



**1550-1572 CALIFORNIA STREET** SAN FRANCISCO CA 94109

RETAIL/OFFICE BUILDING(S) FOR LEASE | ± 8,177 - 18,145 SQ FT

EXCLUSIVELY LISTED BY:

**DAVIS NGUYEN**

[Davis@theDNgroupSF.com](mailto:Davis@theDNgroupSF.com)

415.418.4171FF

DRE 01509978



## EXECUTIVE SUMMARY

### 1550-1572 CALIFORNIA ST San Francisco CA 94109

#### Lease Rate: Negotiable

\*Spaces can be leased together or separately

1550 California	± 9,968 Sq Ft
1572 California	± 8,177 Sq Ft
<b>Total</b>	<b>± 18,145 Sq Ft</b>

Zoning	NCD
--------	-----

Parking Spaces	Five (5) (\$300/mo)
----------------	---------------------

Cross Street	Polk Street
--------------	-------------

Occupancy Date	June 2026
----------------	-----------

Compass Commercial is pleased to present the opportunity to lease a well-located retail/office property in San Francisco's vibrant Polk Gulch neighborhood.

The offering consists of one parcel with two buildings totaling approximately ±18,145 square feet. 1572 California Street comprises approximately 8,177 square feet, while 1550 California Street offers approximately 9,968 square feet across two levels. The property is currently configured as a headquarters-style retail/office building featuring an open floor plan, high ceilings, and a flexible mix of collaborative workspace and individual offices or rooms.

Additional features include a kitchen, multiple restrooms, a shower, and an exclusive outdoor patio/deck area, providing providing functionality and a user-friendly layout. The property is zoned NCD and benefits from parking availability and close proximity to public transportation.

Situated in the heart of Polk Gulch, the property is surrounded by popular cafés, restaurants, and retail amenities, offering a highly desirable location for office users seeking convenience, character, and accessibility.

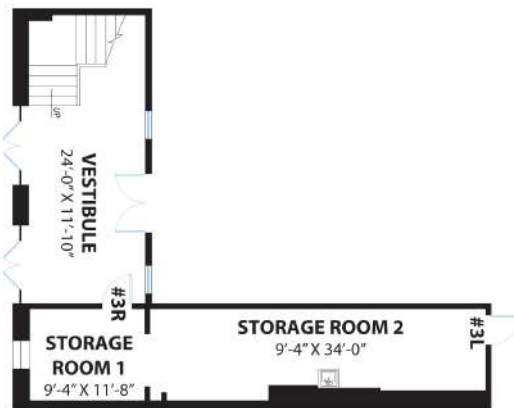
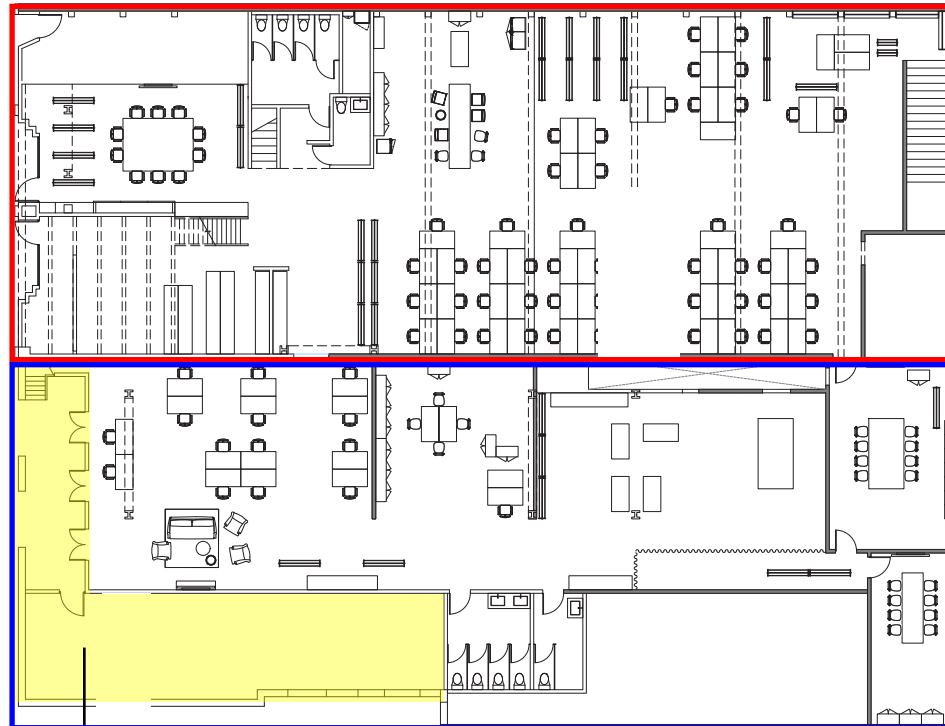


