

Russian Hill 1545 PACIFIC AVE

RETAIL/OFFICE COMPLEX | SAN FRANCISCO, CA

- 2,000 - 13,611 SF AVAILABLE
- FOR LEASE OR SALE
- CREATIVE LEASE OR SALE STRUCTURE

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PROPERTY OVERVIEW

EXPANSIVE AND BRIGHT BUILDING IN A PRIME SAN FRANCISCO NEIGHBORHOOD

1545 Pacific Avenue is a generously spacious and sunlit building situated in the highly sought-after Russian Hill neighborhood of San Francisco. With total area of up to 13,611 square feet, this versatile property can also be subdivided into a minimum of 2,000 square feet to suit your specific needs.

The current owner welcomes the possibility of either leasing or selling this exceptional property, which can include a range of innovative leasing or sale arrangements, including enticing options such as lease agreements with the potential to purchase, flexible short or extended-term leases, or even purchasing with advantageous seller financing.

The ground floor features an open floor plan, seamlessly transitioning to an upper level drenched in sunlight. This upper space offers an expansive with open workspaces, private offices, and vast ceilings. Oversized windows grace the property, letting in abundant natural light throughout the day.

Situated in the heart of Upper Polk Street, within the bustling retail corridor of Russian Hill, this property offers unparalleled access to the vibrant pulse of the city. Notable neighbors include the upcoming BiRite, Cheese Plus, Reveille Coffee, Nisei, Blue Barn, Walgreens, and more. The property is in close proximity to easy transportation options and convenient street parking. For those seeking additional parking solutions, the possibility of securing monthly parking arrangements in nearby lots and garages adds to the overall accessibility of this remarkable property.



PROPERTY OVERVIEW

ADDRESS	1545 PACIFIC AVENUE SAN FRANCISCO, CA 94109
TOTAL BUILDING AREA	13,611 SF
LOT AREA	7,833 SF
YEAR BUILT	1937
ZONING DISTRICT	NCD - Pacific Avenue Neighborhood Commercial
APN	0596-033
CONSTRUCTION	Concrete
PARCEL WIDTH & DEPTH	61.4' x 127.7'
HEIGHT LIMIT	40-X



