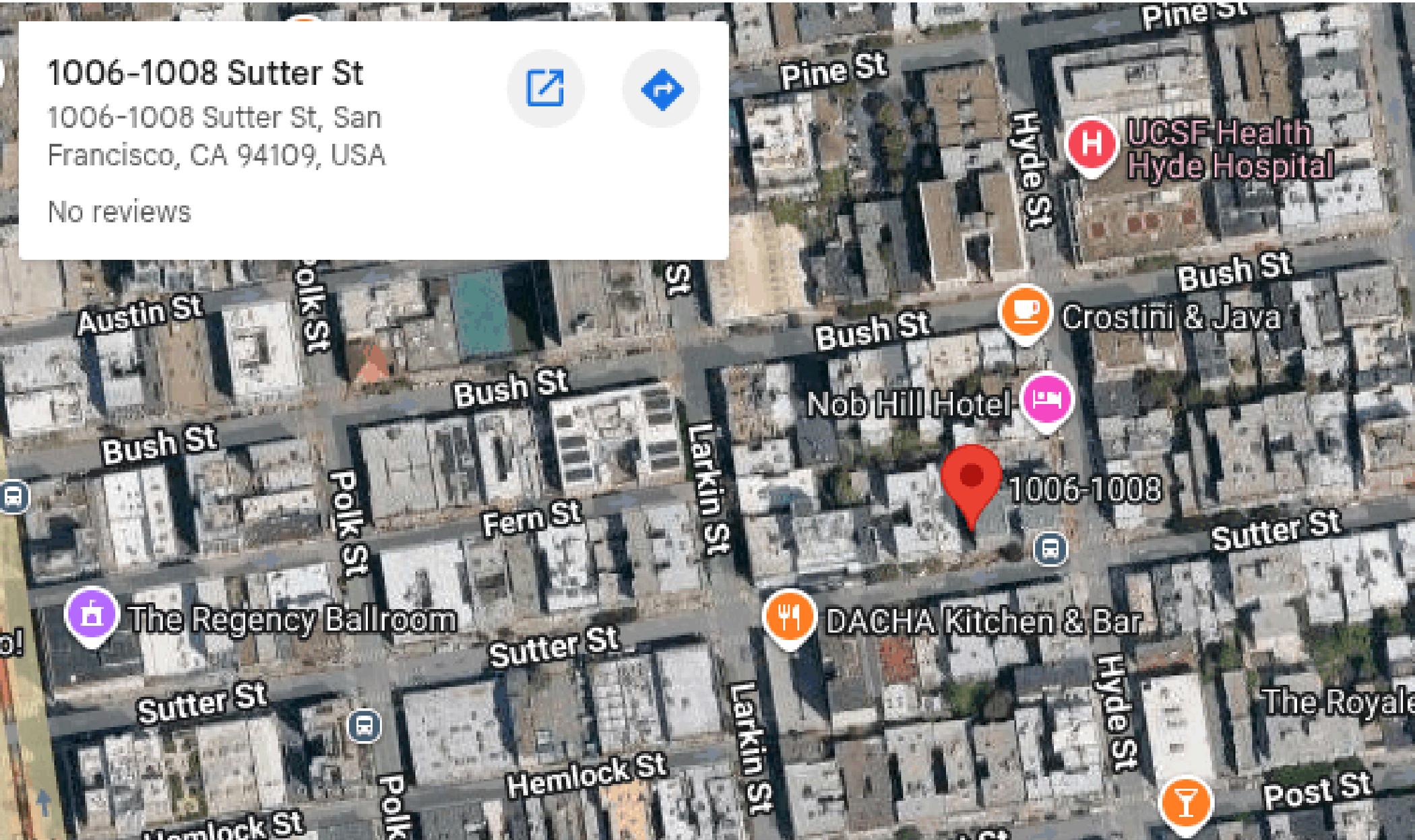
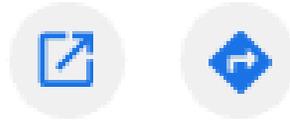




