

SAN FRANCISCO, CA 94102

679 Sutter St.

FOR LEASE OR FOR SALE

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

TREVOR GUDIM
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DRE #01979980

MAJOR
PRICE
REDUCTION



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



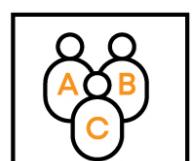
FANTASTIC OWNER / USER OPPORTUNITY

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



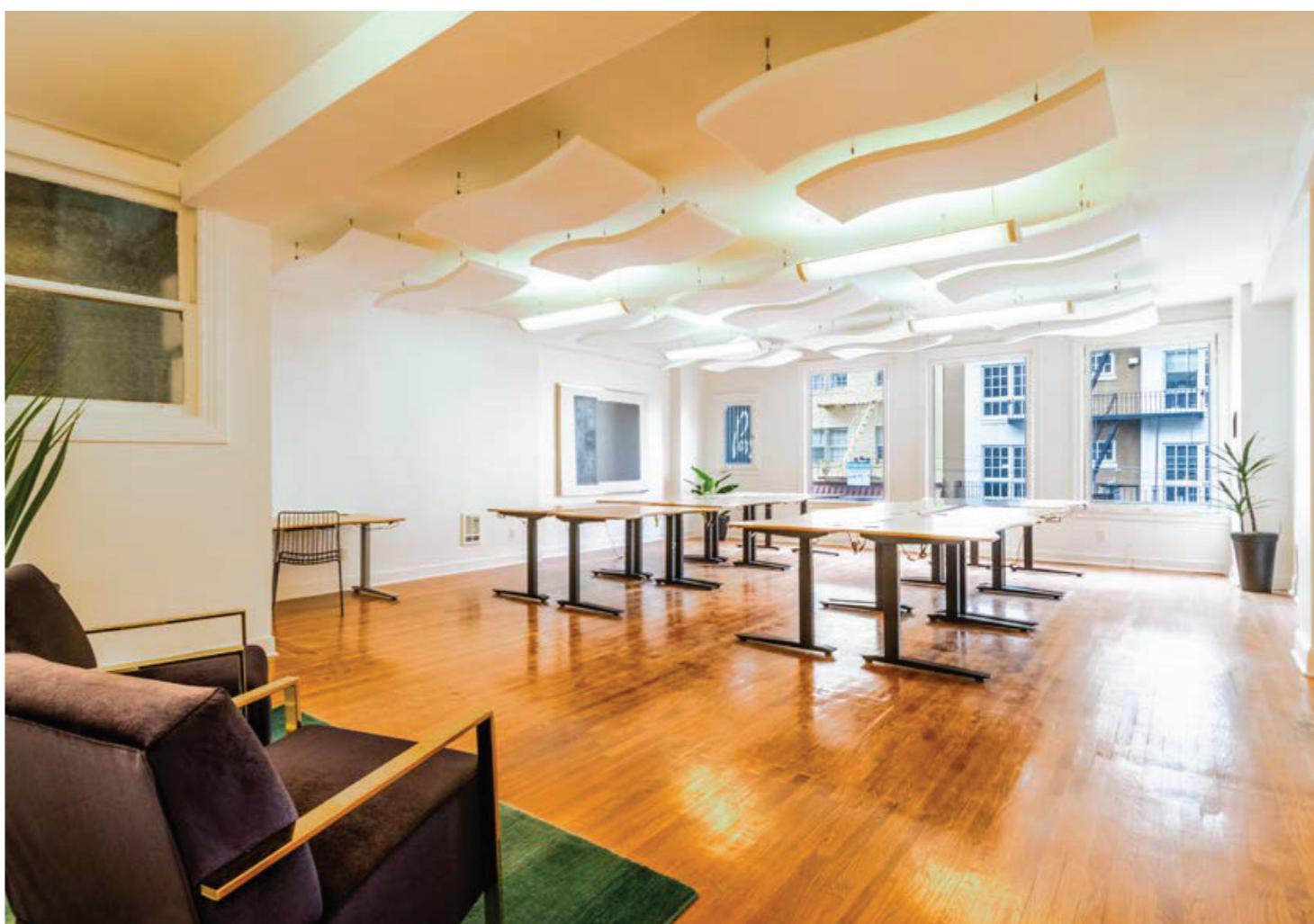
MULTIPLE TENANT USES

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

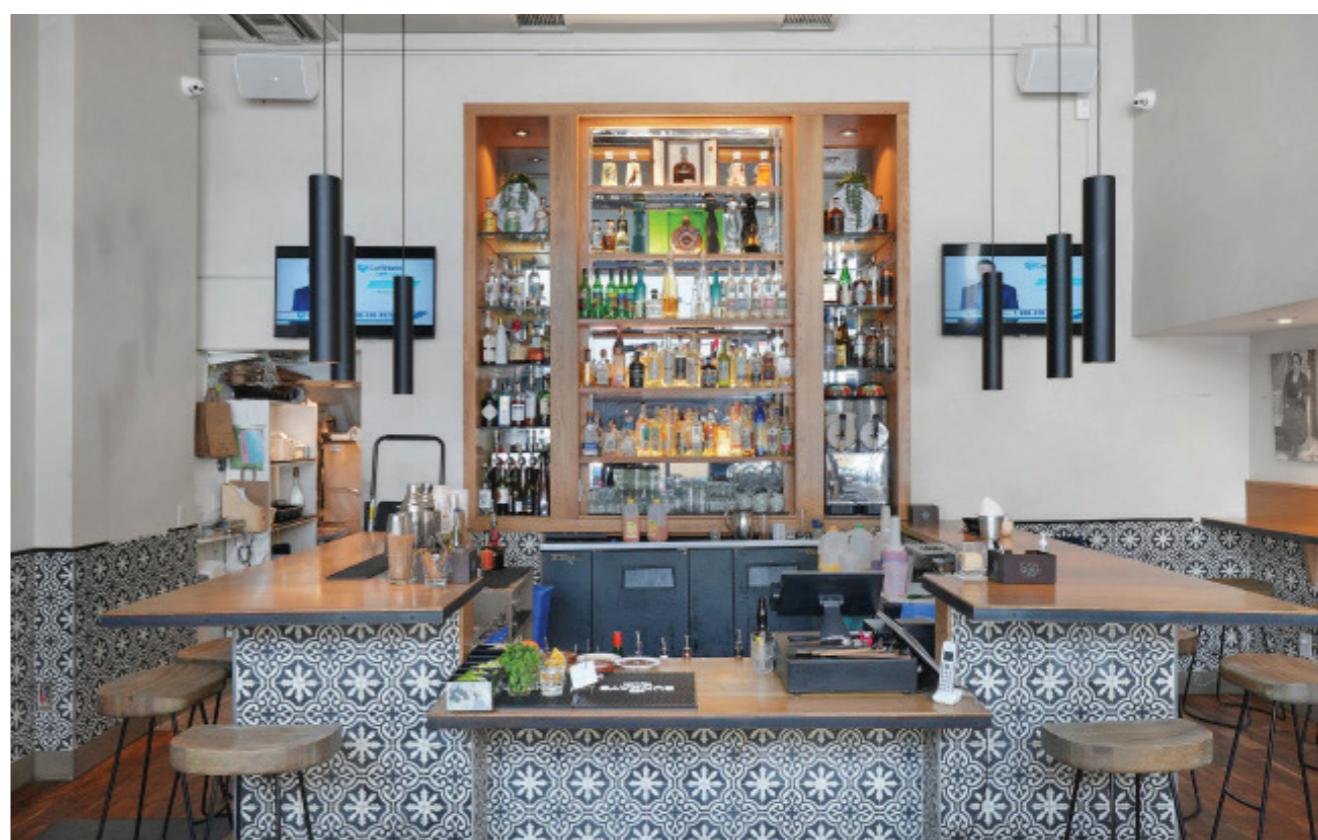
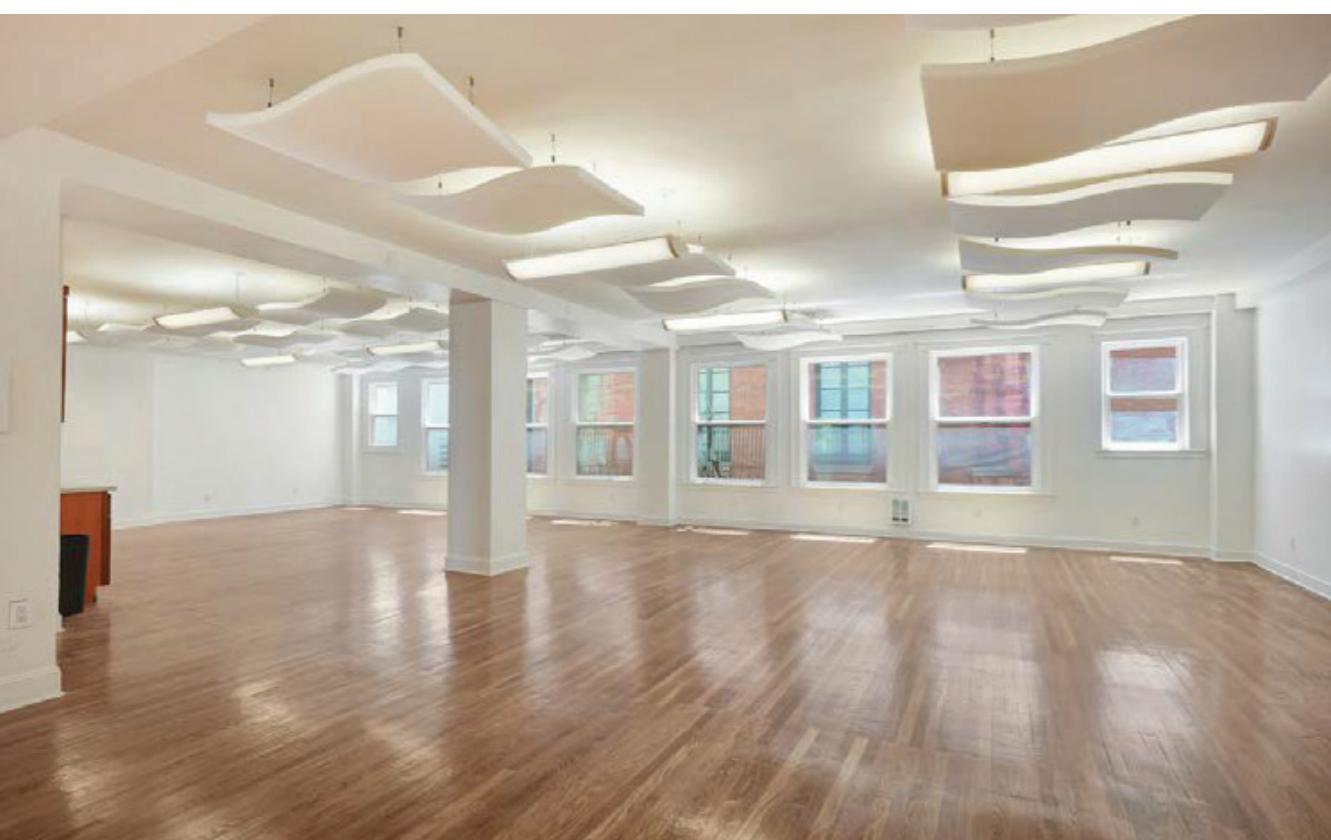
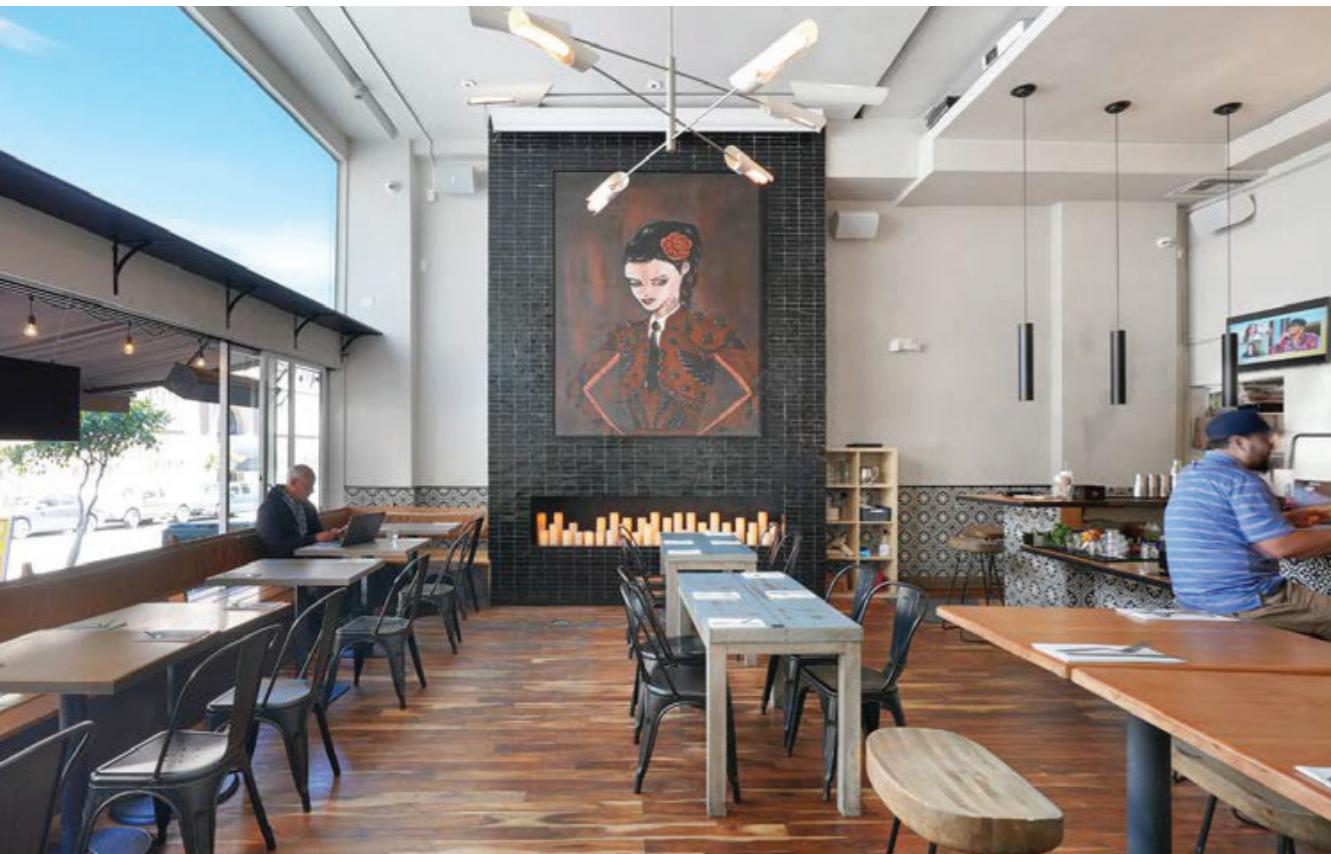
(5 Year Option: \$9,900 NNN)

