



SAN FRANCISCO, CA 94102

# 679 Sutter St.

FOR LEASE OR FOR SALE

**Renovated Union Square  
Office Building**  
w/ Ground Floor Retail

**TREVOR GUDIM**

Executive Vice President  
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**MAJOR  
PRICE  
REDUCTION**



**We're Here to Help – Reach Out Today!**

425 2nd St. Suite 450, San Francisco, CA 94107 | [info@calcosf.com](mailto:info@calcosf.com) | (415) 970-0000 | [calcosf.com](http://calcosf.com)



# PROPERTY SUMMARY

| 679 Sutter St.

## EXECUTIVE SUMMARY

Calco Commercial is pleased to offer tenants, users, and investors the opportunity to lease or purchase the fee simple interest in 679 Sutter Street, San Francisco, California 94102. The approximately 15,139 square foot building sits on approximately 3,743 square feet. This prime Union Square building sits near the corner of Sutter Street and Taylor Street.

This standalone property has undergone renovations while keeping its classic San Francisco character. Configured to support a multitude of uses including: office, institutional, educational, and retail uses. The upper floors of the building will be delivered vacant at the close of escrow, making this a perfect opportunity for a user or investor to purchase this one-of-a-kind property.

**APN** | 0297/010

**BUILDING SIZE** | +/- 15,139 Square Feet

**LEASABLE SQ FT** | +/- 3,743 - 7,486 Square Feet

**PARCEL SIZE** | +/- 3,743 Square Feet

**ZONING** | C-3-G - Downtown General

**SALE PRICE** | Negotiable

**RENTAL RATE** | \$2.75 / Square Foot, Industrial Gross





# BUILDING ATTRIBUTES

| 679 Sutter St.

## AVAILABLE SPACES

**Third Floor** | +/- 3,743 Square Feet

**Second Floor** | +/- 3,743 Square Feet

**TOTAL** | +/- 7,486 Square Feet

*\*Floors Can Be Leased Together or Separately*

## BUILDING ATTRIBUTES

- Character Filled Office Building on Sutter Street
- Original Hardwood Floors Throughout
- Full HVAC
- Internal Staircases Connect All Floors
- Large Operable Windows on Two Sides
- Direct Elevator Access
- Awning Signage Available
- Walkable To Bart, Caltrain, and Union Square Amenities
- Furnishings May Be Available





# INVESTMENT HIGHLIGHTS

| 679 Sutter St.

**YEAR BUILT / RENOVATED** | 1922 / 1986

**HEIGHT LIMIT** | 80 - 130 - F

**HVAC** | Full Heating Ventilaton & Air Conditioning

**CONSTRUCTION TYPE** | Wood Frame



## **RARE OPPORTUNITY**

To Own A Premier Mixed-Use Building  
in Union Square



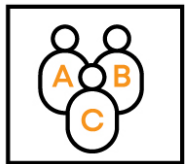
## **FANTASTIC OWNER / USER OPPORTUNITY**

Creative Open Floor Plans w/ Functional  
Features and Historic Accents



## **VIBRANT AND CENTRAL LOCATION**

Prime Union Square Location in Close Proximity  
to a Myriad of Amenities and Abundant Public  
Transportation Options



## **MULTIPLE TENANT USES**

Configured to Support Multitude of Uses  
Including: Office, Institutional, Educational, and  
Retail Uses



## **DELIVERED VACANT AT THE CLOSE OF ESCROW**

Upper Floors Delivered Vacant at the COE





# TENANT SUMMARY

| 679 Sutter St.