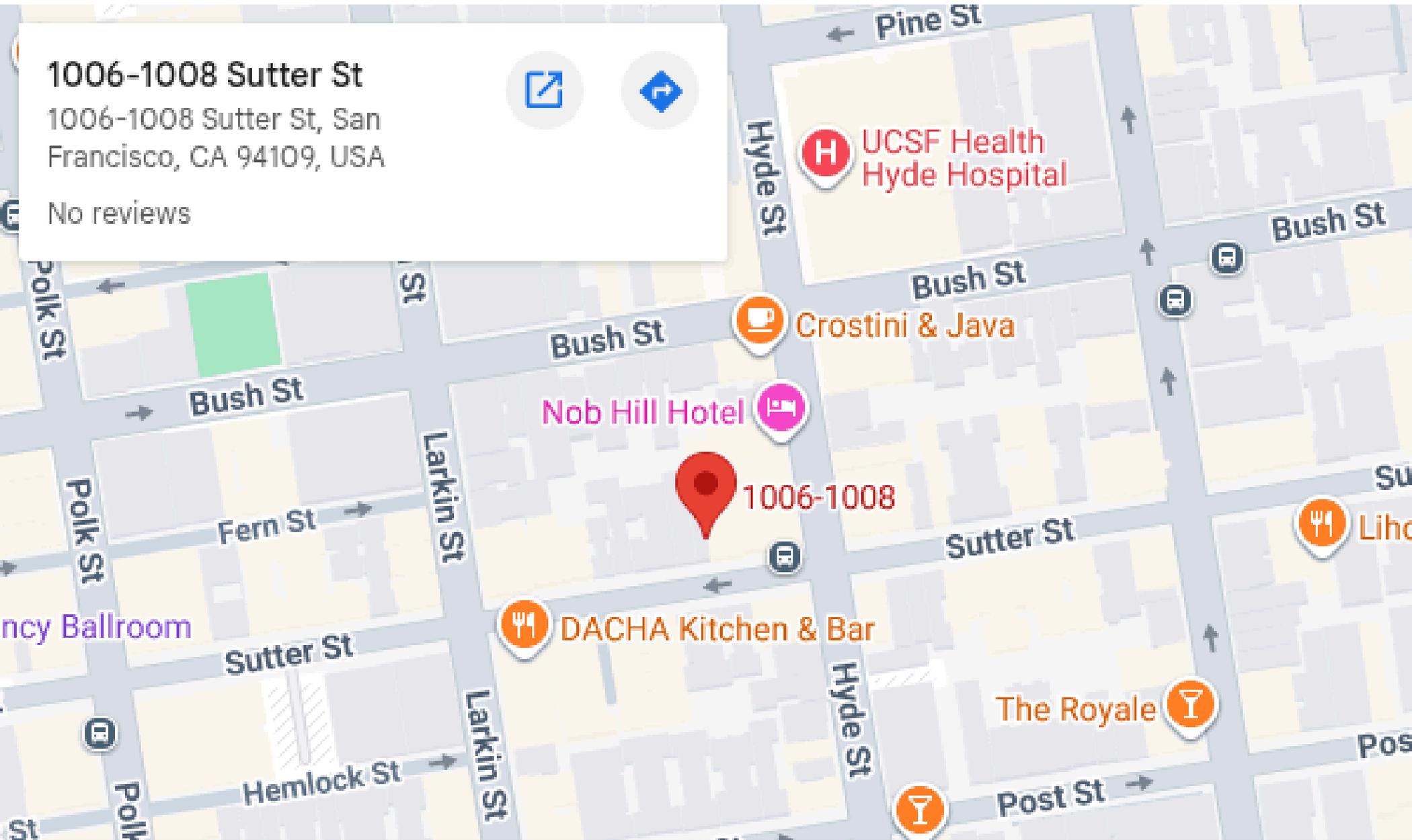




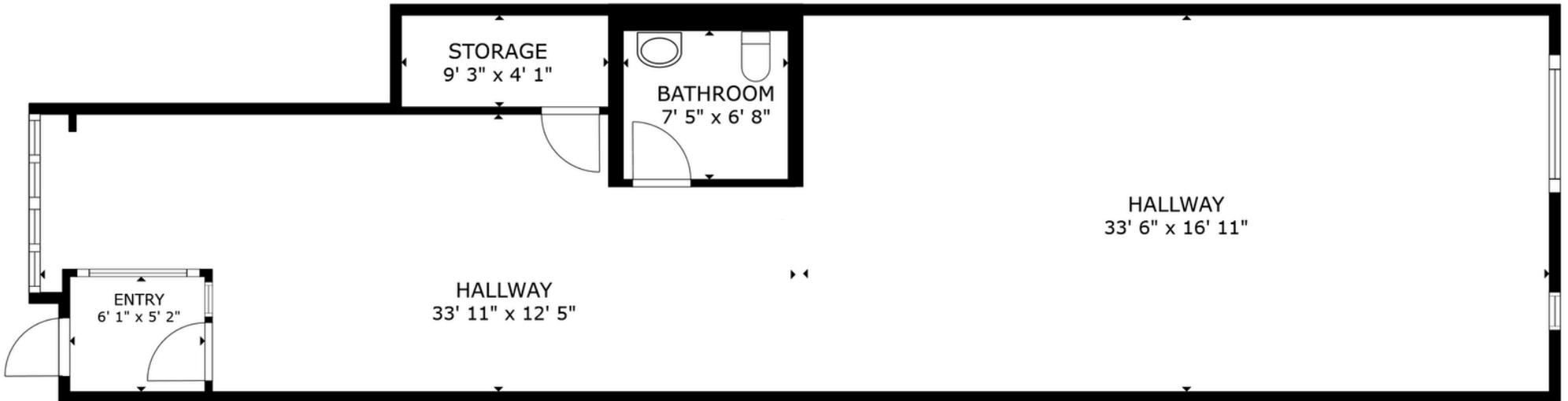