USE | Office

TENANT SUMMARY

| 679 Sutter St.

 CALCO
COMMERCIAL, INC.

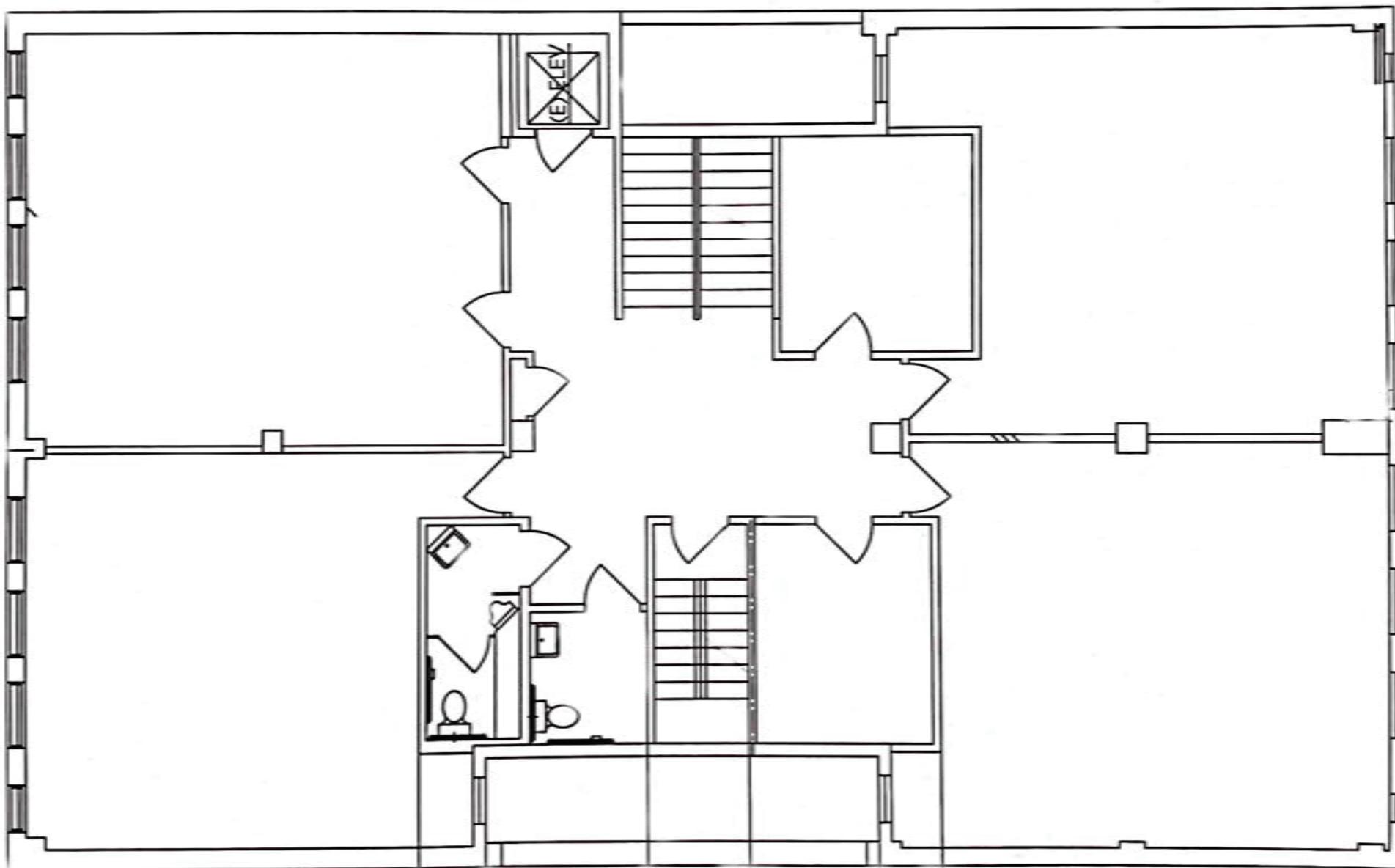


FLOOR PLANS

| 679 Sutter St.