NEIGHBORHOOD KEY FACTS



40,980

POPULATION



\$143,649

MEDIAN HOUSEHOLD INCOME



40.2

MEDIAN AGE



2.7%

UNEMPLOYMENT RATE



76%

POPULATION WITH BACHELOR'S/
GRAD/PROF DEGREE

SURROUNDING SHOPS & EATERIES

BERBER



NISEI

ZERO&

SAINT FRANK
COFFEE



BLUE BARN

FIGRELLA
NEIGHBORHOOD ITALIAN

Peet's
COFFEE



SWAN
OYSTER DEPOT

Harris'
The San Francisco Steakhouse



HOUSE OF
PRIME RIB



BI-RITE

CHEESE

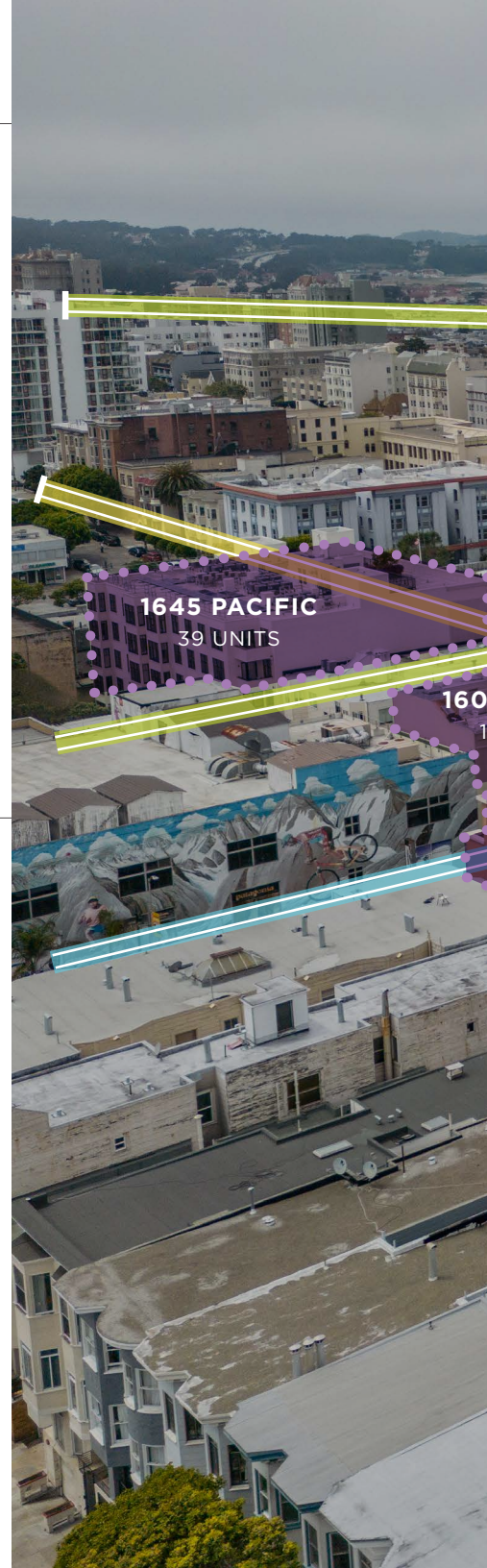


★ PLUS ★

BELL TOWER

WHOLE
FOODS
MARKET

TRADER JOE'S





GOLDEN GATE BRIDGE

MARIN COUNTY

MARINA DISTRICT

FORT MASON

COW HOLLOW



49/90

19

VAN NESS CORRIDOR

1 PACIFIC
6 UNITS

MAISON PACIFIC
53 UNITS
BUILT 2023

1452 BROADWAY
8 UNITS
BUILT 2021

PACIFIC TERRACE
39 UNITS
BUILT 2013

1545
PACIFIC AVE

12

PACIFIC AVENUE



PROPERTY HIGHLIGHTS

- Russian Hill Office/Retail Complex
- Core San Francisco location with easy access to all parts of the city, Marin County, Peninsula and East Bay
- Full Building Opportunity
- For Sale/Lease
- Creative Lease & Sale Structuring Possible
- 2,000 SF - 13,611 SF Office/Retail/Flex Space
- Short or Long-Term Lease
- Flexible Zoning





PROPERTY OVERVIEW



THE OFFERING

BUILDING SQUARE FT	13,611 SF
PARCEL SQUARE FT	7,833 SF
ASKING RENT	\$ 2.00 PSF (NNN)
ASKING PRICE	\$5,400,000
PRICE PSF	\$396.74



OWNER-USER OPPORTUNITY

- Rare opportunity for users to acquire a high quality boutique building, ready for customization
- Located in Russian Hill, one of the most affluent neighborhoods in San Francisco
- High ceilings and large windows create an outstanding working environment
- Multiple private offices and conference room on second floor
- Walking distance to multiple sought-after amenities including the Polk Street Retail Corridor and the Van Ness Rapid Transit line
- SBA financing available