# GROUND FLOOR PLAN

BUILDING #1572  
Ground Floor  
± 6,600 Sq Ft

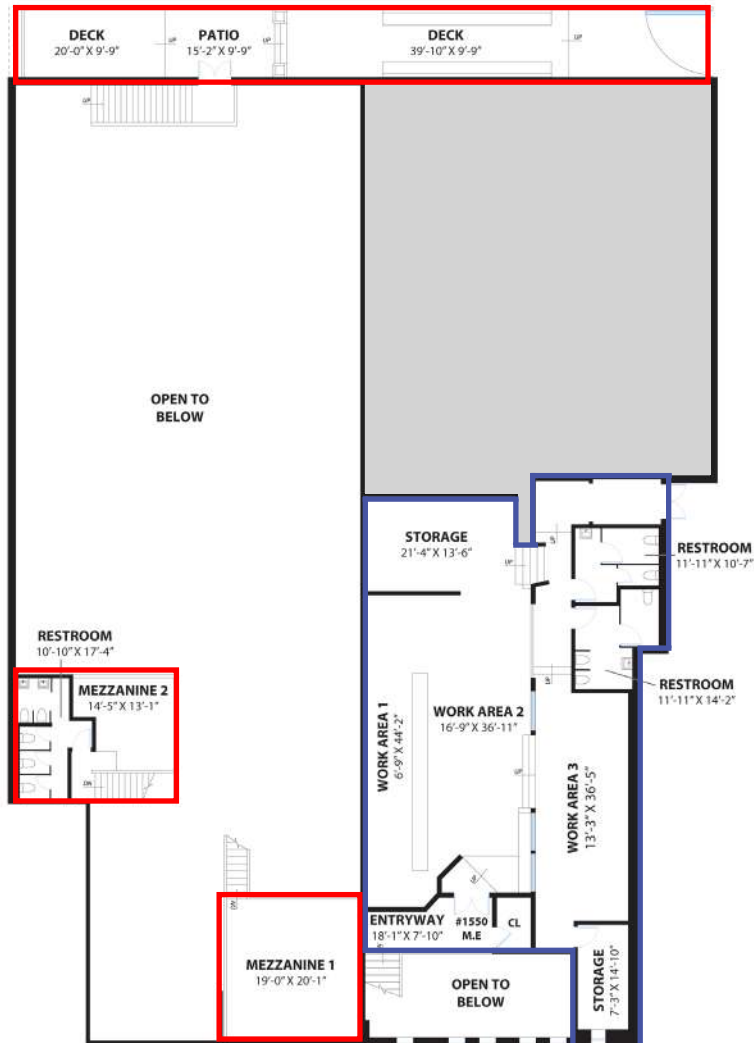
CALIFORNIA ST

