

1812 POLK STREET

RETAIL CONDO FOR SALE OR LEASE

POLK GULCH SUB-MARKET



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SPACE HIGHLIGHTS

- Amenity rich location
- Highly desirable location
- Excellent signage/identity
- High foot traffic location
- Exclusive rear patio
- 2 Restrooms
- Local ownership & management

AVAILABILITY

- Available NOW
- Size: 3,052 RSF
- Term: 3-10 Years
- Rate: \$36 IG PSF/YR
- Sale Price: ~~\$1,995,000~~ **\$1.8 Million**
(\$590 PSF +/-)



AROUND THE NEIGHBORHOOD



CPMC



HOT COOKIE



CAFÉ REVELLE



CREPE HOUSE



LAFAYETTE PARK

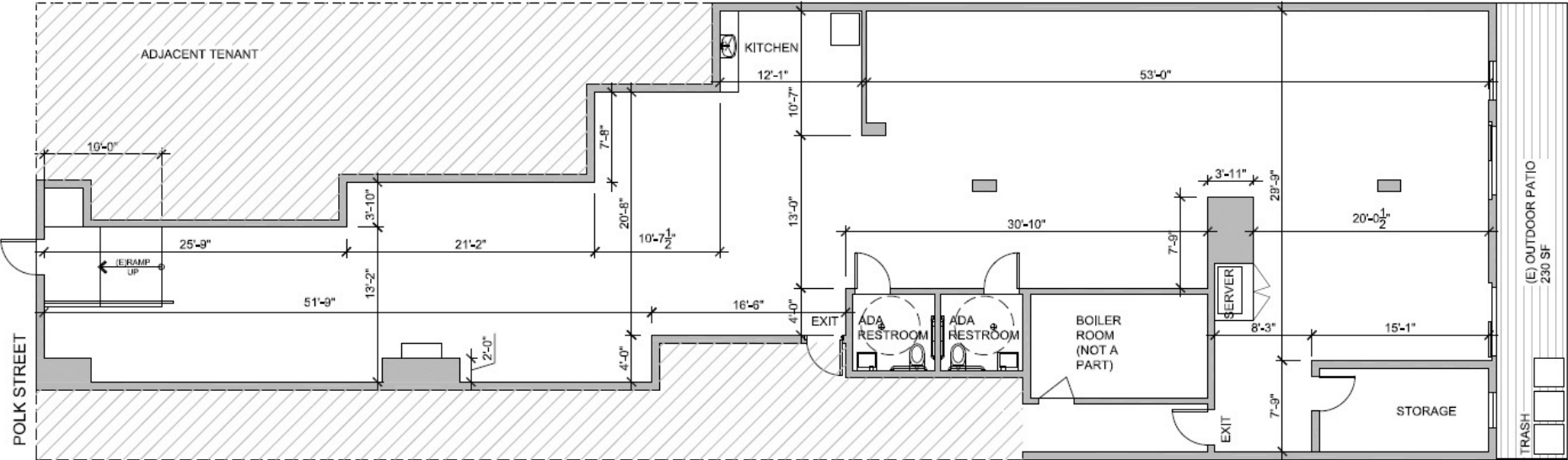


HOPR

FLOOR PLAN

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Floor plan and measurements are not guaranteed, nor warranted. Tenant shall make its own independent investigations.