## MATADOR RESTAURANT // FIRST FLOOR

**RENTABLE SQ FT** | +/- 3,743 Square Feet

**LEASE EXPIRATION DATE** | March 31, 2028 (10 Year Option)

**CURRENT ANNUAL RENT** | \$4,700 / Month, NNN

**USE** | Restaurant

## 685 SUTTER ST, LLC // REAR FIRST FLOOR

**RENTABLE SQ FT** | +/- 3,743 Square Feet

**LEASE EXPIRATION DATE** | March 31, 2028 (10 Year Option)

**CURRENT ANNUAL RENT** | \$3,000 / Month, NNN

**USE** | Office

## 685 SUTTER ST, LLC // REAR FIRST FLOOR

**RENTABLE SQ FT** | +/- 3,743 Square Feet

**LEASE EXPIRATION DATE** | July 31, 2026 (1-5 Year Option)

**CURRENT ANNUAL RENT** | Year 1-2: \$8,200, NNN  
Year 3-5: \$8,900, NNN  
(5 Year Option: \$9,900 NNN)

**USE** | Office

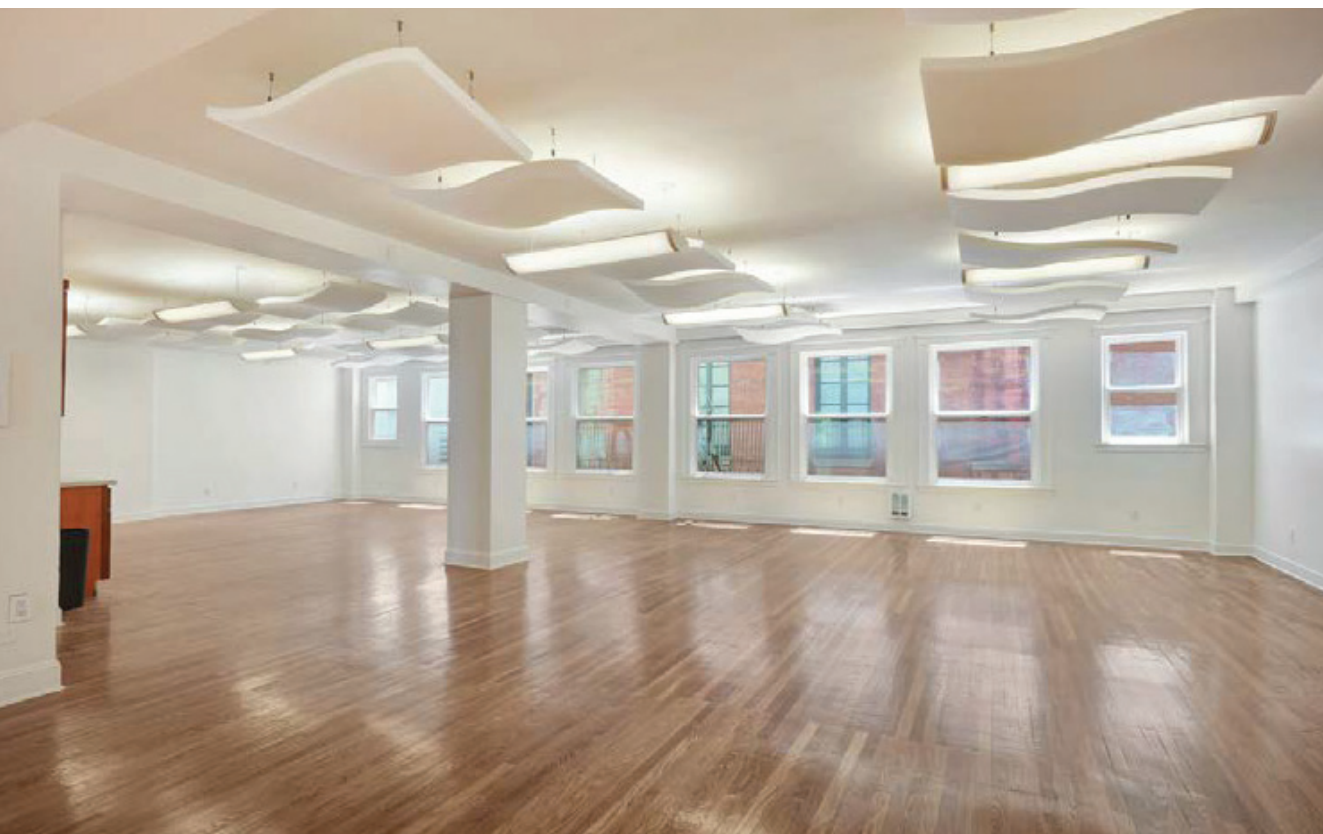
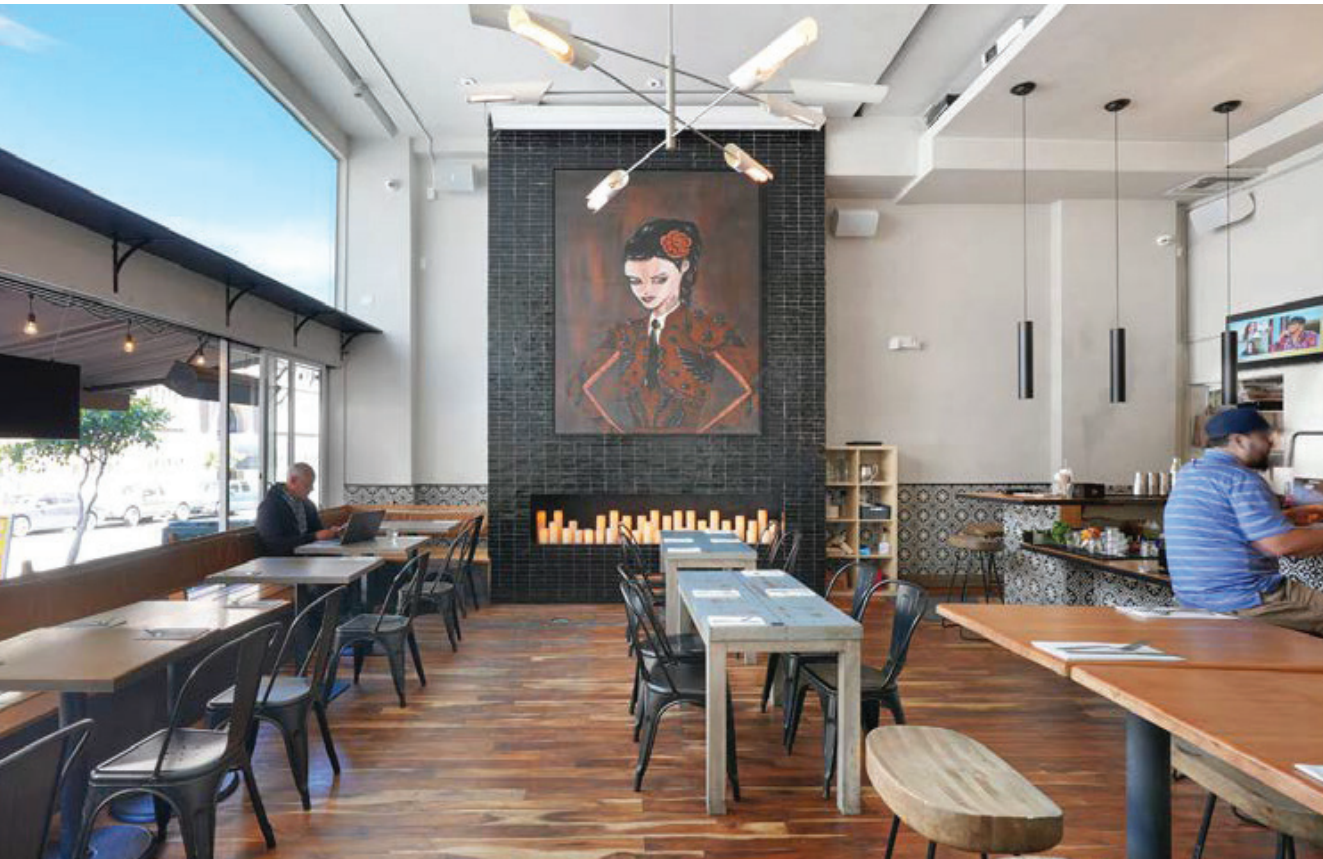