BUILDING #1550  
Ground Floor  
± 7,297 Sq Ft





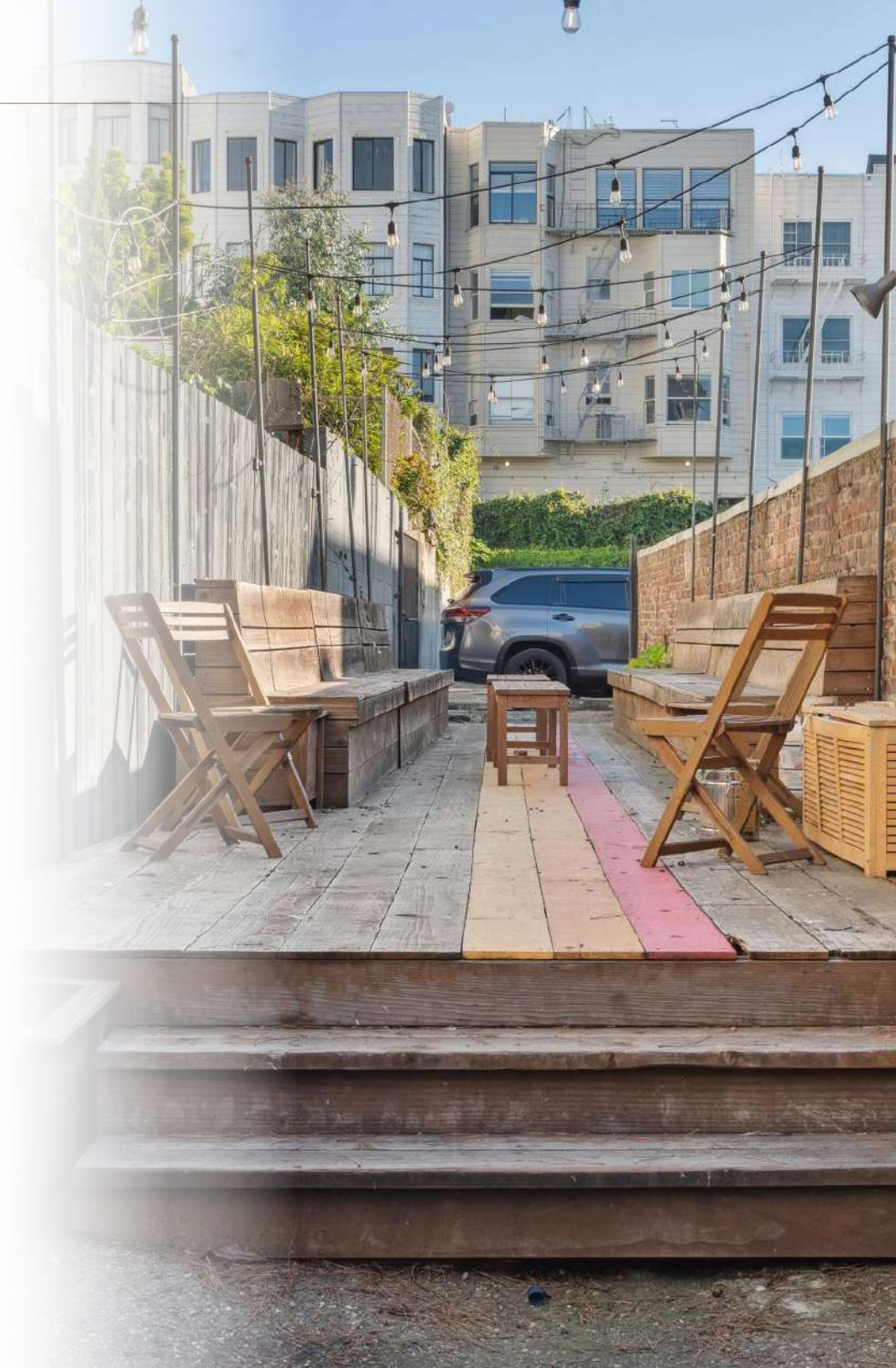
## SECOND FLOOR PLAN



BUILDING #1572  