 CALCO
COMMERCIAL, INC.

THIRD FLOOR



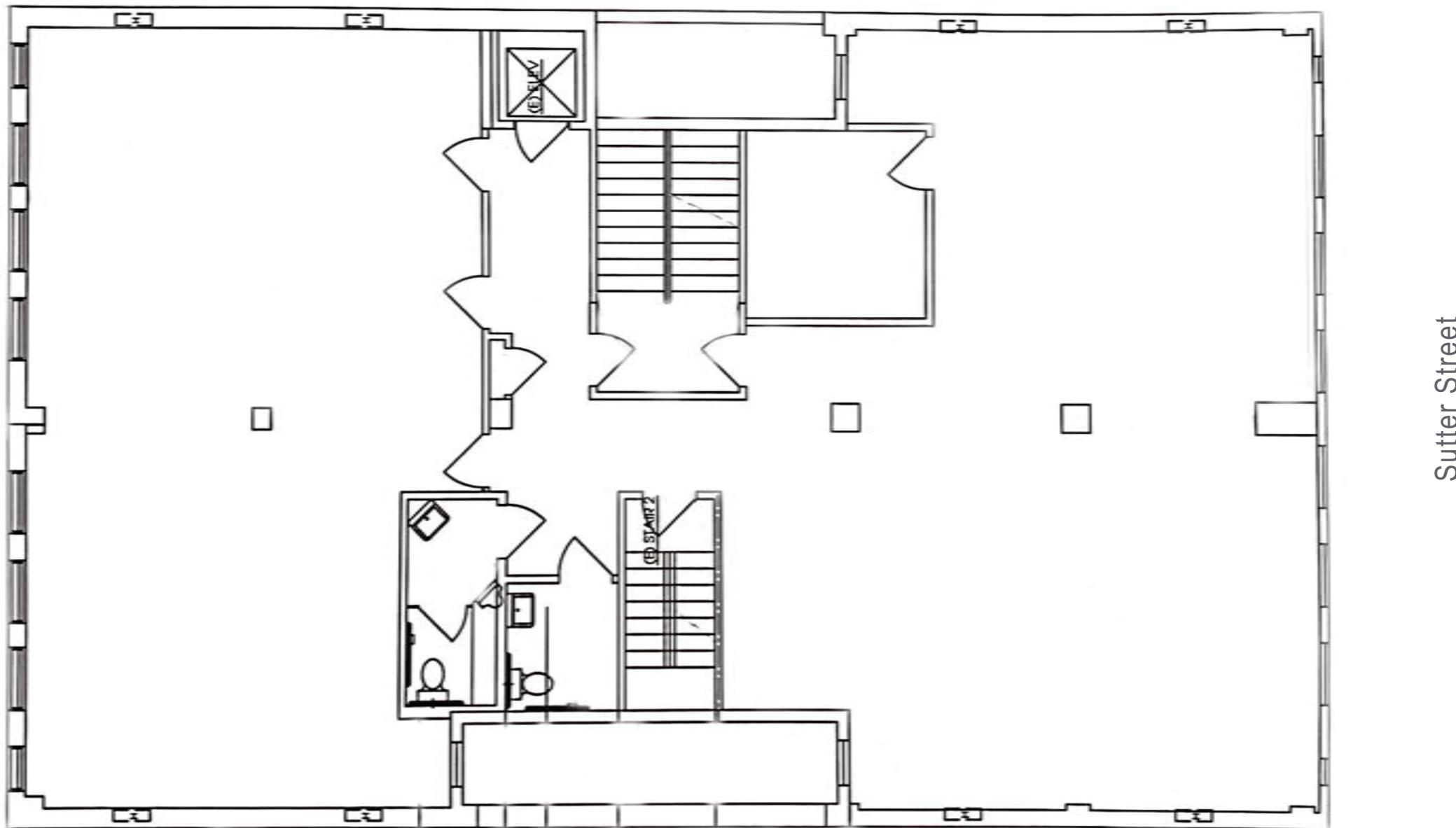
Sutter Street

FLOOR PLANS

| 679 Sutter St.

 CALCO
COMMERCIAL, INC.