# TENANT SUMMARY

| 679 Sutter St.

 **CALCO**  
COMMERCIAL, INC.

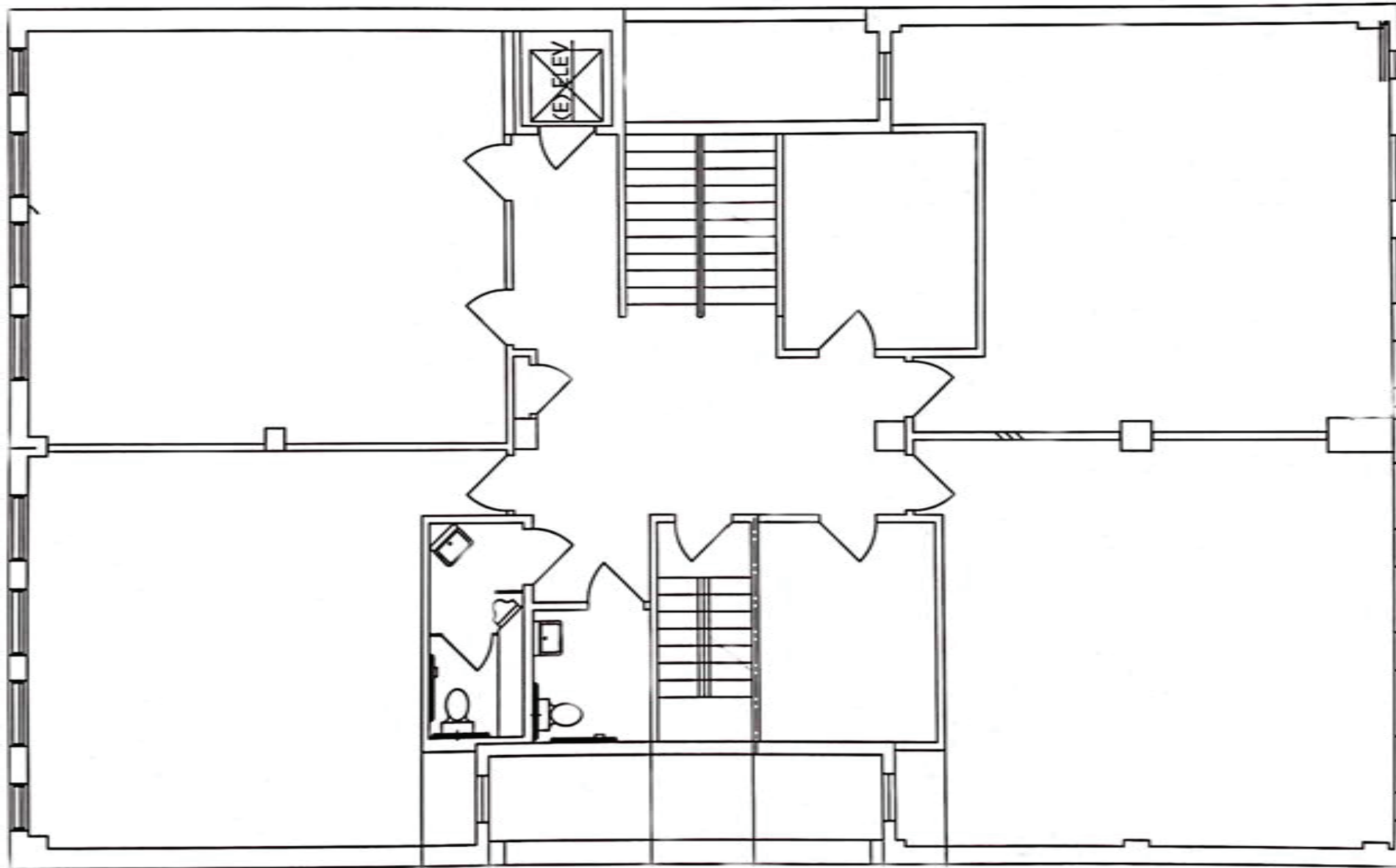




# FLOOR PLANS

| 679 Sutter St.