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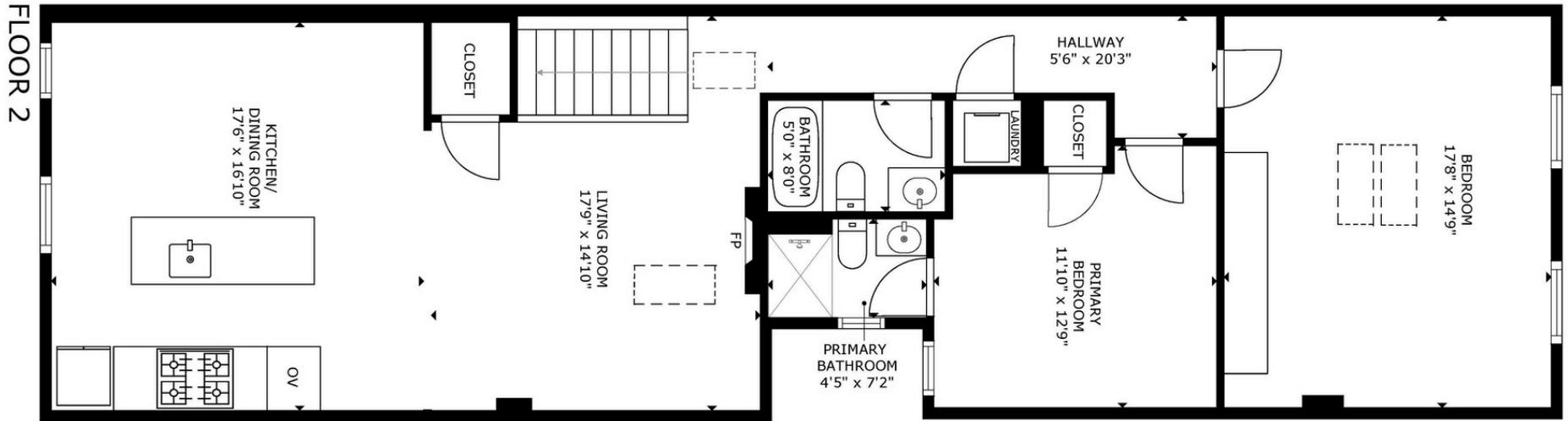
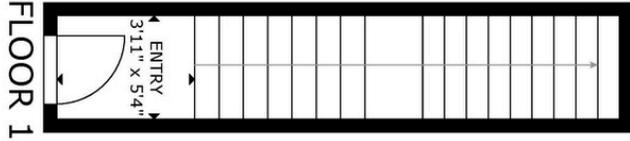


