



**COLDWELL BANKER
COMMERCIAL
REALTY**

VACANT MIXED-USE COMMERCIAL BUILDING

532-536 Sutter Street | San Francisco, CA 94102

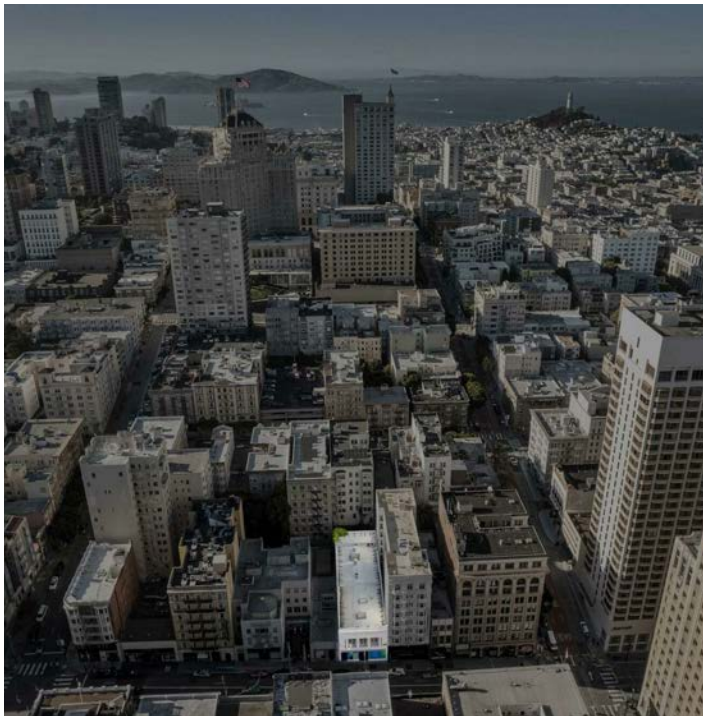
FOR SALE



Dan McGue
415.310.5787
dan@danmcgue.com
CaDRE #00656579

SALE VACANT MIXED USE COMMERCIAL BUILDING | DOWNTOWN

532-536 Sutter Street San Francisco, CA 94102



PROPERTY HIGHLIGHTS

- Excellent Downtown SF Location!
- Vacant Mixed Use Commercial Building
- Located on Sutter Street between Powell & Mason Streets
- 1.5 Blocks From Union Square Shopping Center
- 3 Floors
- 44' Frontage on Sutter Street
- Abundant Use Possibilities
- Seismic Retrofit Completed

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,822	25,129	75,191
Total Population	7,680	44,679	139,567
Average HH Income	\$118,829	\$106,685	\$150,493

OFFERING SUMMARY

Offered at: \$5,575,000

Price/SF:	\$325*
Building Size:	Approx. 17,160 SF*
Lot Size:	Approx. 6,046 SF**
Lot Dimensions:	Approx. 44' x 138'**
Basement Ceiling Height:	Approx. 7' 6"***
First Floor Ceiling Height:	Approx. 14' 8"***
Second Floor Ceiling Height:	Approx. 13' 4" (Front)***
Second Floor Ceiling Height:	Approx. 13' 4" (Middle)***
Second Floor Ceiling Height:	Approx. 13' 4" (Stage/Back)***
Year Built:	1910**
Zoning:	C3R**
APN:	0284-007**

*Per Realist Tax Records. Per Recent Appraisal Approx. Square Footage is 16,594. Not Warranted.

** Per Realist Tax Records. Not Warranted.

***Per Broker's Measurements. Not Warranted.

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PROPERTY DESCRIPTION

532-536 Sutter Street is a vacant mixed use building in Downtown San Francisco. Per a recent appraisal, it consists of 16,594 square feet on three levels, including 4,651 SF of basement level space. The building was constructed in 1910 and once housed The San Francisco Playhouse Theatre. There are four bathrooms and ample natural light plus wonderful period architectural details throughout. The property offers almost limitless use potential - retail, art gallery, entertainment, multifamily, hospitality, restaurant, rooftop bar, etc. It is a high-profile commercial site with excellent foot and tourist traffic, located just off the Union Square District, a favorable central business district location. Seismic Work has been completed.