## THIRD FLOOR

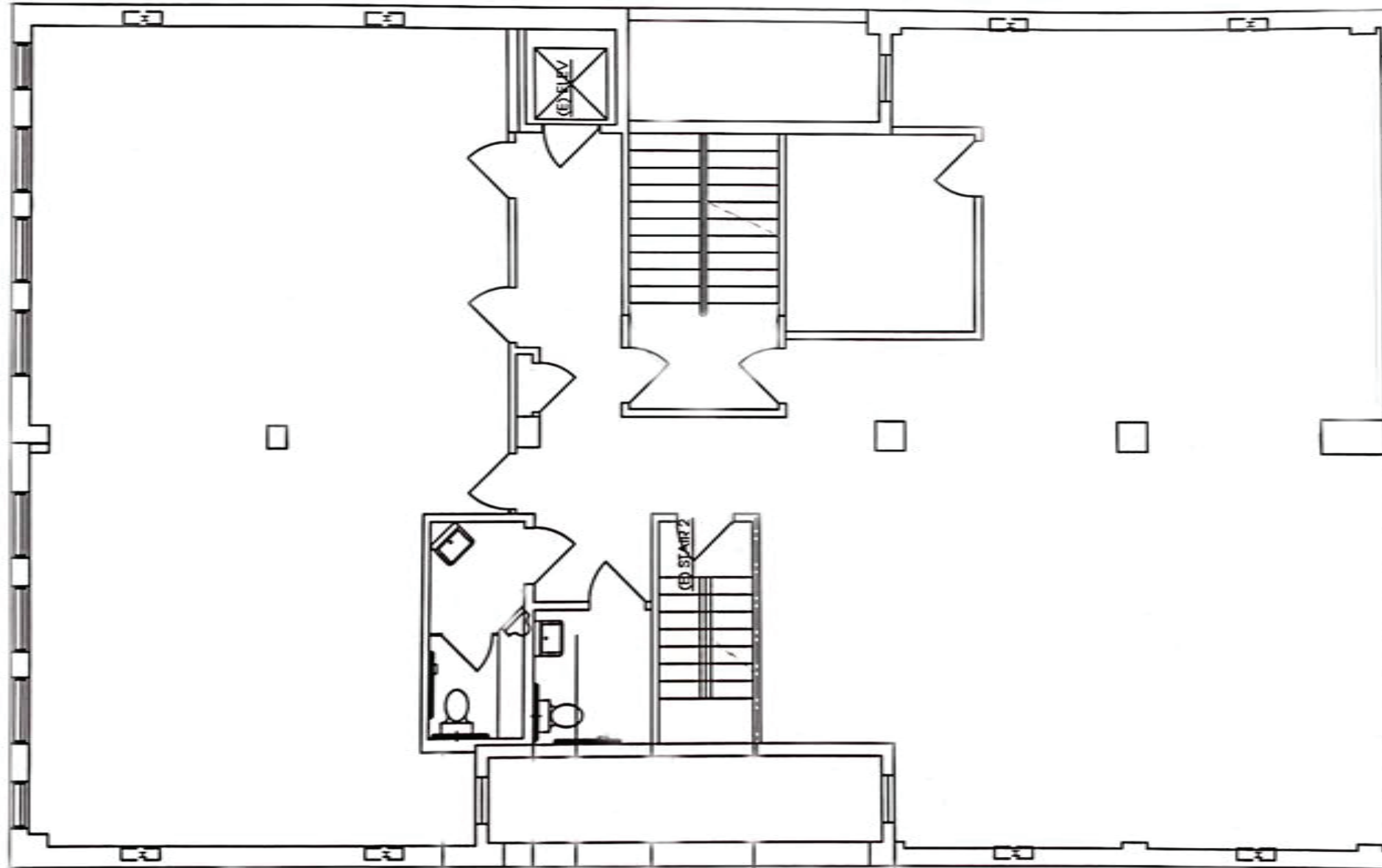


Sutter Street

# FLOOR PLANS

| 679 Sutter St.