GROUND FLOOR



FLOOR PLAN

SECOND FLOOR





MARKET SUMMARY

The San Francisco retail market shows tentative stabilization, with modestly positive net absorption in late 2024 after two years of decline driven by reduced demand, negative absorption (-600k SF in 2023-2024), and falling rents (-3.7% YoY). Challenges are concentrated downtown, where vacancy soared to 13.6% (vs. 3.7% in surrounding areas) due to post-pandemic foot traffic declines, store closures (e.g., Nordstrom at Emporium Centre), and social challenges (crime, homelessness). Suburban markets and San Mateo County remain stable, with rents outperforming downtown's -4.1% drop. Minimal new construction (due to weak demand and restrictive policies) and sustained suburban resilience suggest current trends will persist near-term.

SUBMARKET SUMMARY

The Van Ness/Chinatown retail submarket reported a vacancy rate of 6.9% in Q1 2025, reflecting a 2.1% year-over-year increase and surpassing both its five-year (5.2%) and 10-year (3.9%) historical averages. This rise was driven by negative net absorption of 150,000 sq ft and no new delivered space during the period. Available space totals 590,000 sq ft, resulting in an 8.3% availability rate. Market rents declined sharply by 6.1% YoY to \$38.00/sq ft—a steeper drop than the broader San Francisco market's 3.7% decrease—and contrast with the submarket's 10-year average annual rent growth of 0.8%. With 7.1 million sq ft of existing inventory and no retail space currently under construction (compared to a 10-year average of 3,800 sq ft), the submarket faces sustained pressure from stagnant supply and weakening demand.

DEMOGRAPHICS

INDEX	1 MILE	3 MILES	5 MILES
2024 Population	146,413	445,809	682,318
2024 Households	77,574	216,542	301,219
Median HH Income	\$79,920	\$130,167	\$130,250
Median Age	41.8	39.7	41



COMPANY SUMMARY

WHO WE ARE

Sequoia Commercial Group is a San Francisco-based leader in commercial real estate, founded in 2020 with a mission to redefine excellence through client-centric service and industry expertise. Specializing in sales, leasing, and advisory services, we cater to businesses of all sizes, offering tailored solutions for retail spaces, corporate offices, and investment portfolios. Our commitment to integrity, transparency, and proactive strategies ensures seamless transactions, supported by deep local market knowledge and innovative tools. Whether navigating complex acquisitions, optimizing lease terms, or providing strategic advisory, we prioritize your goals with responsiveness and a forward-thinking vision.

With a proven track record spanning the San Francisco Bay Area, Sequoia Commercial Group stands out for its blend of local insight and global perspective. Our team delivers end-to-end support—from initial consultations to post-transaction follow-ups—ensuring every client benefits from personalized attention and results-driven strategies. We combine ethical practices with cutting-edge market analysis to empower informed decisions, whether you're expanding a portfolio, securing prime retail space, or streamlining property management.

Discover how we can elevate your commercial real estate experience. Visit us at www.sq-commercial.com or connect directly at 3595 Balboa Street, San Francisco, CA 94121. Reach our team at (415) 702-9184 or info@sq-commercial.com to start a conversation—where your vision meets our commitment to excellence.



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