Mezzanines + Patio/Deck  
± 1,577 Sq Ft

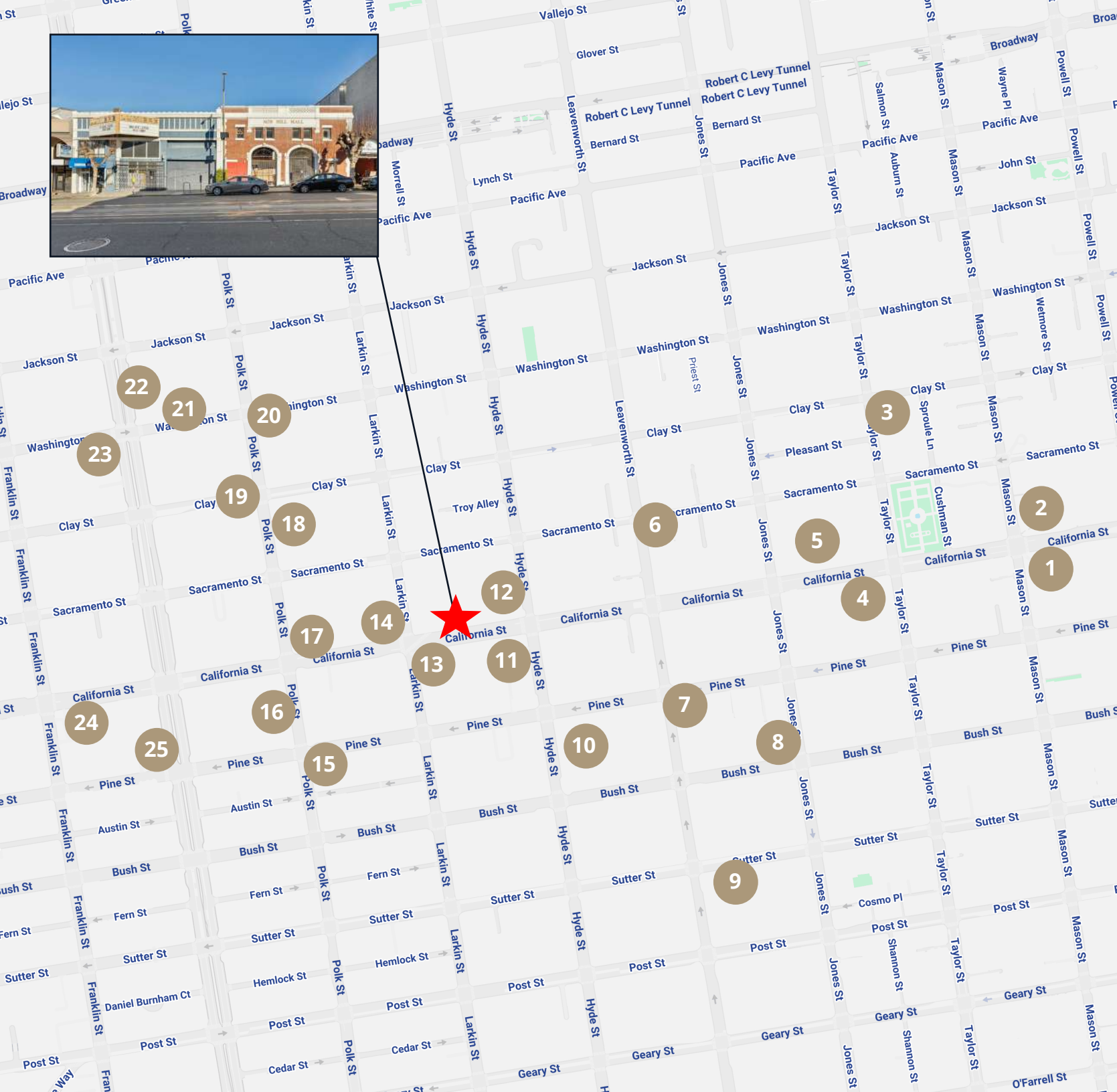
BUILDING #1550  
Upper Level  
± 2,671 Sq Ft