LOCATION DESCRIPTION

The building is excellently located in Downtown, San Francisco, just a few blocks from The Grace Cathedral, and The Warfield - a historical downtown music venue and a San Francisco institution since 1923. This neighborhood is the center of much commercial and residential real estate development, and close to employers in the Tech and Internet Industries. 532 Sutter Street is located between Powell and Mason Streets, 1.5 blocks from the heart of Union Square. Union Square is filled with luxury boutiques, trending retailers, fine dining, live theaters, and prestigious private clubs. Commercial office, hotel, and retail development represent the primary uses within the area. Within the Union Square District also lays a dynamic business center. There is a high concentration of prestigious advertising and public relations firms in the district, as well as headquarters for the Art Institute and Fashion Institute of Design Merchandise. It is also near the new Sutter Health Medical Center and Hastings Law School and in proximity to the hot Mid-Market and Civic Center areas and Polk Street with its many restaurants, bars and shops nearby. It is within walking distance to Union Square, the Financial District, Nob Hill, Chinatown, North Beach, Polk Street and the Van Ness Corridor. Public transportation via Muni and BART is nearby, which gives good access to all parts of the City. Freeway entrances and exits are also nearby, giving easy access to the Peninsula and East Bay.



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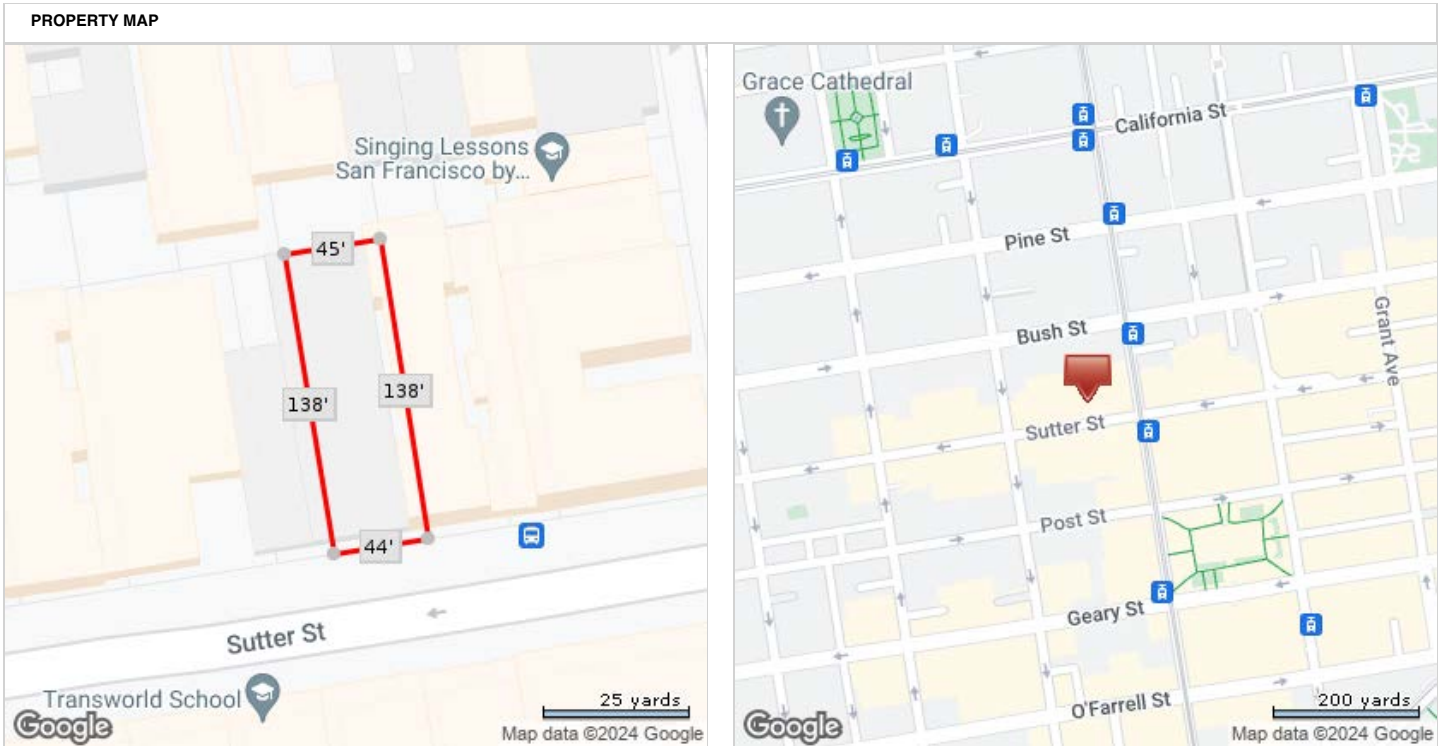