MAISON PACIFIC



BODY ROK

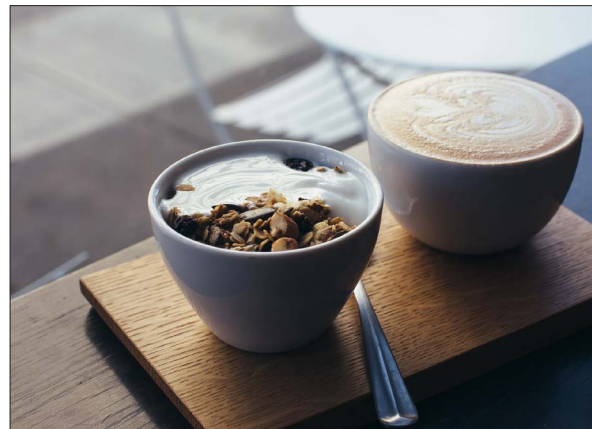


RUSSIAN HILL BOOKSTORE

NEIGHBORS



COLE HARDWARE



SAINT FRANK COFFEE



FIORELLA



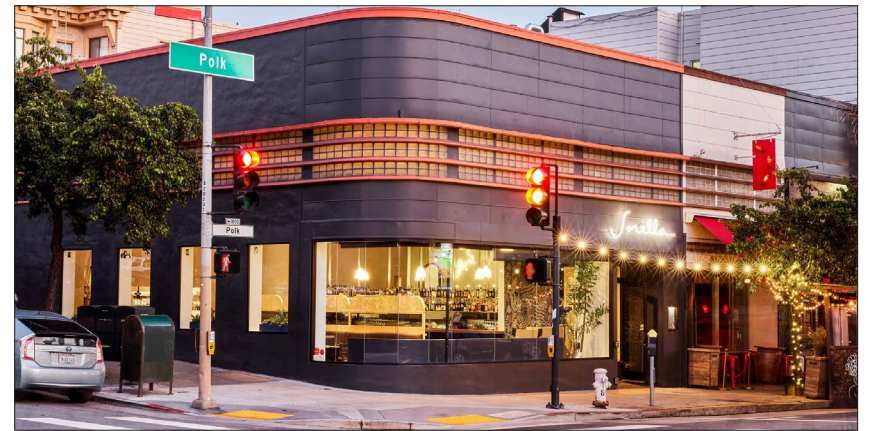
SWAN OYSTER



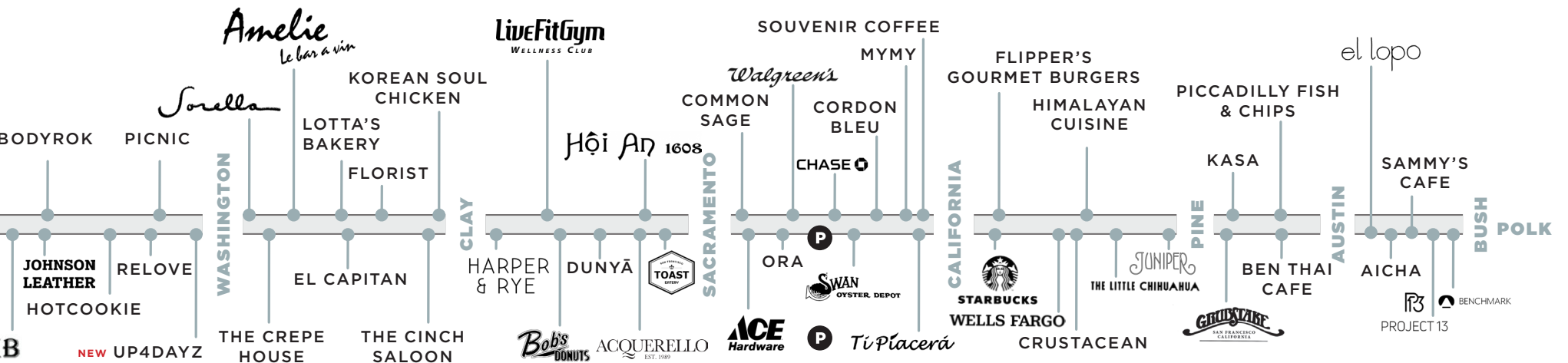
TORE



BI-RITE



SORELLA



ER DEPOT

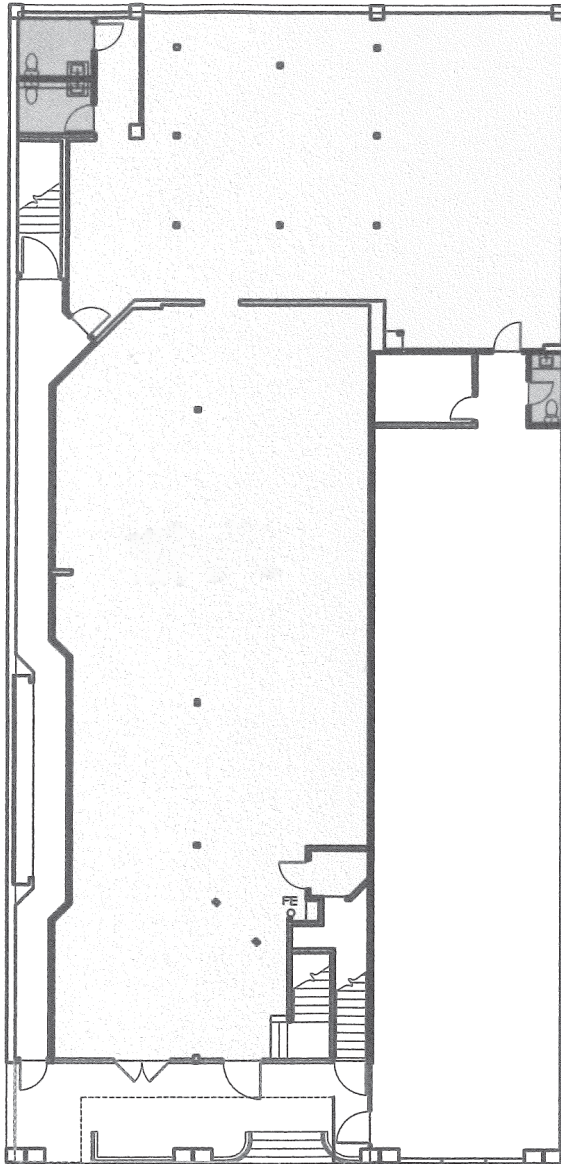


SARU HANDROOL BAR

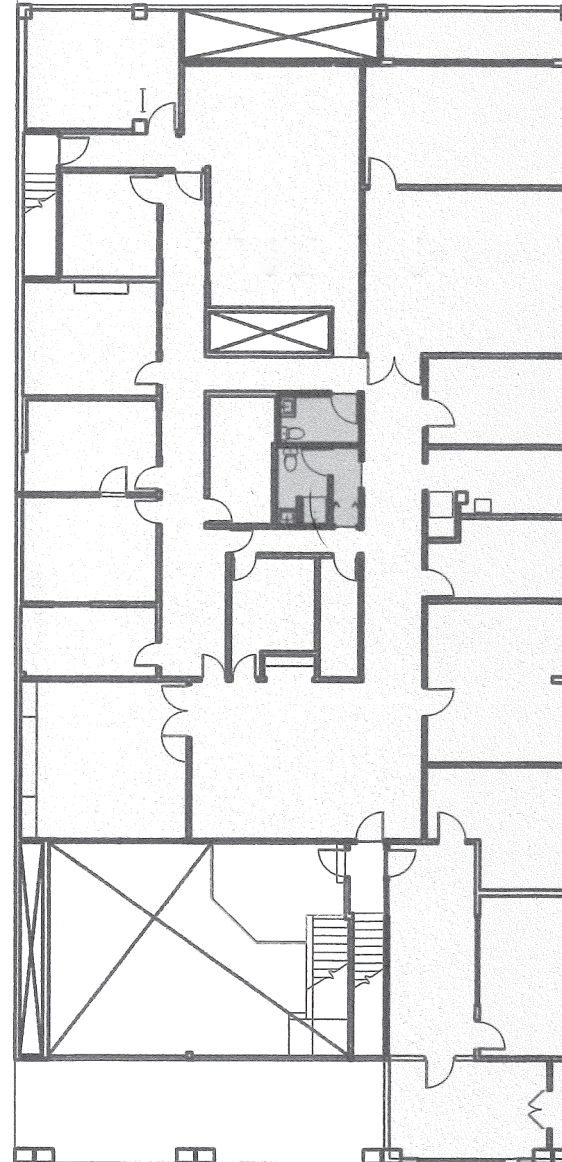


BLUE BARN

FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

LOCATION - RUSSIAN HILL

Situated within San Francisco's Russian Hill district, 1545 Pacific Avenue finds itself nestled along the vibrant Polk Street corridor. This prime location falls within the Upper Polk section of Russian Hill, which has recently welcomed an array of exciting establishments including Bi-Rite, Zero &, Modern Animal, and Nisei. Upper Polk Street boasts a captivating array of boutiques, dining venues, cafes, and fitness concepts, creating an alluring haven for both residents and visitors. The neighborhood exudes an irresistible blend of historical charm and contemporary developments, combining classic San Francisco architectural with modern innovations. A pedestrian-friendly ambiance encourages leisurely strolls, inviting exploration of the distinctive boutiques and eateries. The culinary landscape of the area is a tapestry of diverse flavors, ranging from upscale dining destinations to casual eateries showcasing global cuisine. Access to the area is painless, with public transportation and parking nearby.

WALK SCORE

100

TRANSIT SCORE

85

BIKE SCORE

80





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