



**COLDWELL BANKER
COMMERCIAL**
REALTY

HIGH VISIBILITY VACANT COMMERCIAL BUILDING

729 Bush Street | San Francisco, CA 94108



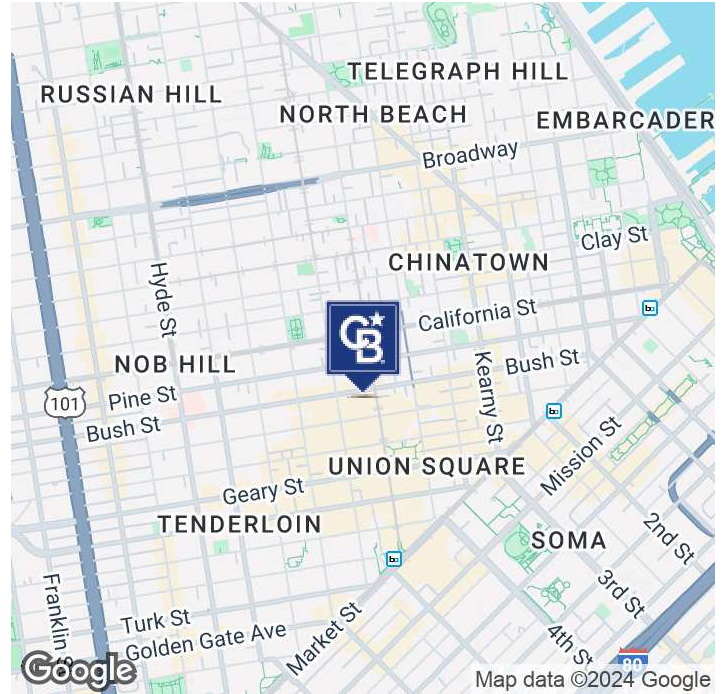
FOR SALE

Dan McGue
415.310.5787
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CaIDRE #00656579

SALE

VACANT COMMERCIAL BUILDING | LOWER NOB HILL

729 Bush St San Francisco, CA 94108



PROPERTY HIGHLIGHTS

- Excellent Downtown SF Location!
- Previously The Iconic Nob Hill Theatre!
- Vacant Retail Space
- Currently Approved for Healthcare Related Use
- Possibility of a Residential Only or Residential/Healthcare Use
- Other Use Possibilities Include Theater, Gallery, Retail + More!
- Large Basement Level
- Part of the Union Square Business Improvement District
- Close Proximity to Union Square & Grace Cathedral
- Nearby Powell Street & Montgomery Street BART Stations Provide Easy Access to the Greater Bay Area

OFFERING SUMMARY

Offered At: \$2,900,000

Lot Size:	Approx. 3,781 SF*
Lot Dimensions:	Approx. 27' x 138'
Year Built:	1911*
Zoning:	RC-4*
APN:	0284-022*

*Per Realist Tax Records

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PROPERTY DESCRIPTION

Presenting 729 Bush Street, a versatile commercial retail building in the heart of San Francisco Downtown. Formerly home to the iconic Nob Hill Theatre, this property spans approximately 3,795 square feet on a 3,781-square-foot lot, offering significant space and flexibility for various business uses in one of the city's most sought-after locations. Recently, a conditional use authorization was issued, allowing for a variety of healthcare related uses combined with medical office, opening additional possibilities for healthcare or wellness practices looking to establish a premium presence in the area. Zoned RC4, this property is ideal for theater/entertainment, retail, gallery space, or as a new medical facility. Planning Commission also approved a residential use at this location, though a combined use may require new application. Its prime location leading into Downtown and close to Union Square ensures high visibility, with access to abundant foot traffic from local residents, tourists, and nearby businesses. This storied building is a blank canvas ideal for owner/users with a vision!