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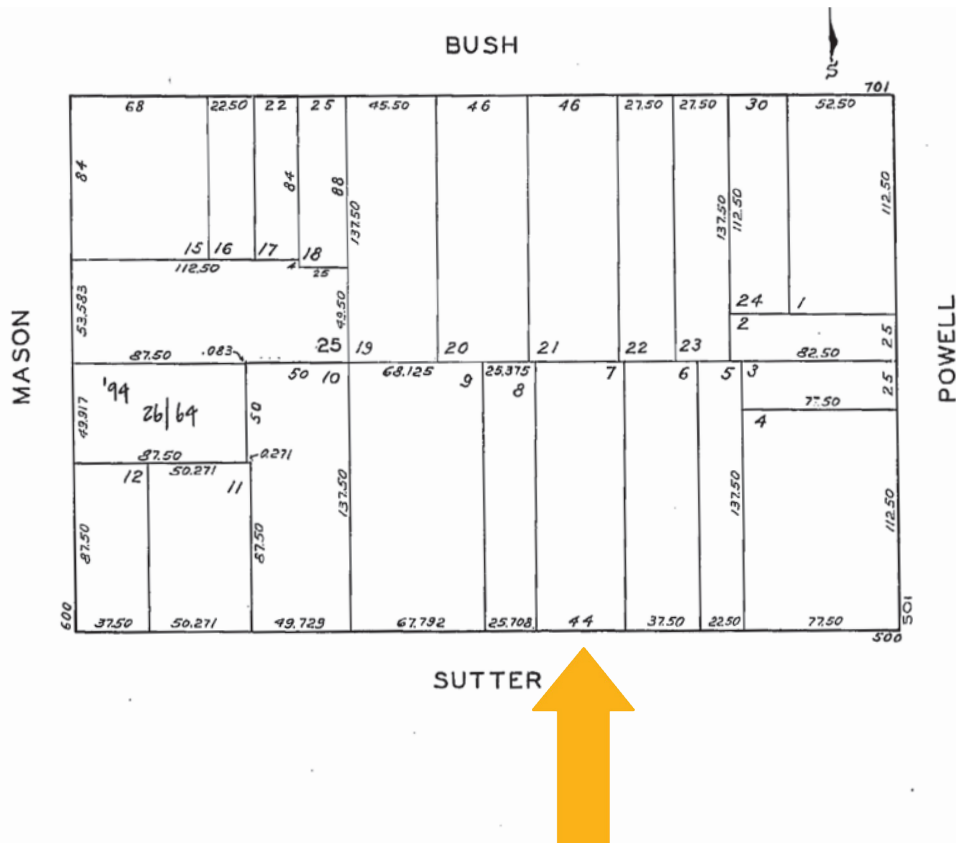
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TAX RECORDS LOT DIMENSIONS & ASSESSOR'S PLAT MAP