SECOND FLOOR

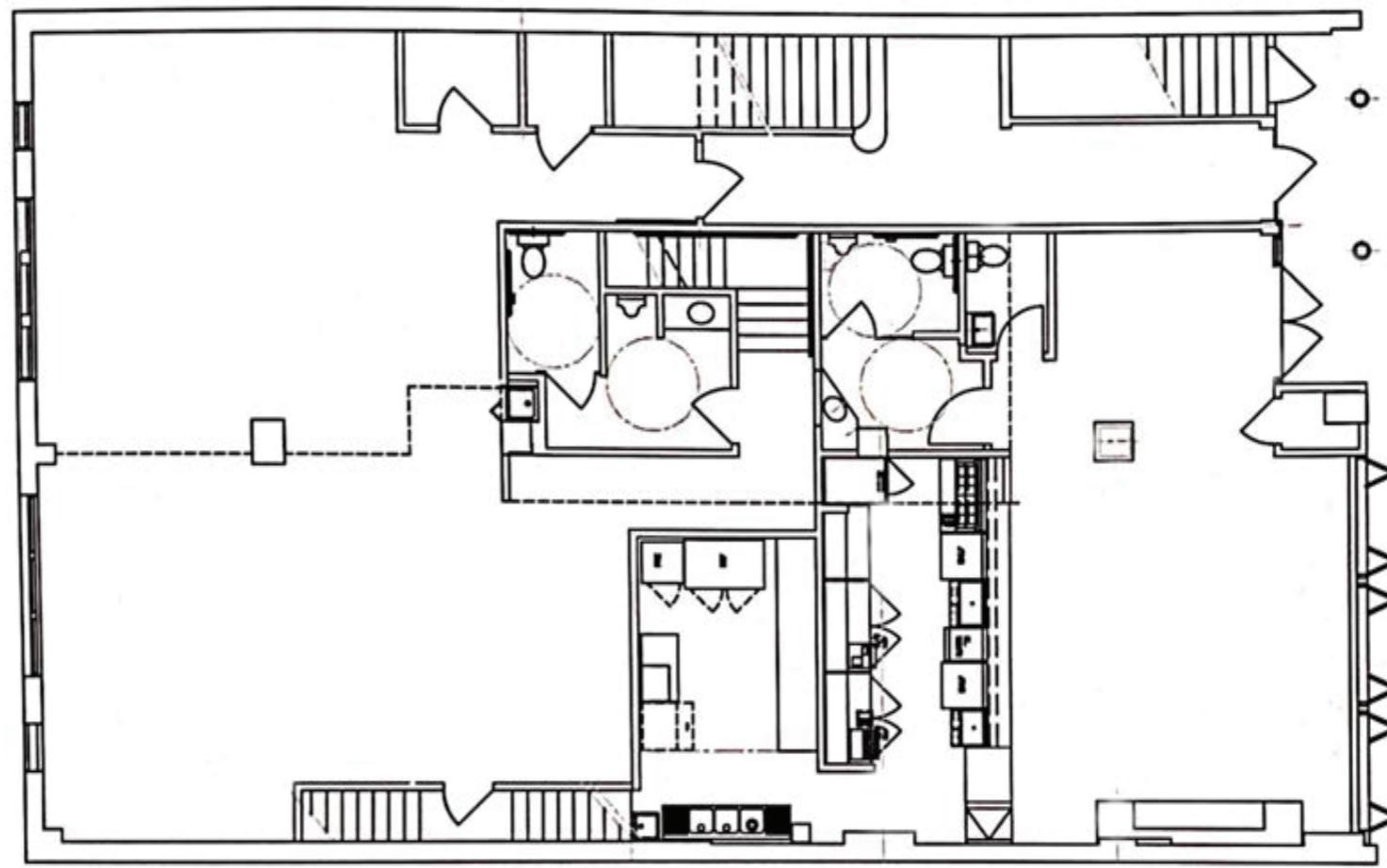


FLOOR PLANS

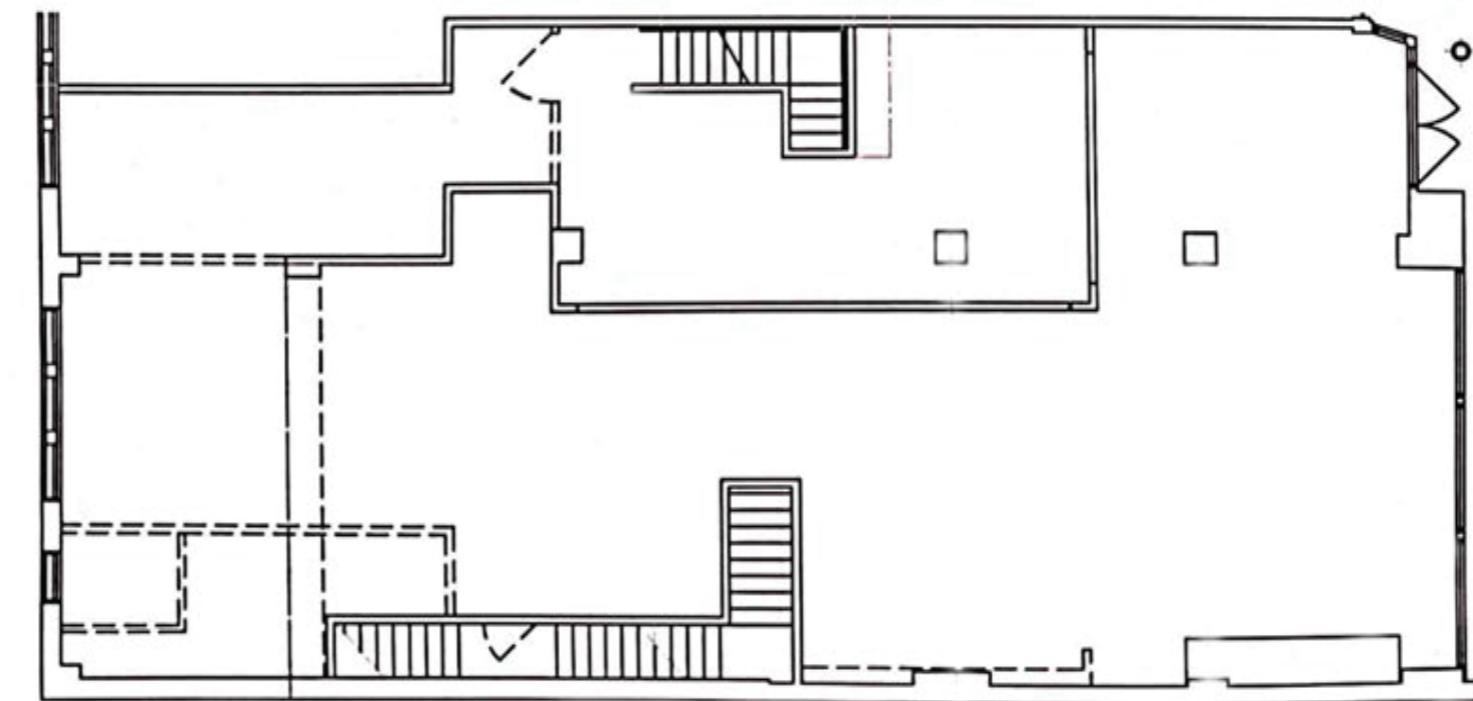
| 679 Sutter St.

 CALCO
COMMERCIAL, INC.

