

COMPASS COMMERCIAL



1499 WASHINGTON STREET SAN FRANCISCO CA 94109

± 1,100 SQ FT RETAIL/OFFICE SPACE FOR LEASE

EXCLUSIVELY LISTED BY:

DAVIS NGUYEN

Davis@theDNgroupSF.com

415.418.4171

DRE 01509978

MATTHEW HEALY

Matthew.Healy@Compass.com

415.497.0259

DRE 02027148

EXECUTIVE SUMMARY

1499 WASHINGTON STREET San Francisco CA 94109



Offered at \$48 PSF M.G.

APN 0216-020

Unit Size ± 1,100 Sq Ft

Zoning RM-3

Cross Street Hyde Street

Year Built 1911

Compass Commercial is pleased to present the opportunity to lease 1499 Washington Street, a retail/office space located on a prominent corner in San Francisco's desirable Nob Hill neighborhood.

This approximately ±1,100 square foot space benefits from a highly visible corner location along San Francisco's iconic Cable Car route, offering excellent exposure in a well-trafficked area.

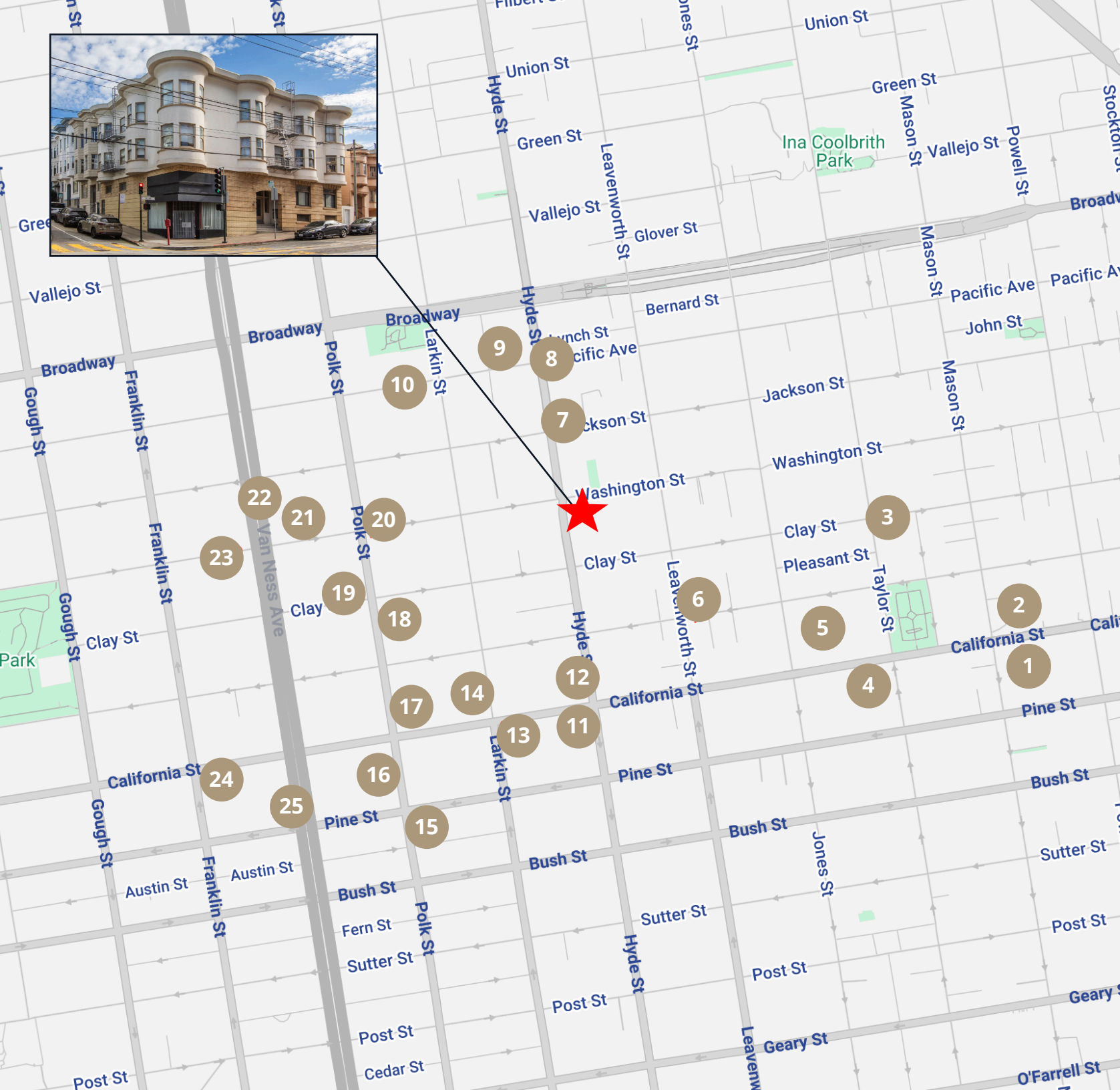
The property features a functional layout with a mezzanine level and large windows provide abundant natural light throughout the space.

Surrounded by an abundance of popular restaurants, cafés, and local businesses, and with easy access to public transportation, 1499 Washington Street presents an excellent opportunity in a highly desirable location in one of San Francisco's most sought-after neighborhoods.



LOCATION MAP

1. Mark Hopkins Hotel
2. The Fairmont
3. Nob Hill Cafe
4. The Masonic
5. Grace Cathedral
6. Tahona Mercado
7. Hot Sauce & Panko
8. Collina
9. Better Half Coffee
10. Stuff
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
DRE #01509978

Matthew Healy

415.497.0259
Matthew.Healy@Compass.com
DRE #02027148