*Lot Dimensions are Estimated

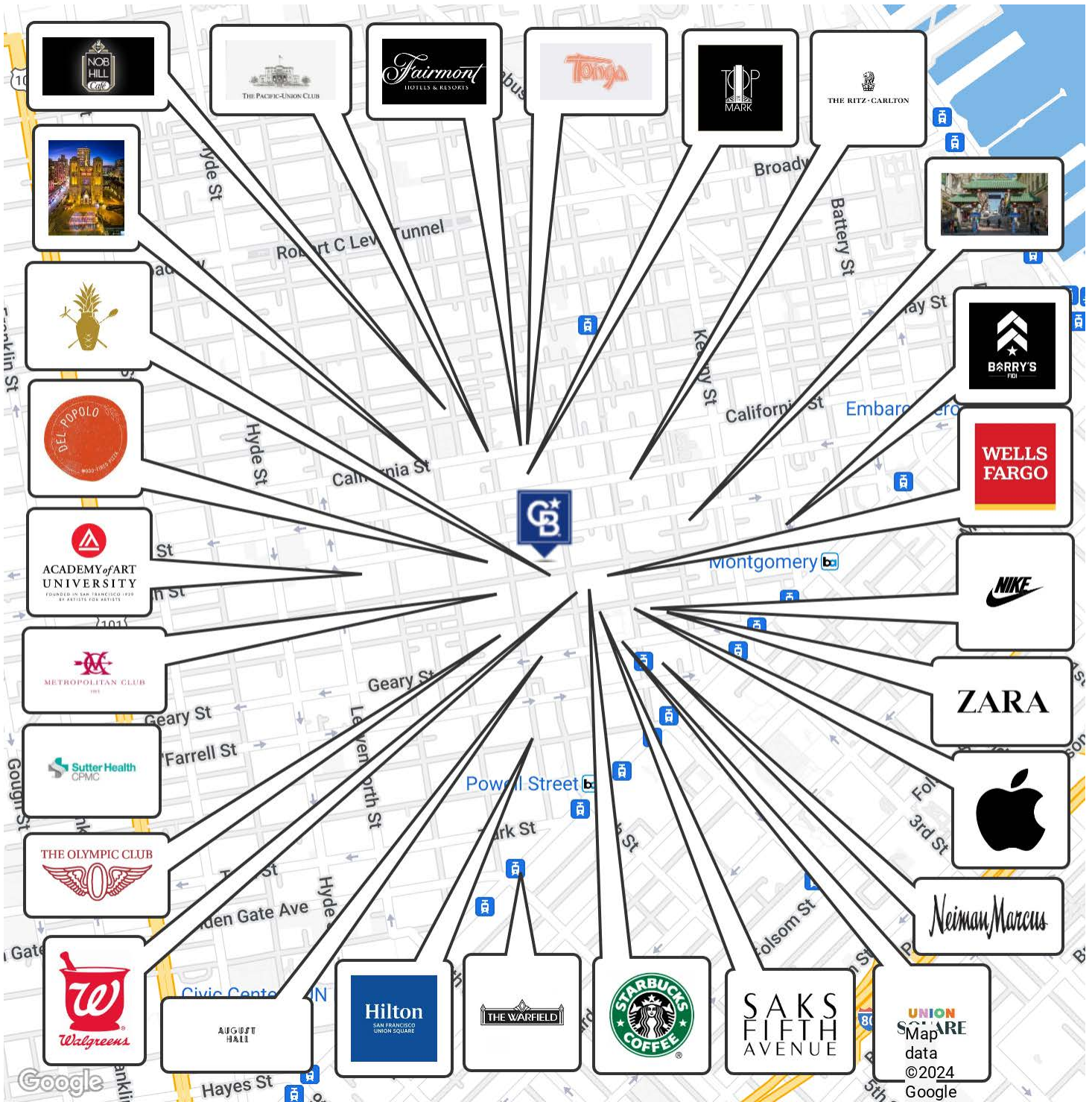


