871 SUTTER STREET SAN FRANCISCO CA 94109

100% LEASED ±5,195 SQUARE FOOT - BEST IN CLASS - RESTAURANT BUILDING FOR SALE

EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

871 SUTTER STREET **San Francisco CA 94109**	
List Price	Please Call
Price / SF	$673/SF
Building Area	±5,195 SF
Lot Size	±3,436 SF
Year Built	1916
Tenancy	100% leased
Lease Type	Triple-Net (NNN)
Zoning	RC-4

871 Sutter Street offers investors the opportunity to acquire a freestanding, single-tenant retail building in San Francisco's Lower Nob Hill neighborhood, fully occupied on a triple-net (NNN) lease by Liholiho Yacht Club, one of the city's most acclaimed and enduring restaurants. The ±5,195-square-foot building sits on a ±3,436-square-foot parcel with 88 feet of frontage along Sutter Street and includes a rear yard.

The property delivers stabilized, passive income with built-in growth. The tenant has occupied the building since 2014, invested more than $1,000,000 of its own capital into the build-out, and in late 2023 proactively exercised its first five-year extension option. The lease carries fixed 3% annual rent increases through May 2029, followed by a fair-market rent reset and one remaining five-year option.

With a credit-worthy, award-winning operator firmly in place and contractual rent growth, 871 Sutter Street is well suited to a private investor or 1031-exchange buyer seeking durable cash flow in one of the nation's most supply-constrained urban markets.

INVESTMENT HIGHLIGHTS

- **Irreplaceable single-tenant asset** — freestanding ±5,195 SF building plus rear yard on Sutter Street in Lower Nob Hill, one of San Francisco's densest and most walkable corridors (Walk Score 100 / Transit Score 100).

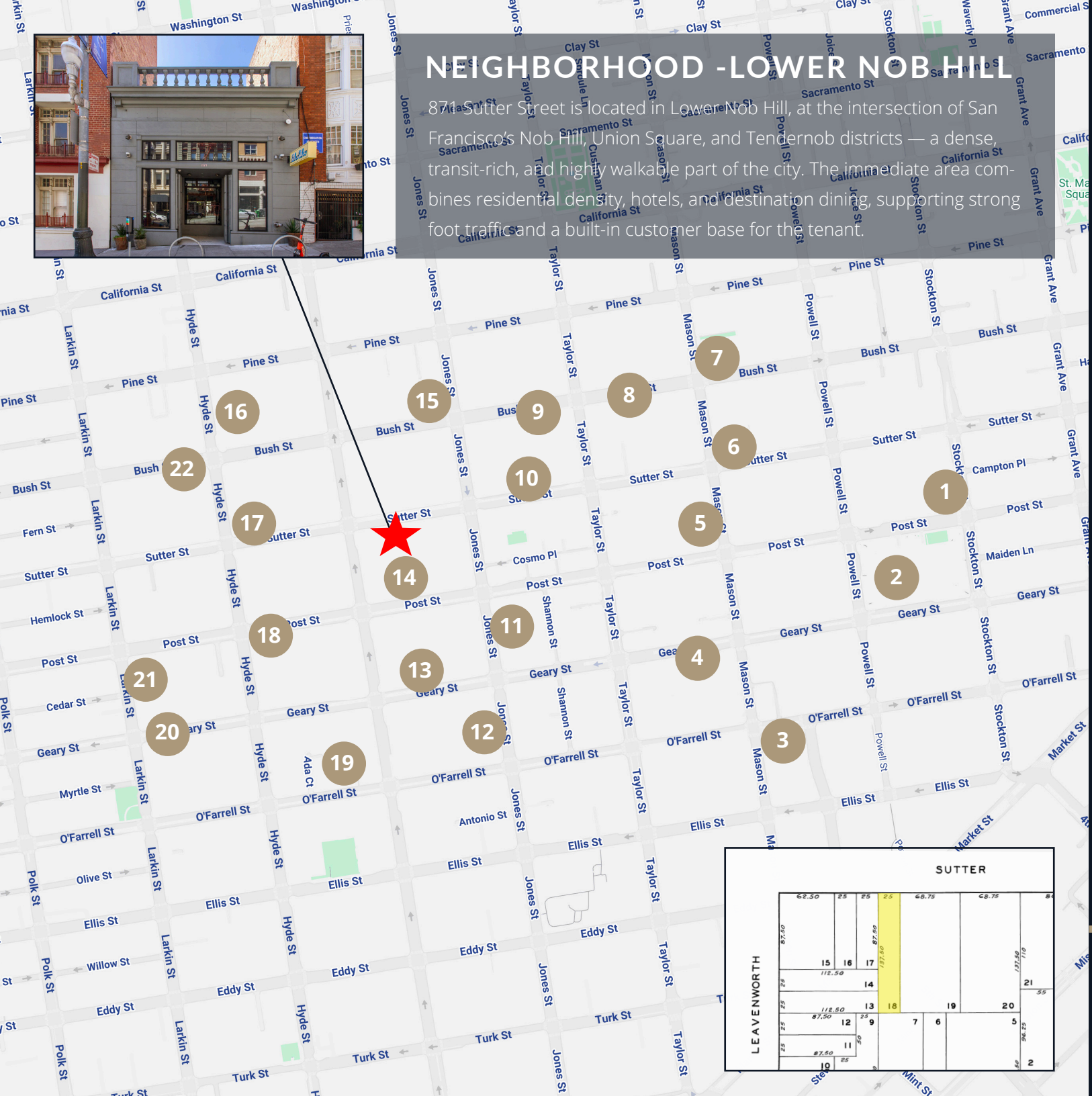
- **Long-tenured, committed operator** — Liholiho Yacht Club has operated here since 2014 with $1MM+ of tenant-funded improvements still in place. The tenant is NOT vacating — it exercised its first five-year extension in late 2023.

- **True triple-net (NNN) lease** — tenant pays all real estate taxes, insurance, utilities, repairs, and maintenance directly. Landlord retains only structure, foundation, roof, and trunk utilities — truly passive ownership.

- **Pride-of-ownership trophy tenant** — a nationally recognized, James Beard–nominated restaurant adds prestige and marketing appeal to the asset.

NEIGHBORHOOD -LOWER NOB HILL

871 Sutter Street is located in Lower Nob Hill, at the intersection of San Francisco's Nob Hill, Union Square, and Tendernob districts — a dense, transit-rich, and highly walkable part of the city. The immediate area combines residential density, hotels, and destination dining, supporting strong foot traffic and a built-in customer base for the tenant.



LOCATION MAP

1. Apple
2. Union Square
3. Hotel Nikko
4. The Curran Theatre
5. JW Marriott Union Square
6. The Parthenon
7. Aliment
8. Del Popolo
9. Peacekeeper
10. Club Wyndham Canterbury
11. 620 Jones
12. Bourbon & Branch
13. Mensho Tokyo
14. Farm : Table
15. Gusto Pinsa Romano
16. UCSF Hyde Hospital
17. Ace's Bar
18. Propagation
19. Marina Floral Design
20. The HA-RA Club
21. Aria Korean Street Food
22. Crostini & Java

Walk Score	99
Transit Score	100
Bike Score	70

EXIT
MAXIMUM
84
PERSONS

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