GROUND FLOOR & MEZZANINE



Sutter Street

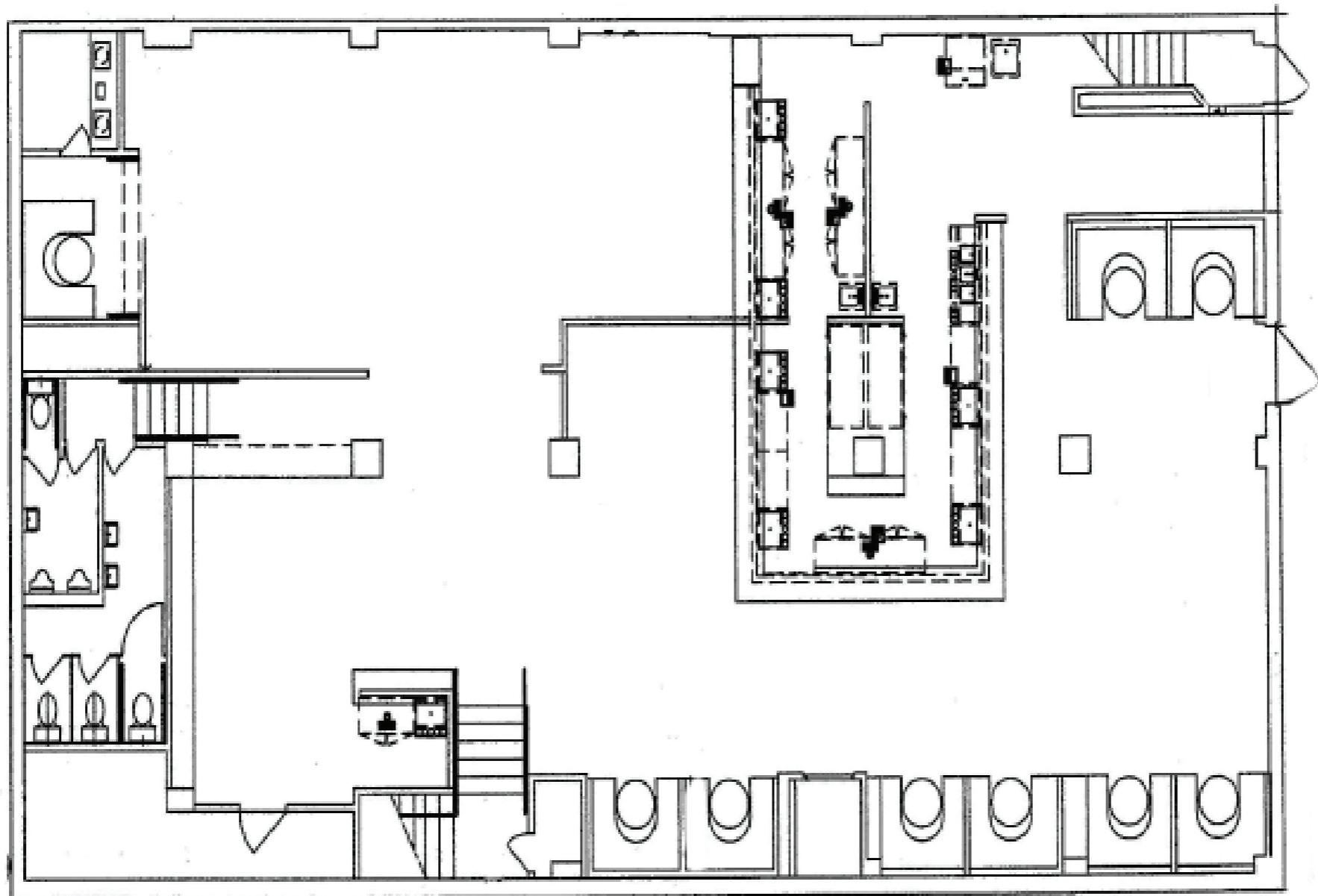


FLOOR PLANS

| 679 Sutter St.

 CALCO
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LOWER LEVEL



Sutter Street

LOCATION OVERVIEW

679 Sutter St.



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



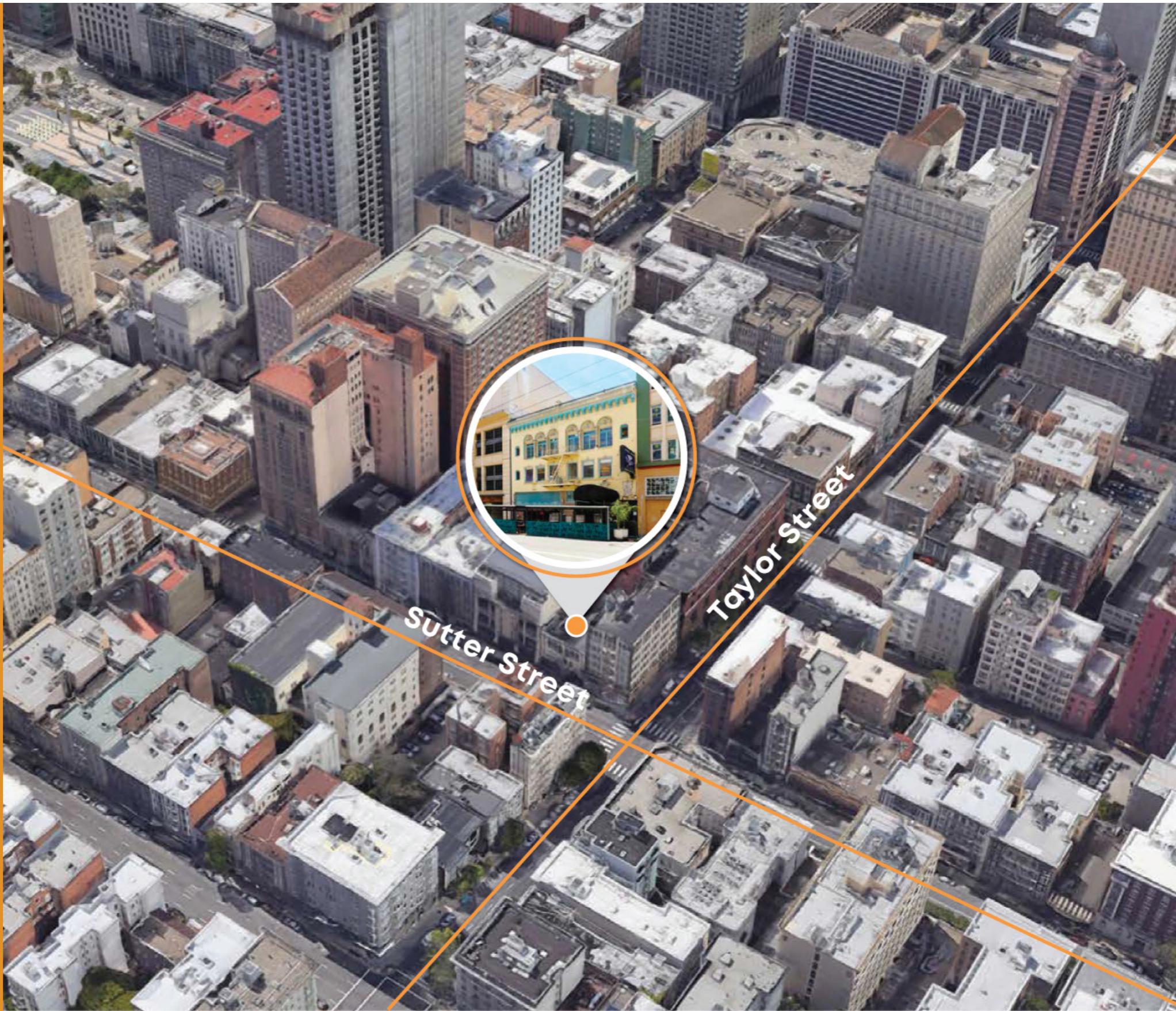
06 MIN to Union Square
09 MIN to Powell St Bart
10 MIN to Market St