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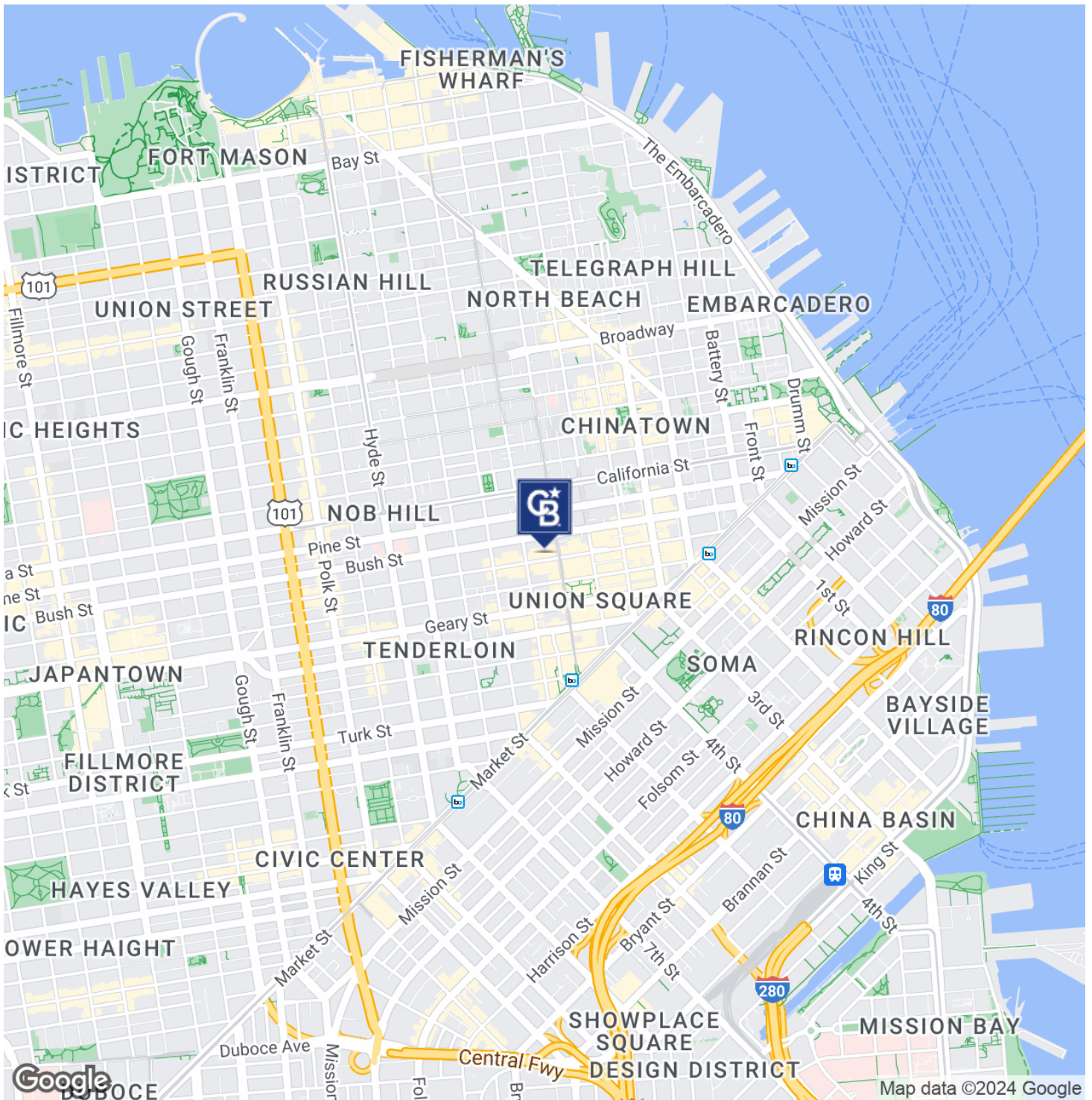


