

330A 1st Street

Rincon Hill/The East Cut



A Prime Restaurant Opportunity in Rincon Hill/The East Cut

+/- 3,300 Sq Ft

URBANGROUP
REAL ESTATE

The Opportunity

330A 1st Street offers a compelling opportunity for a restaurant operator to establish a substantial presence in one of San Francisco's most dynamic mixed-use neighborhoods. Located in Rincon Hill / The East Cut, the property is surrounded by high-density residential towers and positioned near the downtown employment core, major transit connections, and the City's waterfront and entertainment destinations.

The approximately 3,300 SF restaurant space features an established commercial kitchen, wood-fired oven, bar, walk-in refrigeration, and multiple dining areas. This existing restaurant infrastructure provides an operator with a significant head start, potentially reducing the time and capital required to open while offering the scale and flexibility for a full-service restaurant or hospitality concept.



TURNKEY RESTAURANT

NO KEY MONEY

- Commercial kitchen infrastructure
- Wood-fired oven
- Full bar + counter seating
- Walk-in refrigeration
- Multiple dining areas
- Dense residential + downtown customer base

Size: +/- 3,300 SF

Rent: \$14,000 Monthly NNN



RINCON



HILL

Located in Rincon Hill / The East Cut, 330A 1st Street sits within one of San Francisco's densest mixed-use neighborhoods, surrounded by high-rise residences and major downtown employment. The property is positioned between the Financial District, Transbay, South Beach, and the Embarcadero, providing access to a broad customer base of nearby residents, professionals, and visitors.

CONNECTED TO THE CITY

- Financial District
- Salesforce Transit Center
- The Embarcadero
- South Beach
- Bay Bridge / I-80
- Oracle Park / Mission Bay

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