LOCATION DESCRIPTION

Located in the heart of downtown San Francisco in the Lower Nob Hill District, 729 Bush Street is near major landmarks like Chinatown, Union Square, and the TransAmerica Pyramid. The area is known for its significant foot traffic, surrounded by retail shops, restaurants, and public transport options, enhancing its appeal for potential tenants. Bush Street is a major arterial from the western part of the City to Downtown, the Financial District, Chinatown, Union Square and the Embarcadero with one of the highest vehicle traffic counts in San Francisco. 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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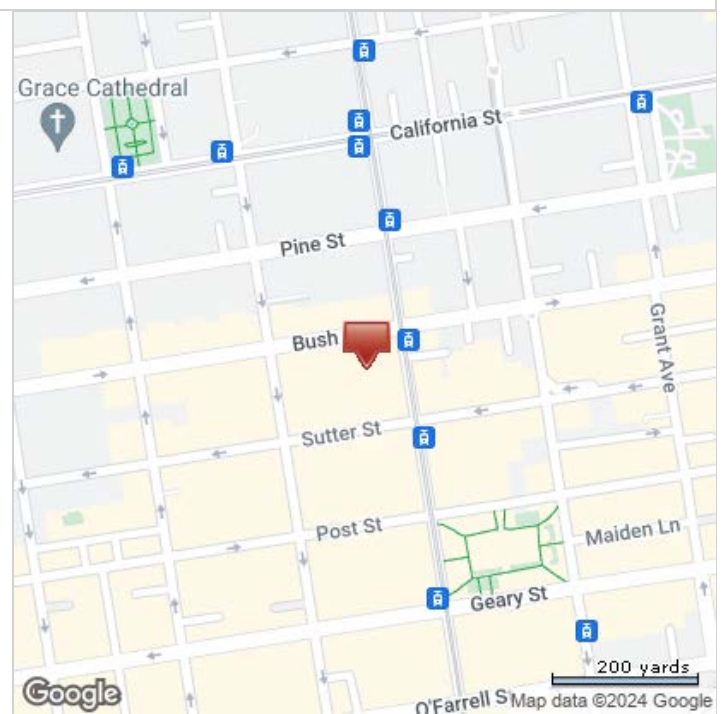
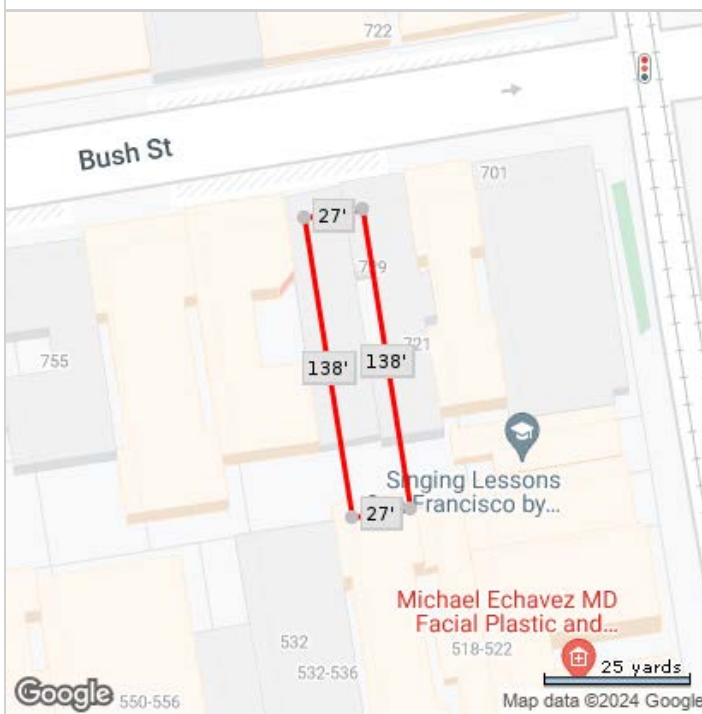
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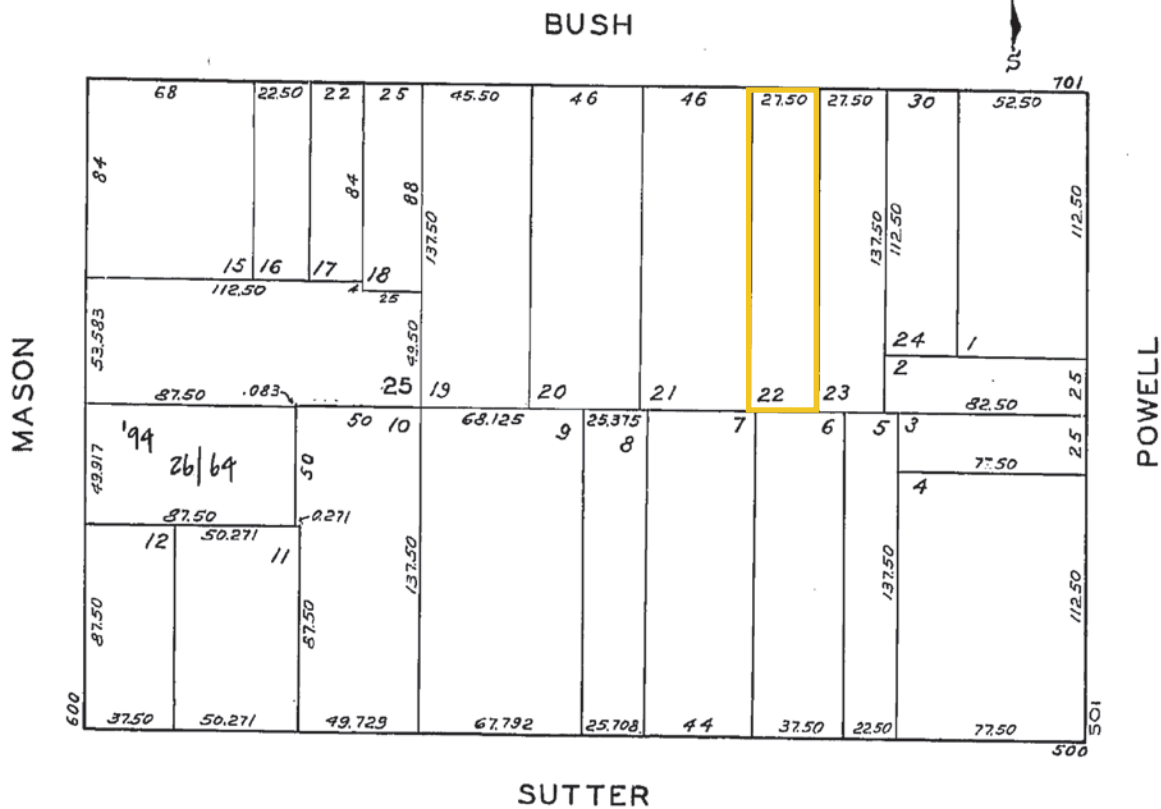
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TAX RECORDS LOT DIMENSIONS & ASSESSOR'S PLAT MAP