CALIFORNIA ST



## LOCATION MAP

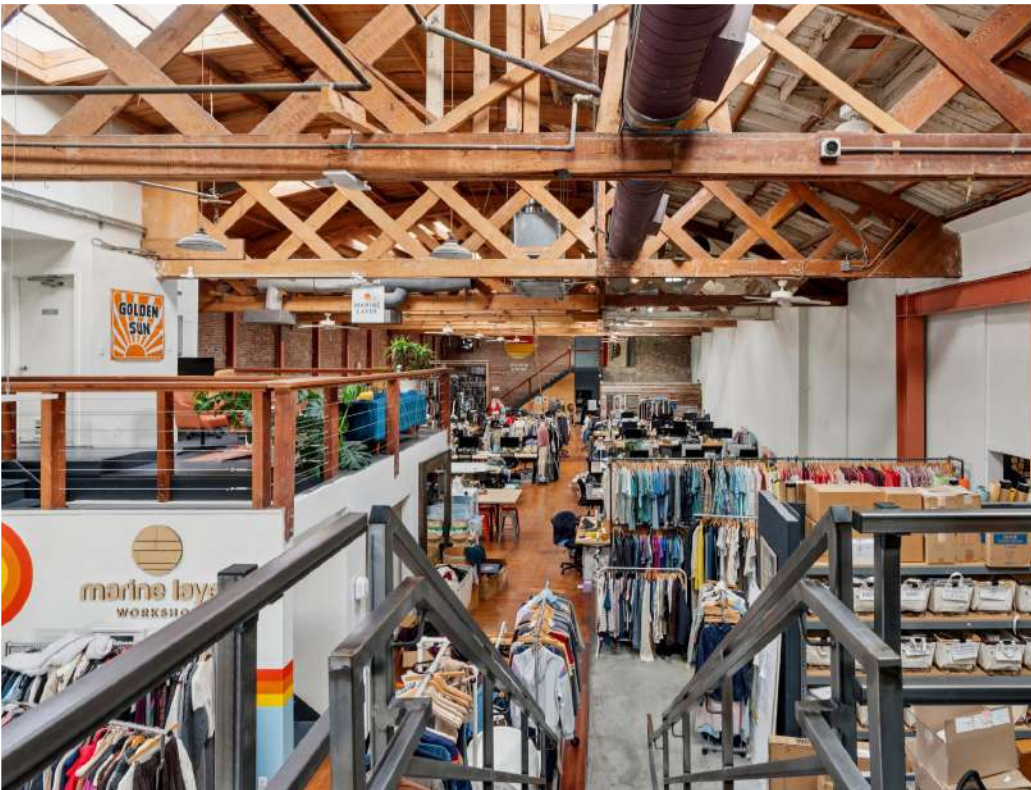
1. Mark Hopkins Hotel
2. The Fairmont
3. Nob Hill Cafe
4. The Masonic
5. Grace Cathedral
6. Tahona Mercado
7. Another Cafe
8. Gusto Pinsa Romano
9. Liholiho Yacht Club
10. UCSF Hyde Hospital
11. Trader Joe's
12. Nob Hill Hardware
13. CORE40 Nob Hill
14. Mymy Restaurant
15. Funky Door Yoga
16. The Little Chihuahua
17. Chase Bank
18. Live Fit Gym
19. Harper & Rye
20. Sorella
21. CorePower Yoga
22. House of Prime Rib
23. Academy of Art University
24. Whole Foods
25. Chevron





















# CONFIDENTIALITY & DISCLOSURE

## COMPASS COMMERCIAL

All materials and information received or derived from Compass Commercial - San Francisco & Los Angeles its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Compass Commercial - San Francisco & Los Angeles its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source,

whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Compass Commercial - San Francisco & Los Angeles will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Compass Commercial - San Francisco & Los Angeles makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Compass Commercial - San Francisco & Los Angeles does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial - San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.



**Davis Nguyen**

415.418.4171

Davis@theDNgroupSF.com

theDNgroupSF.com

DRE #01509978