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



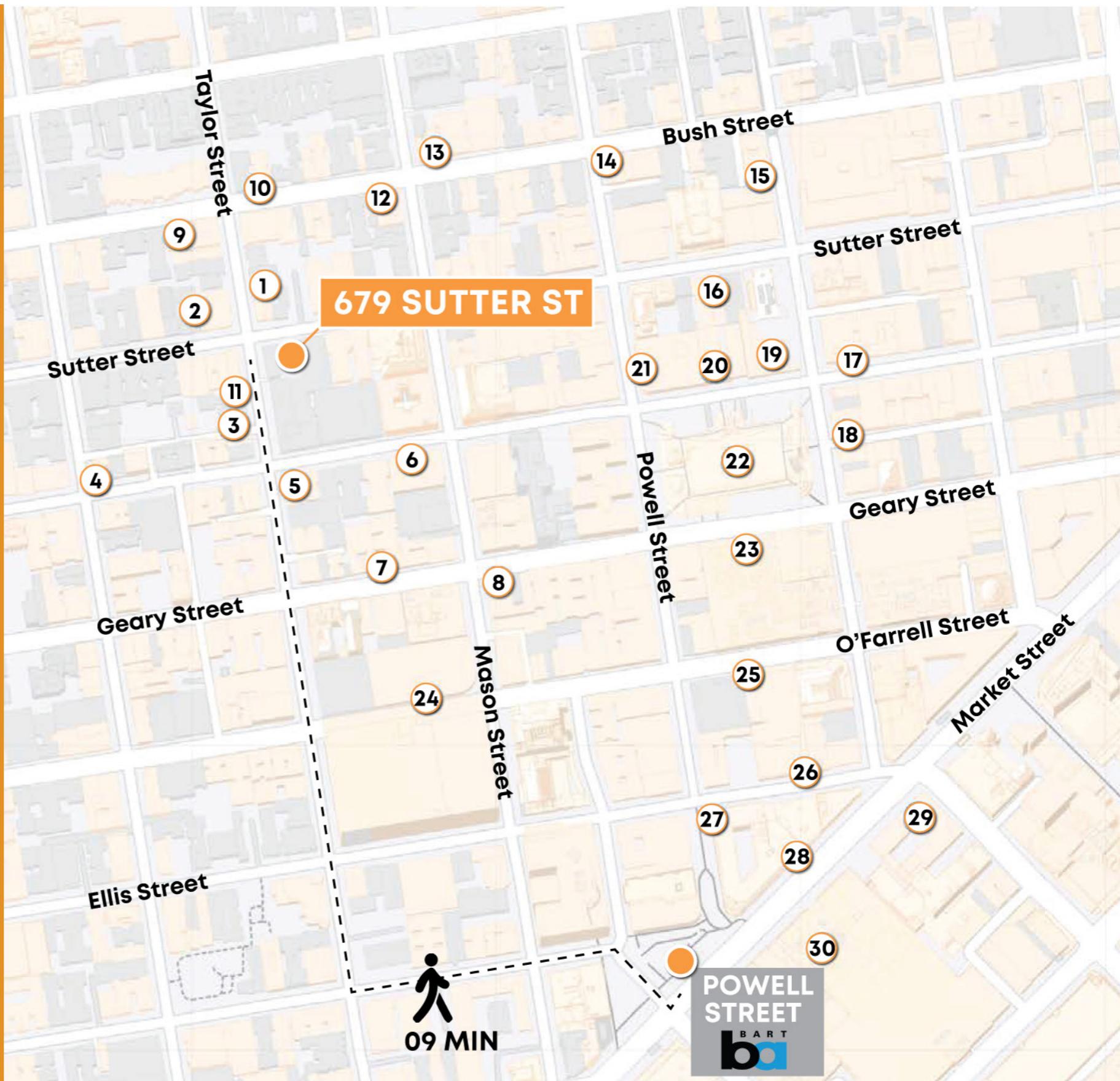
05 MIN to 80 On-Ramp
07 MIN to 280 On-Ramp
08 MIN to 101 On-Ramp



NEARBY AMENITIES

| 679 Sutter St.