*Lot Dimensions are Estimated



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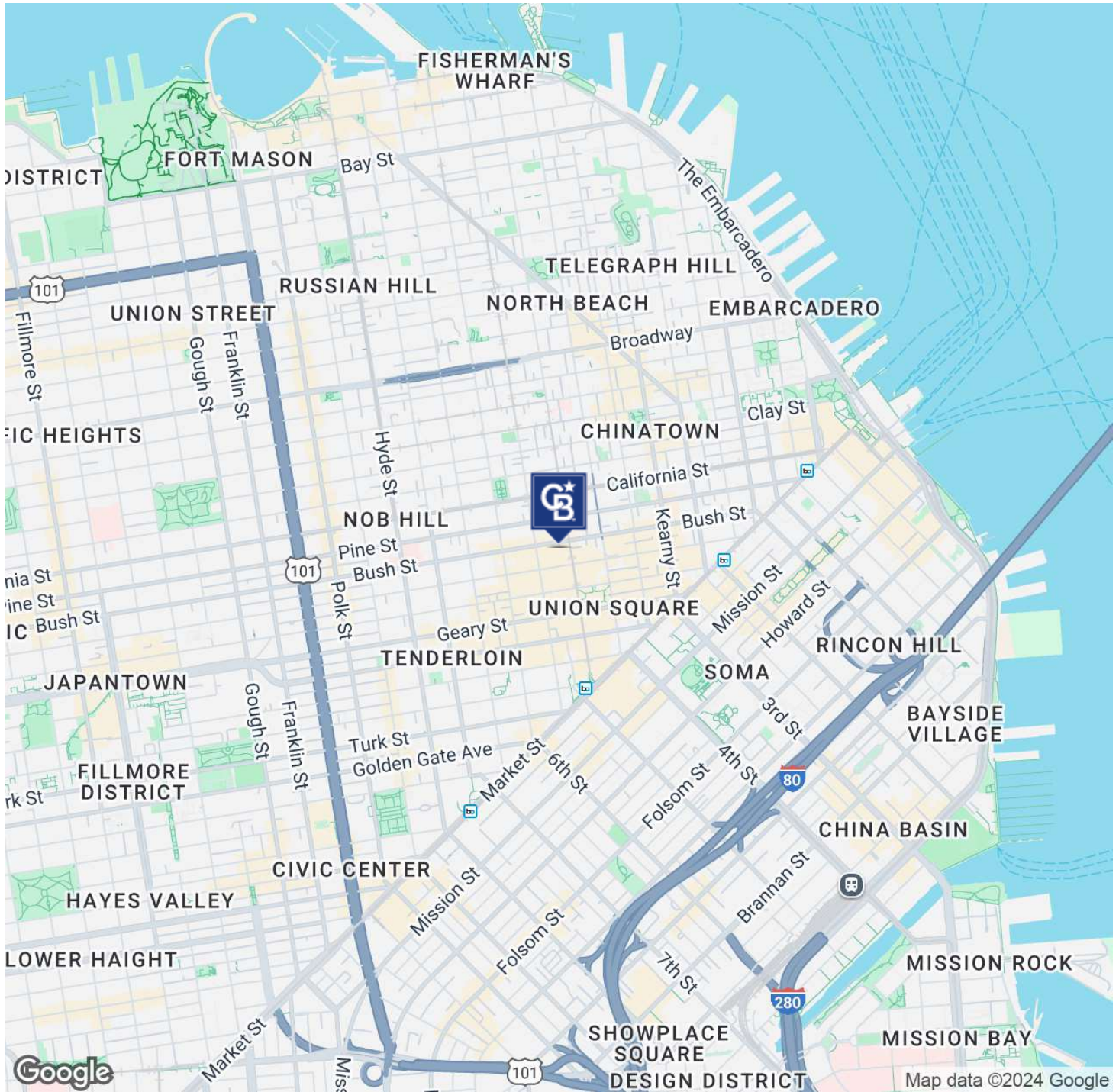