## SECOND FLOOR



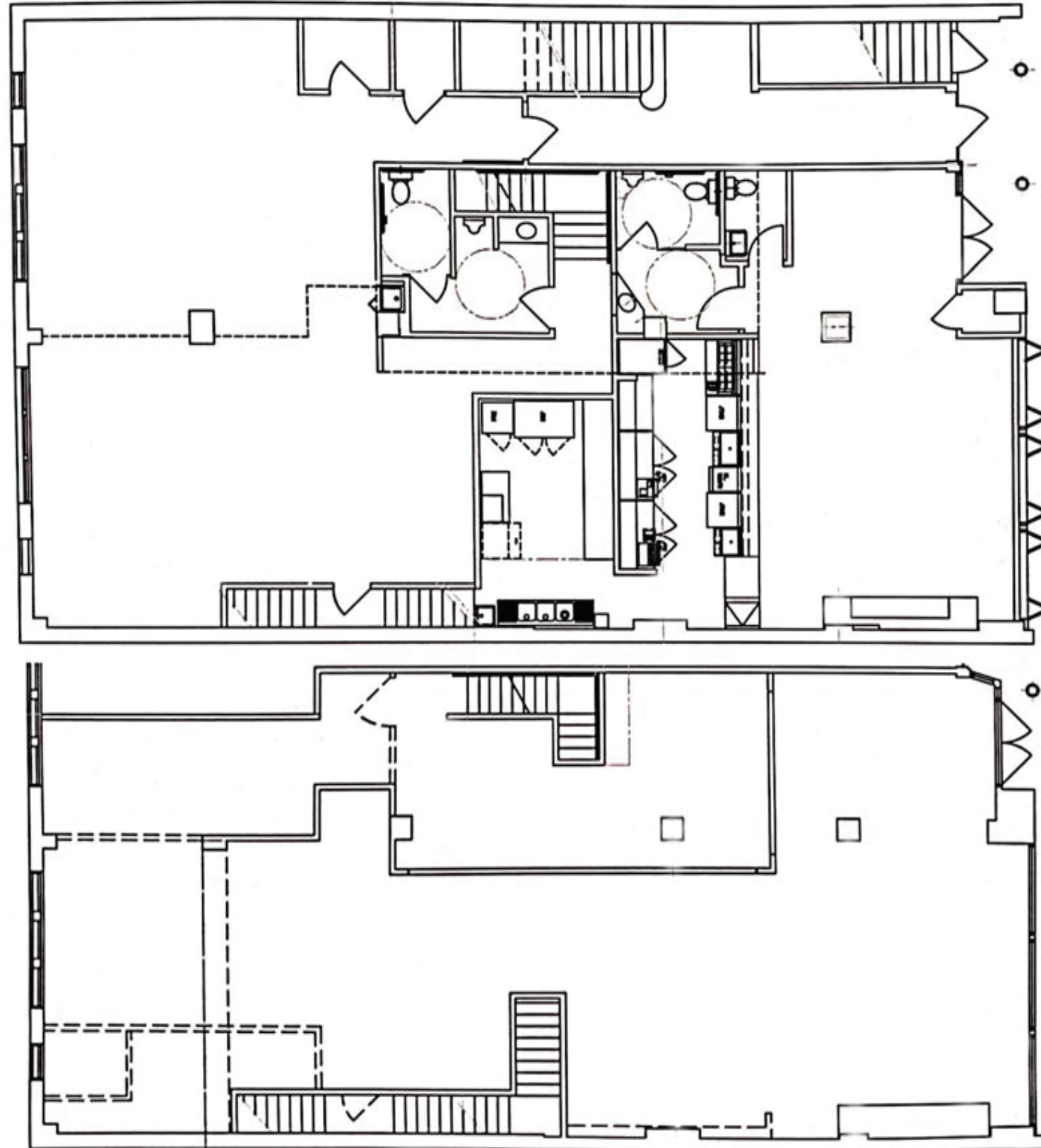
Sutter Street



# FLOOR PLANS

| 679 Sutter St.