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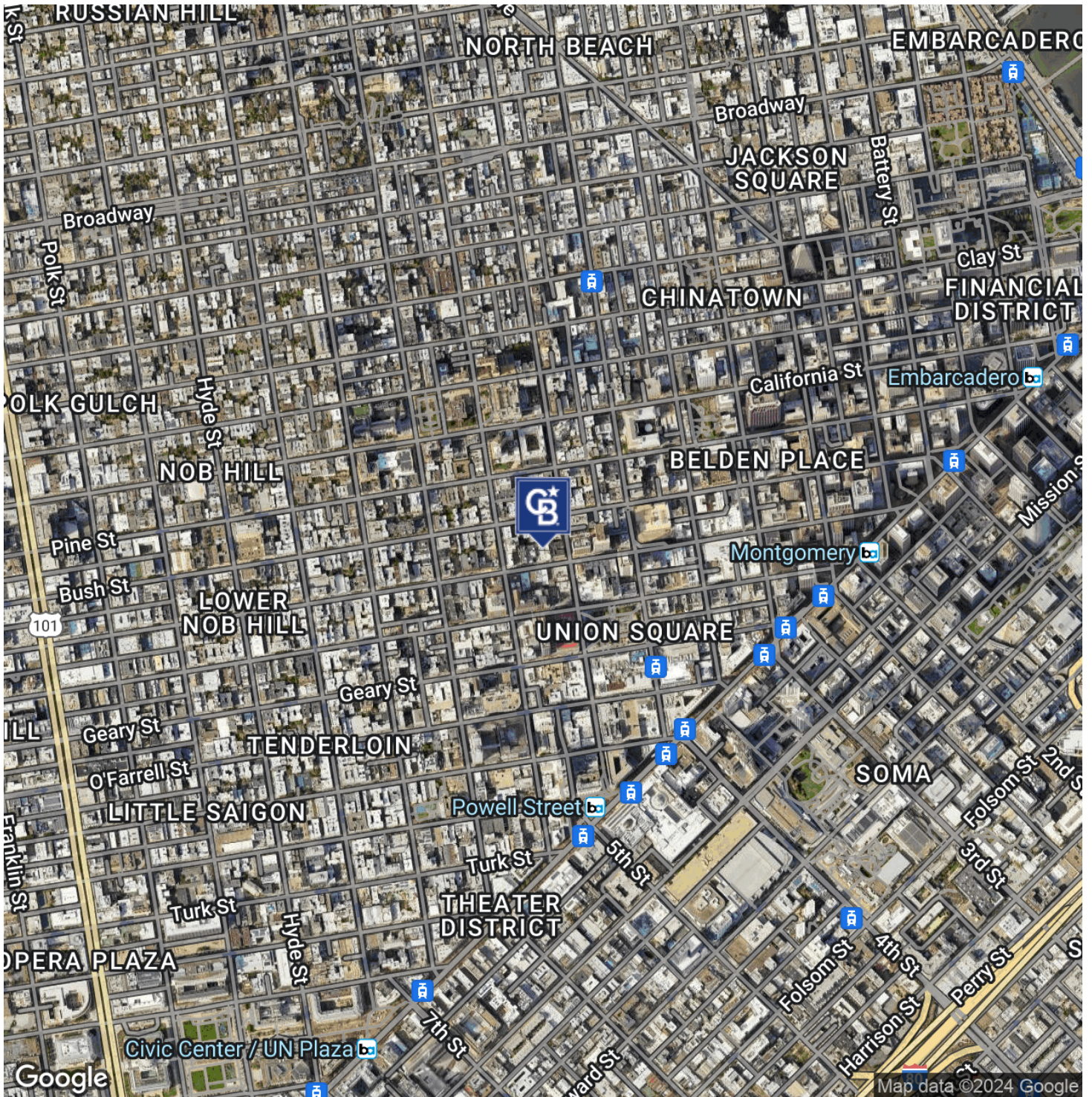
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