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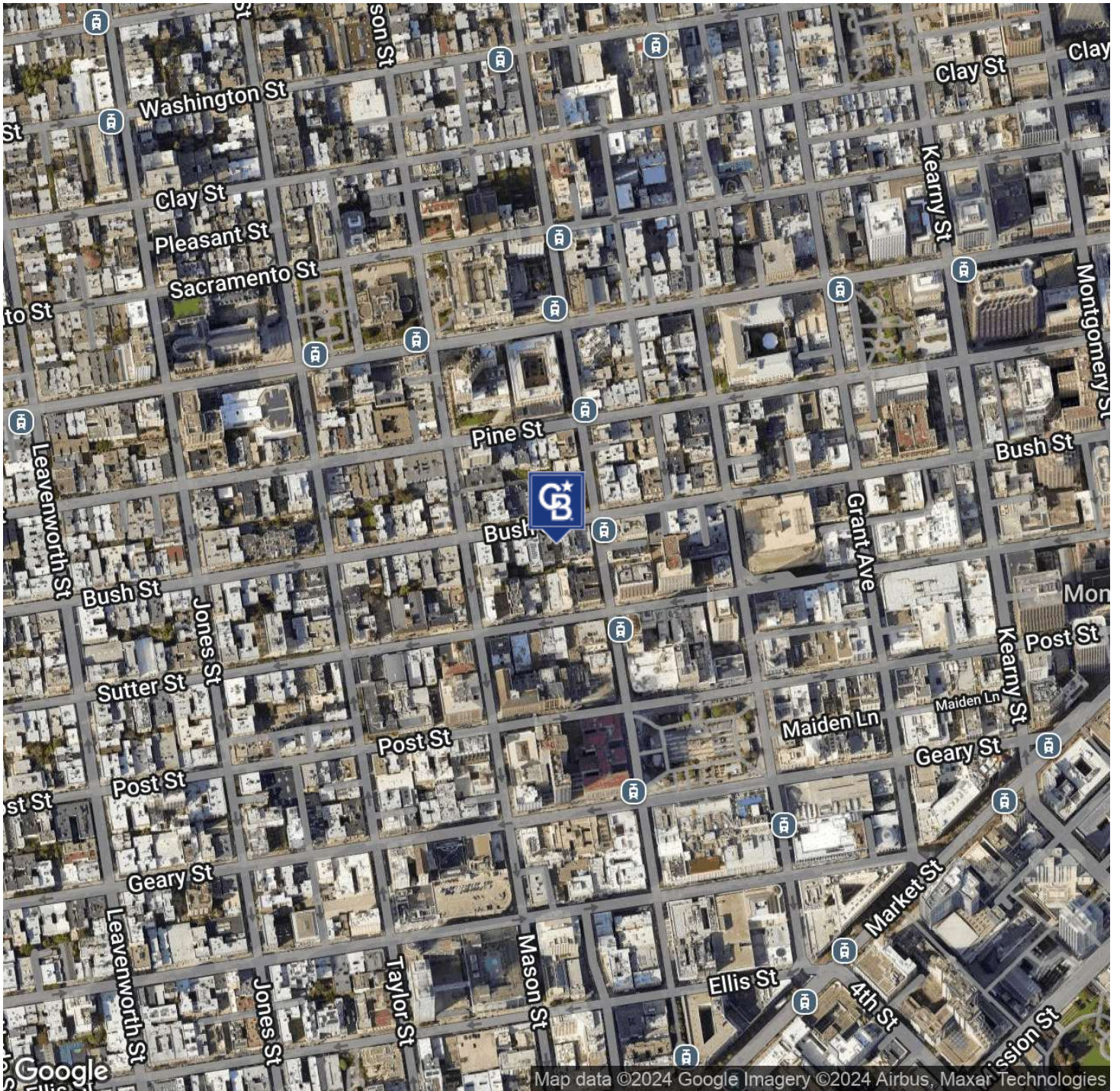


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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	11,520	46,797	134,815
Average Age	44	45	44
Average Age (Male)	44	45	44
Average Age (Female)	44	45	45
HOUSEHOLDS & INCOME			
Total Households	7,031	25,859	72,688
# of Persons per HH	1.6	1.8	1.9
Average HH Income	\$122,127	\$104,859	\$145,493
Average House Value	\$1,264,382	\$1,148,186	\$1,245,814

Demographics data derived from AlphaMap

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