## GROUND FLOOR & MEZZANINE



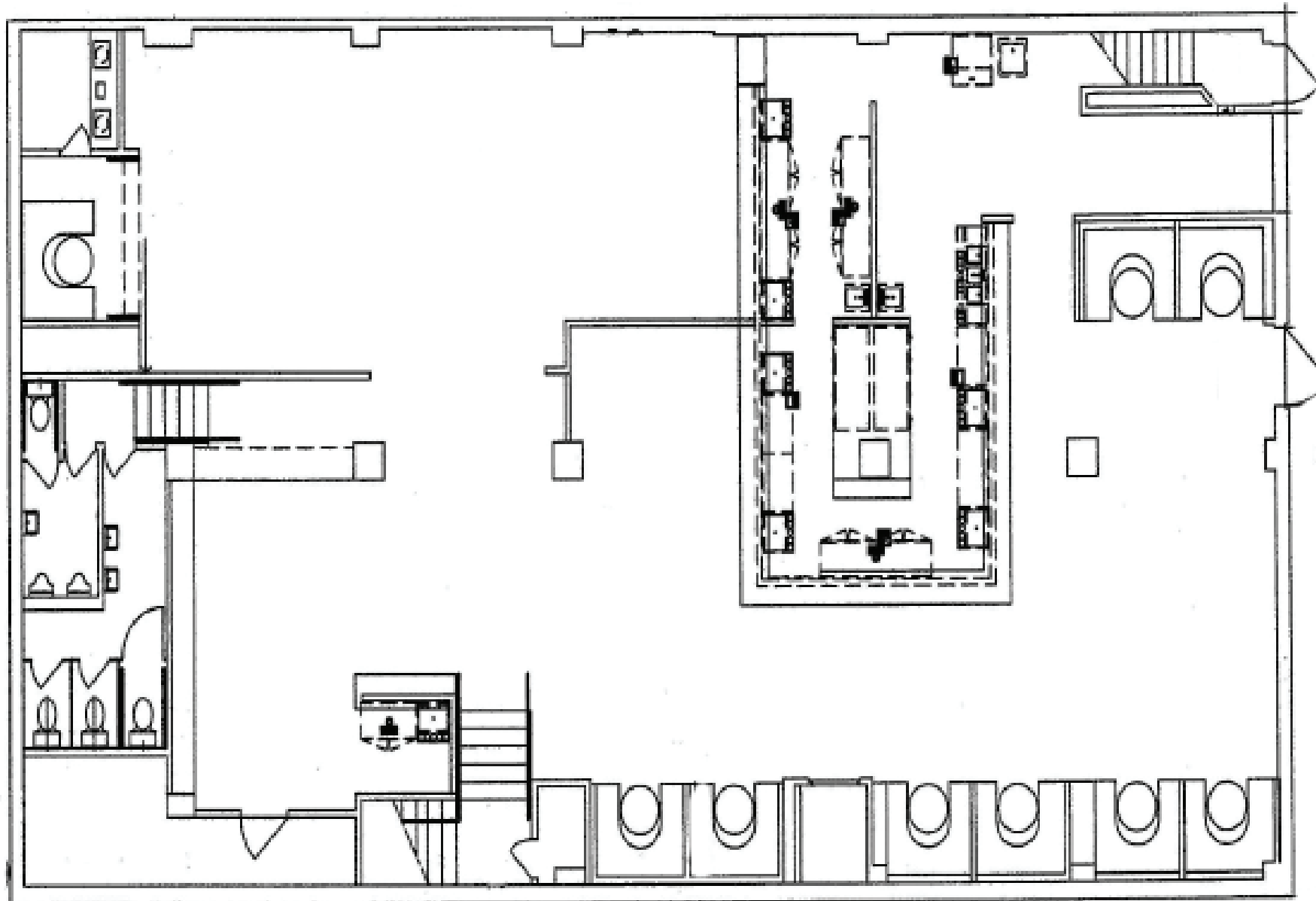
Sutter Street



# FLOOR PLANS

| 679 Sutter St.

## LOWER LEVEL



Sutter Street



# LOCATION OVERVIEW

| 679 Sutter St.



Desirable Union Square location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



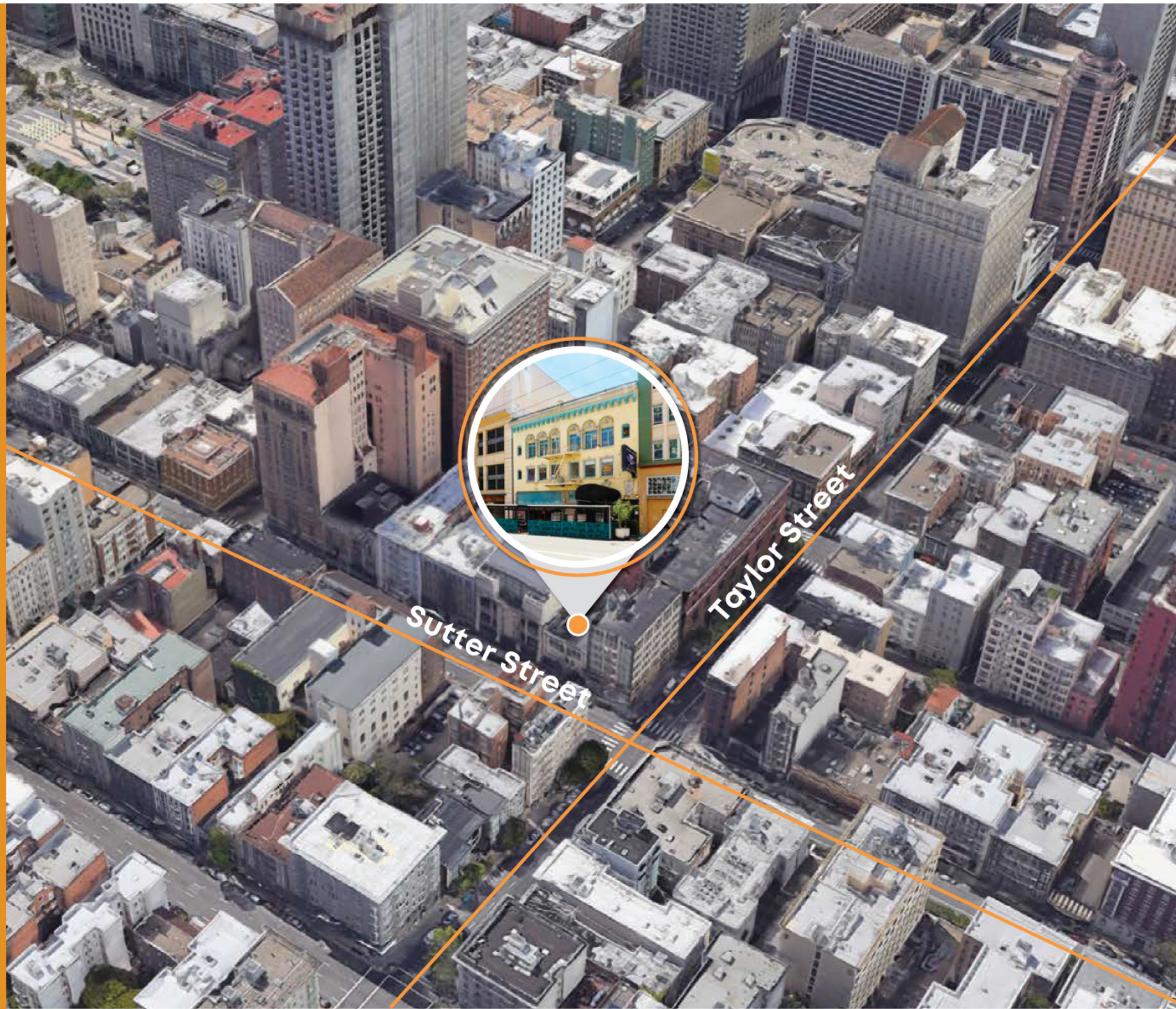
**06 MIN** to Union Square  
**09 MIN** to Powell St Bart  
**10 MIN** to Market St