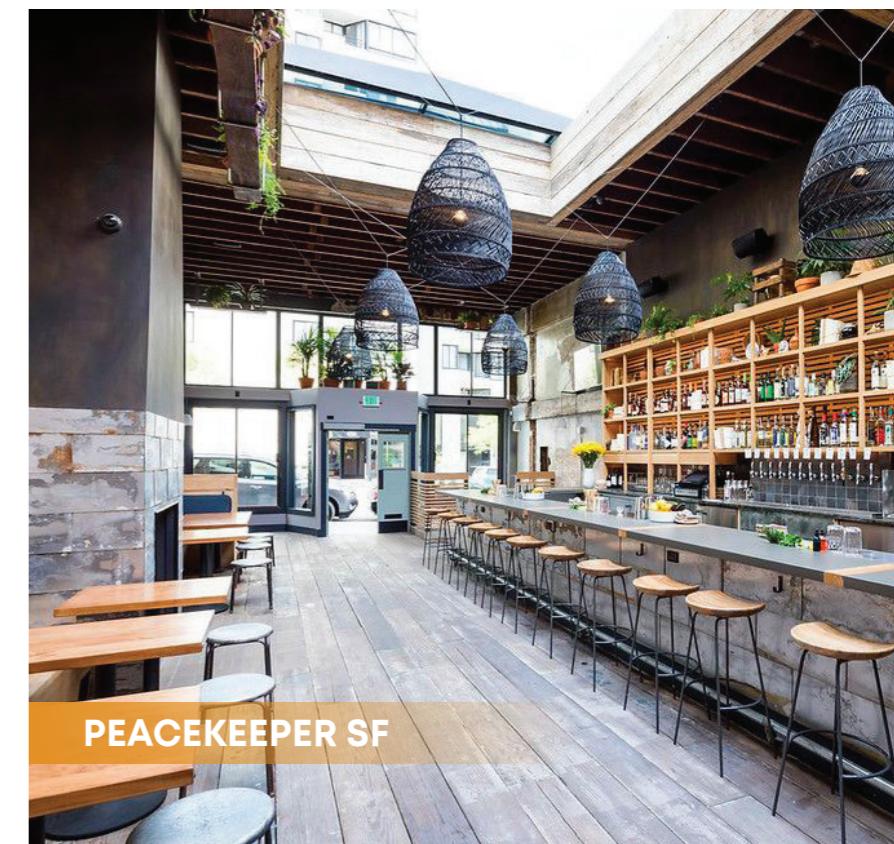
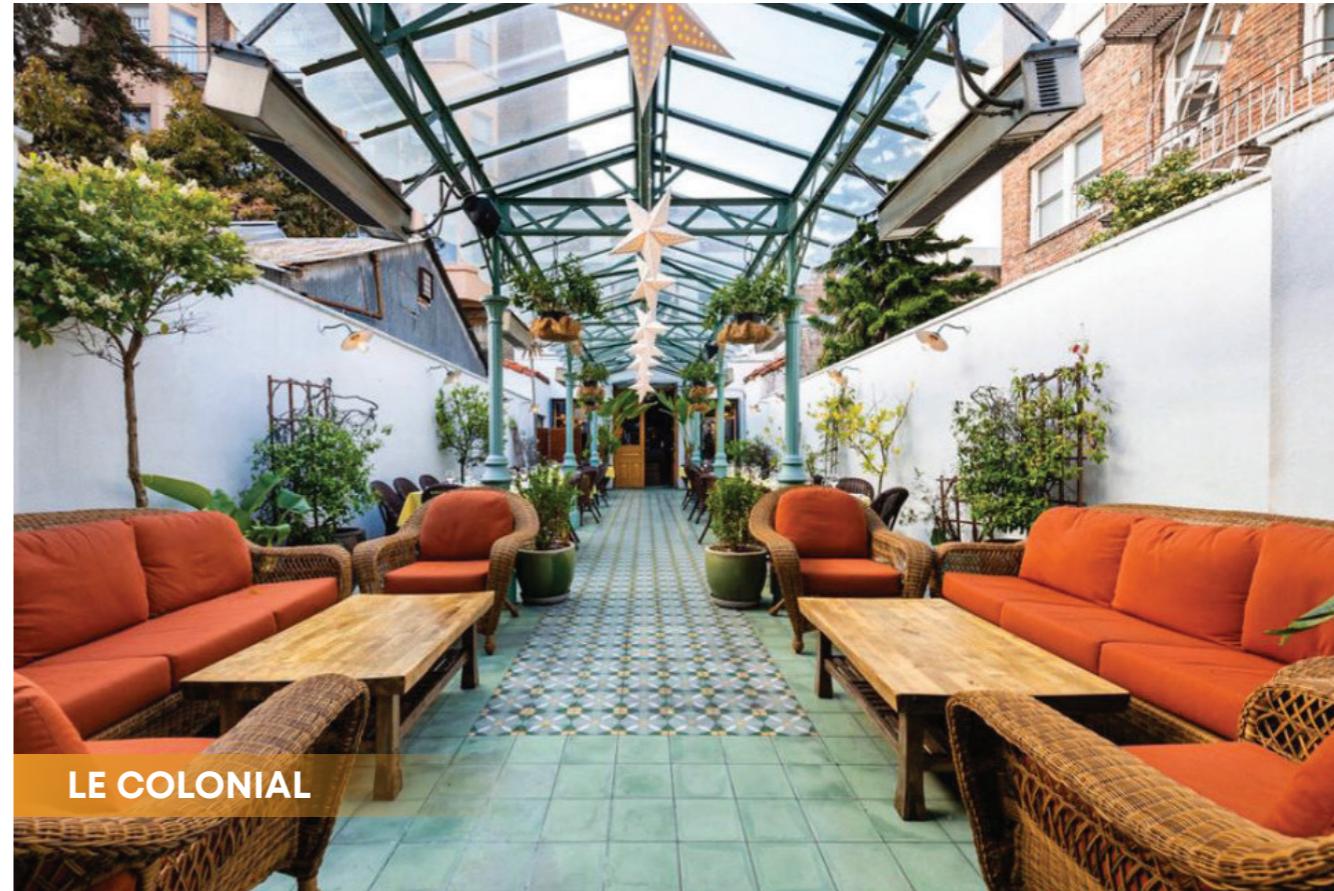
- 1 Piraat Pizzeria & Rotisserie
- 2 Sanraku
- 3 Ryoko's Japanese Restaurant
- 4 Lapisara Eatery
- 5 Honey Honey Cafe & Crepery
- 6 Zingari Ristorante & Jazz Bar
- 7 Starbucks
- 8 Mastro's Steakhouse
- 9 Peacekeeper
- 10 Fresh Brew Coffee
- 11 Le Colonial
- 12 Tacorea
- 13 Aliment
- 14 Roxanne's Cafe
- 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



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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.