

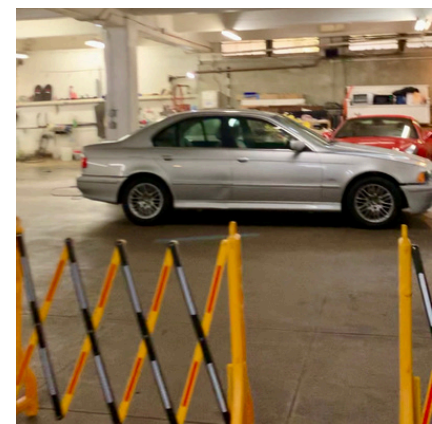
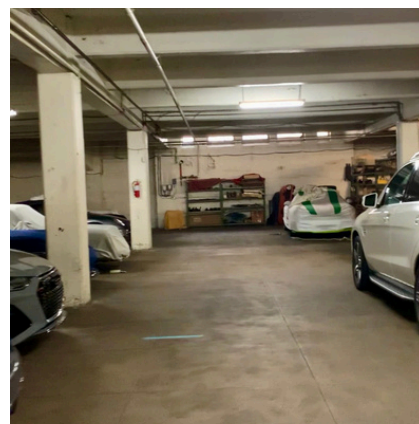
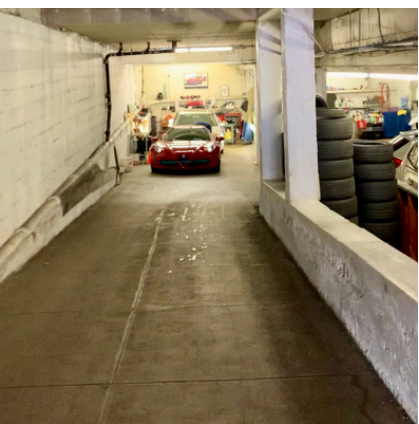
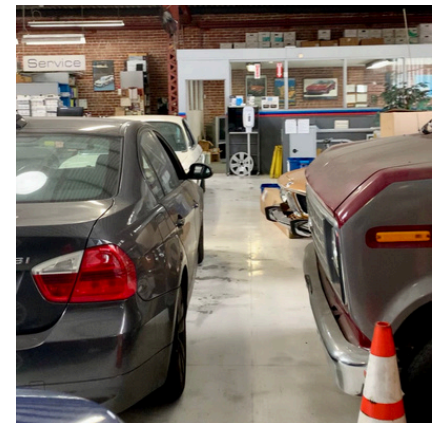
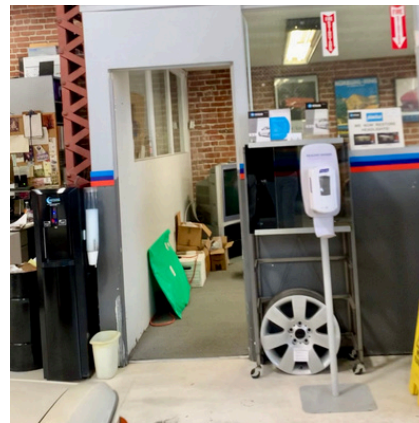
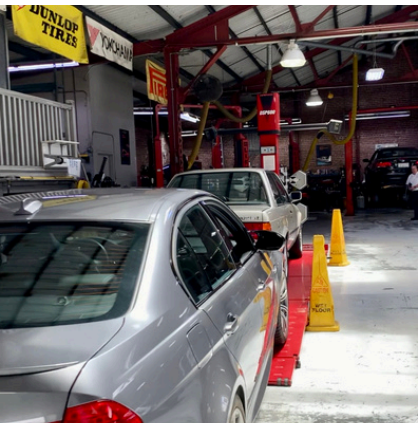
1641 Jackson Street, San Francisco

\$8,250,000

RETAIL PACIFIC



# 1641 Jackson Street, San Francisco



# 1641 Jackson Street, San Francisco

## PROPERTY DESCRIPTION

**1641 Jackson Street is a stunning 24,000+/- sq ft commercial building built in 1914 with a historically significant front window/related facade (Category A2 Historic Resource). The property is well-located in the desirable Polk Gulch/Lower Nob Hill neighborhood of San Francisco blocks east of Pacific Heights. The property is improved with a currently operating auto repair shop on a short-term lease at \$28,000 per month plus taxes, insurance and maintenance (outside of foundation and structure). Current tenant lease expires 4.1.2028 with a 6-month bilateral termination right in place as well. The current short-term lease offers immediate in-place income with flexibility for an owner user or future repositioning. Located within the Polk Street Neighborhood Commercial District (NCD) zoning district, the property benefits from a combination of commercial functionality and long-term redevelopment potential. The zoning allows for a wide range of uses in one of San Francisco's most centrally connected neighborhoods. 1641 Jackson Street is ideally suited for an owner-user seeking a centrally located facility—including automotive, retail service, retail, recreation, redevelopment uses—given the ideal location, hard-to-find building size, private drive-in access, below grade onsite parking and proximity to major corridors and dense customer bases. The short-term tenancy allows a buyer to secure a prime location while maintaining the option to occupy immediately or reconfigure the space to meet operational needs. 1641 Jackson Street is an exceptional opportunity to establish long-term control in a supply-constrained market.**

# 1641 Jackson Street, San Francisco

## PROPERTY HIGHLIGHTS

1641 Jackson Street benefits from a prime location, easy access, and proximity to surrounding dense residential base and commercial corridors. Flexible Zoning (NCD): Flexible zoning supports a wide range of future uses, including retail, recreation, entertainment, design professional, residential development and mixed-use redevelopment, adding long-term value. Owner-User Appeal: The size and configuration are well-suited for an owner-user seeking a strong central San Francisco location. Short-Term Income: The short-term tenancy generates \$28,000 per month Net, offering holding income while exploring future options.

## OFFERING SUMMARY

Sale Price:	\$8,250,000
Building Size:	23,895 sq ft
Zoning:	Polk Street NCD
Price/SF:	\$ 345.26
Lot Size:	12,130 sq ft
Lower Level:	11,976 sq ft
Ground level:	11,919 sq ft
Price/SF Land:	\$680.13
NOI:	\$336,000
Current Rent/SF:	\$1.17/Month
Market Rent/SF:	\$2.00 - 2.50/Month
Year Built:	1914

# 1641 Jackson Street, San Francisco



Area Map

SITE





All information is deemed reliable but not guaranteed.

  
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