**06 MIN** to Financial District  
**09 MIN** to SOMA  
**14 MIN** to Mission District



**05 MIN** to 80 On-Ramp  
**07 MIN** to 280 On-Ramp  
**08 MIN** to 101 On-Ramp

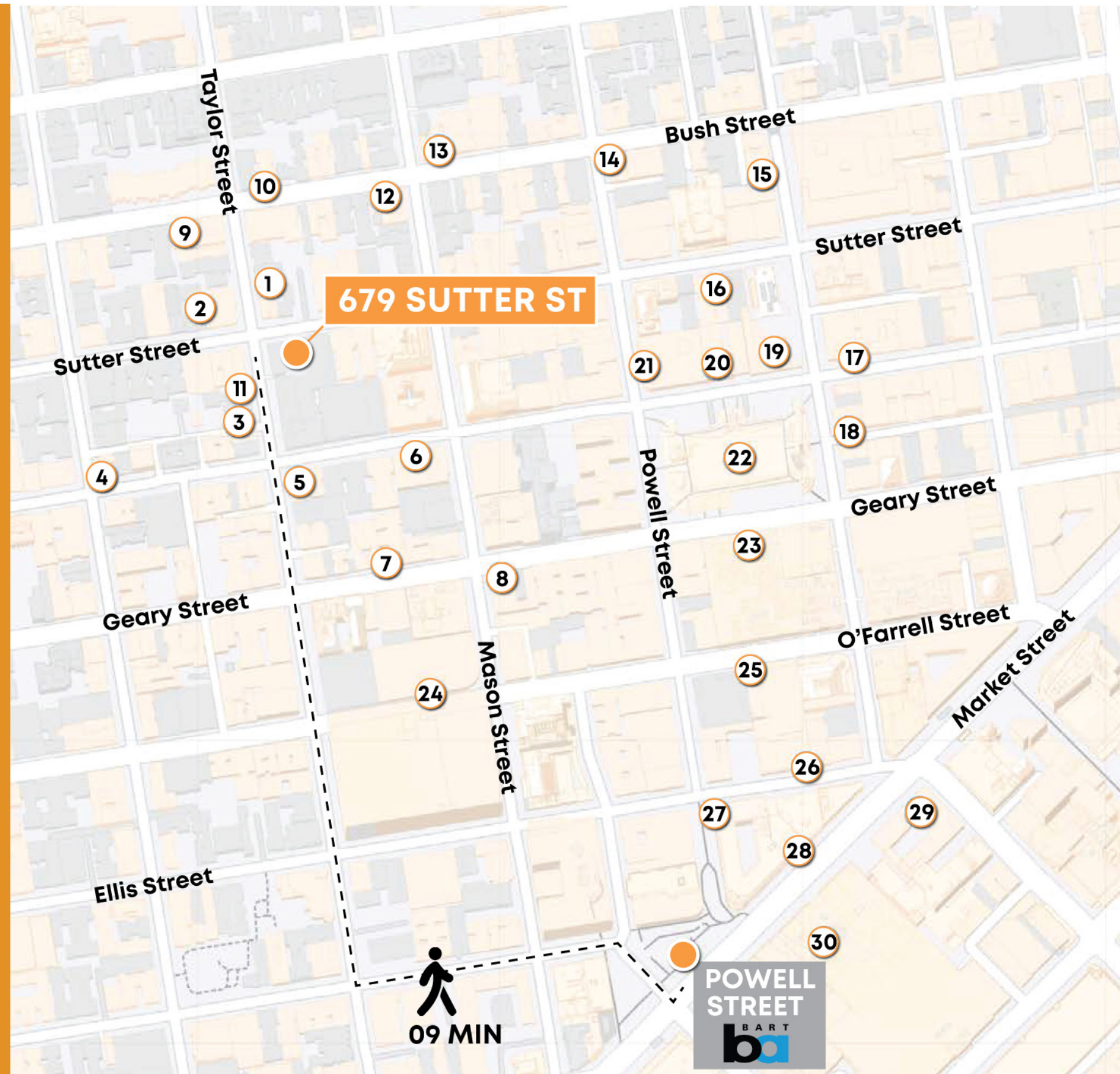




# NEARBY AMENITIES

| 679 Sutter St.