LOCATION HIGHLIGHTS

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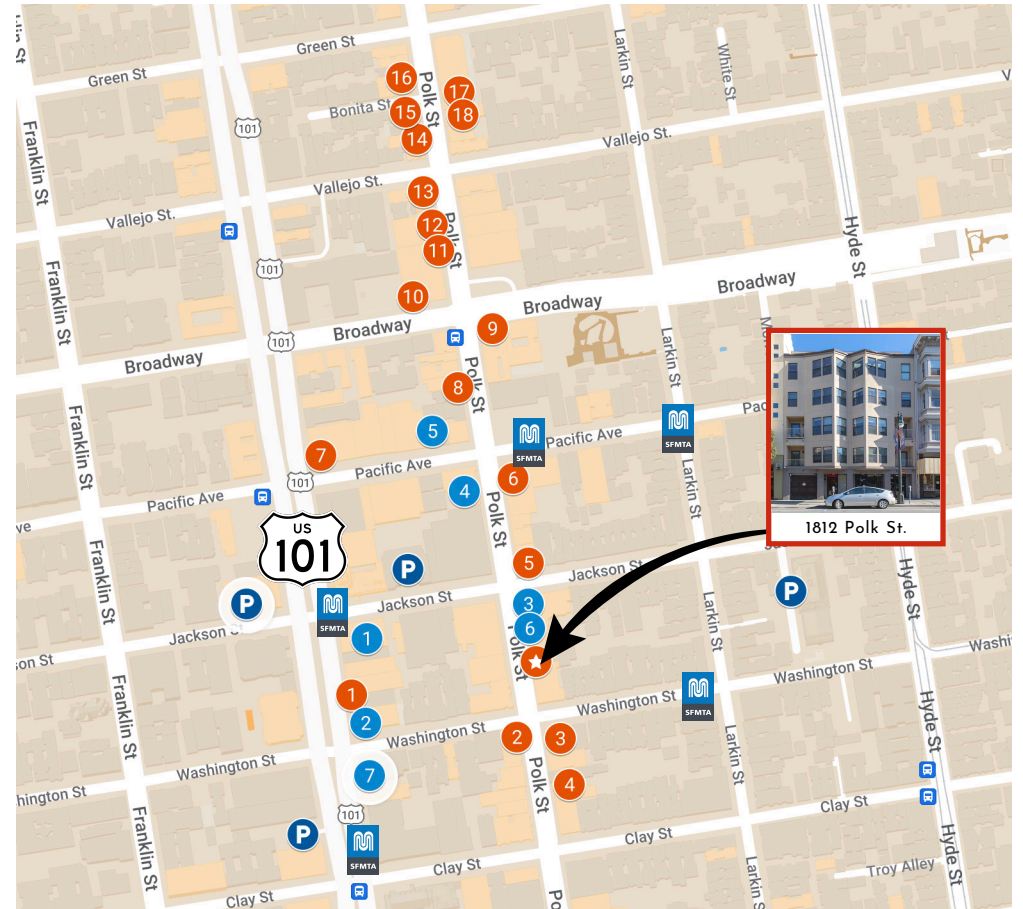
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Restaurants and Cafes:

- | | |
|---|---------------------------------|
| 1 House of Prime Rib | 10 Berber |
| 2 The Crepe House | 11 Teaspoon |
| 3 Amelie San Francisco | 12 Peet's Coffee |
| 4 Thai Spice Restaurant | 13 Starbucks |
| 5 Bell Tower | 14 Macondray |
| 6 Cafe Réveille | 15 Bonita Taqueria y Rotisserie |
| 7 Harris' Restaurant - The San Francisco Steakhouse | 16 Blue Barn Polk |
| 8 Tai Chi | 17 Philz Coffee |
| 9 Shanghai Kelly's | 18 The Boys' Deli |

Nearby Amenities:

- 1 CrossFit Golden Gate
- 2 CorePower Yoga Nob Hill
- 3 BODYROK POLK
- 4 Union Nails
- 5 Clay By The Bay Pottery Studios
- 6 Polk Animal Hospital
- 7 Trusted Dental



PLEASE CONTACT EXCLUSIVE AGENTS FOR ALL TOURS, QUESTIONS AND OFFERS::

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THE OFFERING OVERVIEW TOUR & OFFER PROCESS

Colton Commercial & Partners, Inc., as exclusive listing broker, is pleased to present to qualified Buyers or Tenants the opportunity to acquire or lease the 100% fee simple interest in 1812 Polk Street, San Francisco, CA . All offers from qualified Buyers or Tenants will be given serious consideration. For offers to be given serious consideration, Buyers or Tenants should include their background information and identify their source of equity and debt. The Property is being offered on an "as-is", "where -is" basis and Seller reserves the right in its sole discretion to accept or decline any offer(s). Seller has not yet set a date for offers and offers will be reviewed on a first-come, first-serve basis. Seller reserves the right to accept any offer in advance of this date. All tours require 24-hour prior notice.

Please do not disturb existing tenant.

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