- 1 Piraat Pizzeria & Rotisserie
- 2 Sanraku
- 3 Ryoko's Japanese Restaurant
- 4 Lapisara Eatery
- 5 Honey Honey Cafe & Crepery
- 6 Zingari Ristorante & Jazz Bar
- 7 Starbucks
- 8 Mastro's Steakhouse
- 9 Peacekeeper
- 10 Fresh Brew Coffee
- 11 Le Colonial
- 12 Tacorea
- 13 Aliment
- 14 Roxanne's Cafe
- 15 Boba Guys
- 16 McDonald's
- 17 Nike San Francisco
- 18 Gucci
- 19 Apple Union Square
- 20 Tiffany & Co.
- 21 Saks Fifth Avenue
- 22 Union Square - SF
- 23 Macy's
- 24 The Halal Guys
- 25 ONE65 SF
- 26 Tad's Steakhouse
- 27 Urban Outfitters
- 28 The Dr. Martens Store
- 29 Old Navy
- 30 Westfield SF Centre





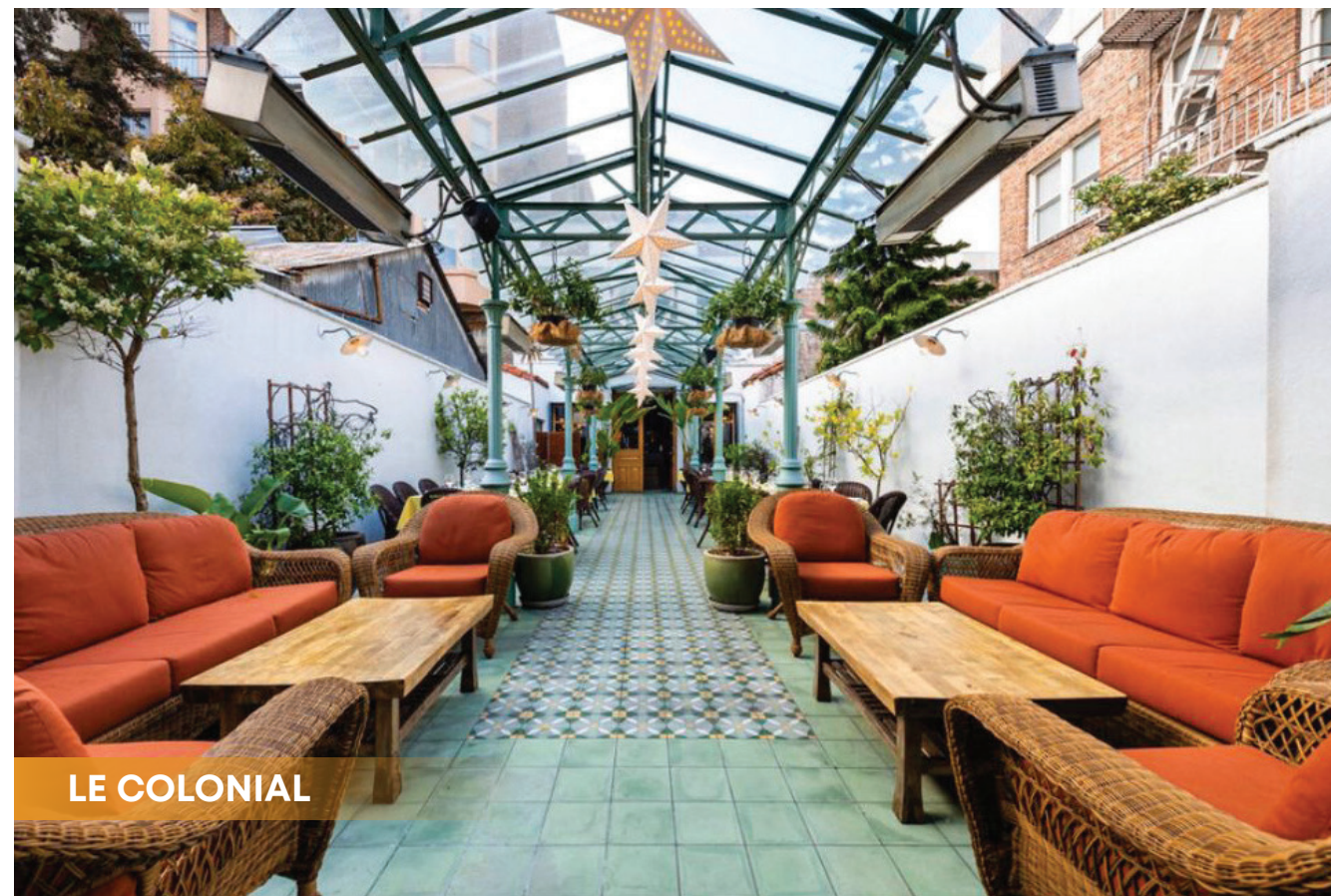
# NEARBY AMENITIES

| 679 Sutter St.

 **CALCO**  
COMMERCIAL, INC.



UNION SQUARE



LE COLONIAL



MASTRO'S STEAKHOUSE



ZINGARI RISTORANTE



PEACEKEEPER SF



**TREVOR GUDIM**

Executive Vice President

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DRE #01979980

**PIONEERING REAL ESTATE SOLUTIONS WITH PROVEN EXPERTISE**

Calco Commercial, founded in 2011 by Scott Mason, brings over 35 years of experience and 2,500+ transactions, totaling over \$2.2 billion in sales and leases. Specializing in leasing and sales of commercial real estate in the San Francisco Bay Area and nationwide, we consistently rank as a top-producing firm. With deep knowledge of the Bay Area market, our team offers clients over three decades of expertise and exceptional customer service, providing the tools and guidance to navigate the ever-changing commercial real estate landscape.