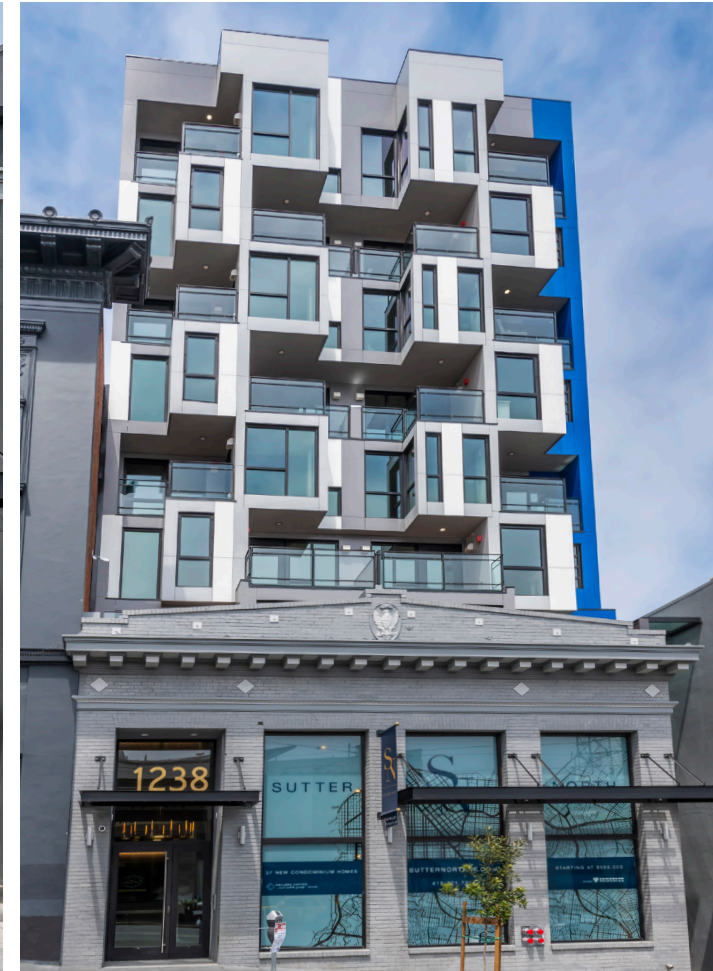


Sutter North Retail

San Francisco, CA



**HISTORIC
MEETS
LUXURY**

Brand New Commercial Condos Available along Van Ness Corridor, steps away from new CPMC Hospital

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1236 Sutter & 151 Fern Street

San Francisco, CA

Overview

Sutter North, a high-end luxury residential development with 37 brand new residential condominiums, offers a unique opportunity to control one or two ground floor commercial condominiums in one of the most desired locations in San Francisco. Situated directly between Polk Street and Van Ness Avenue, Sutter North offers a central location within San Francisco steps away from an exciting mix of restaurants, cafes, and boutique shops. Sutter North residents and the future ground floor tenants will benefit from the incredible future development in the area, including the adjacent and affluent neighborhoods of Nob Hill, Russian Hill, and Pacific Heights.

With 20'+ ceilings heights showcasing floor to ceiling windows and an incredibly unique historical facade that has been maintained and remodeled by the developers, the 1236 Sutter Street ground floor commercial condo is comprised of 2,770 rentable square feet and can allow for a variety of commercial uses. With just over 1,000 rentable square feet on the backside of Sutter North, 151 Fern Street will benefit from the pedestrian-friendly remodel of Fern Street into a reclaimed public parklet.

California Pacific Medical Center's brand new \$2 billion hospital at Van Ness and Geary will have significant economic impact to the neighboring districts and businesses. 1236 Sutter and 151 Fern Street will directly benefit from the newly developed CPMC campus in terms of pedestrian activity, upgrades to the existing commercial retail inventory, and for the future growth and development of this neighborhood.



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Features

ADDRESS	1236 Sutter & 151 Fern
CONDO SF	1236 Sutter: ±2,770 RSF 151 Fern: ±1,077 RSF
SPACE HIGHLIGHTS	<ul style="list-style-type: none">• Brand New Development w/ 37 luxury residential condominiums and 2 ground floor commercial condominiums• Approximately 20' ceiling heights• 1236 Sutter Street features a remodeled historic facade with strong tenant identity and exposure• 151 Fern Street features a recessed patio area and future pedestrian-friendly parklet• Exhaust, venting air ducts, and grease duct all stubbed to the premises for potential restaurant uses• Flexible zoning; wide variety of uses accepted

Availabilities

1236 SUTTER

±2,770 RSF

151 FERN

±1,077 RSF



1236 Sutter & 151 Fern Street

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LOCATION HIGHLIGHTS

Sutter North is located in one of the most dynamic neighborhoods of San Francisco along the Polk-Van Ness Corridor. Strategically located steps away from Polk Street and Van Ness Avenue, the commercial condos at 1236 Sutter and 151 Fern Street are within walking distance to the affluent neighborhoods of Nob Hill, Russian Hill and Pacific Heights, while being in the heart of the young and diverse neighborhoods of the Polk Gulch and the newly coined, “Tendernob”.

CLOSE PROXIMITY TO SIGNIFICANT AREA AMENITIES AND RESIDENTIAL DEVELOPMENTS

Polk Street is lined with an abundance of boutique shops, barbershops, galleries, antique shops and trending restaurants and bars that have become some of the most popular nightlife spots in San Francisco. Within a close radius, there are thousands of new/planned residential units, as well as numerous restaurants, hotels and medical facilities, including the brand new CPMC Hospital.

OPPORTUNITY HIGHLIGHTS

Sutter North’s brand new commercial condos present a fantastic and rare opportunity to control highly visible, newly constructed, and well-located retail spaces within one of San Francisco’s fastest growing neighborhoods. 1236 Sutter and 151 Fern are poised to benefit from tremendous on-going and future commercial and residential development.

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1236 Sutter & 151 Fern Street

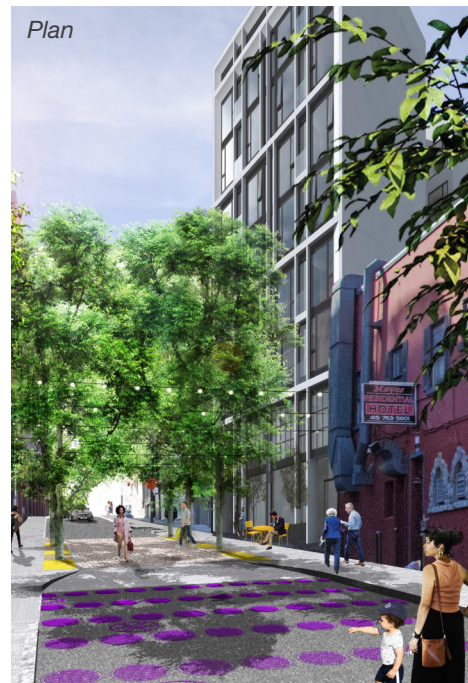
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Nearby Activity

PEDESTRIAN-FRIENDLY REMODEL OF FERN STREET

The eastern end of Fern Street – a narrow alley which stretches four blocks between Bush and Sutter – is set to receive significant upgrades starting early 2019.

The project is the first step of the larger Polk Alleys Project, which will see a total of 12 alleys along Polk Street get remodeled to some degree. The goal of the upgrades is to reclaim the alleys as public spaces and invite the public to use them as recreational zones. The extent of renovations will vary based on each alley.



Source: Interstice Architects

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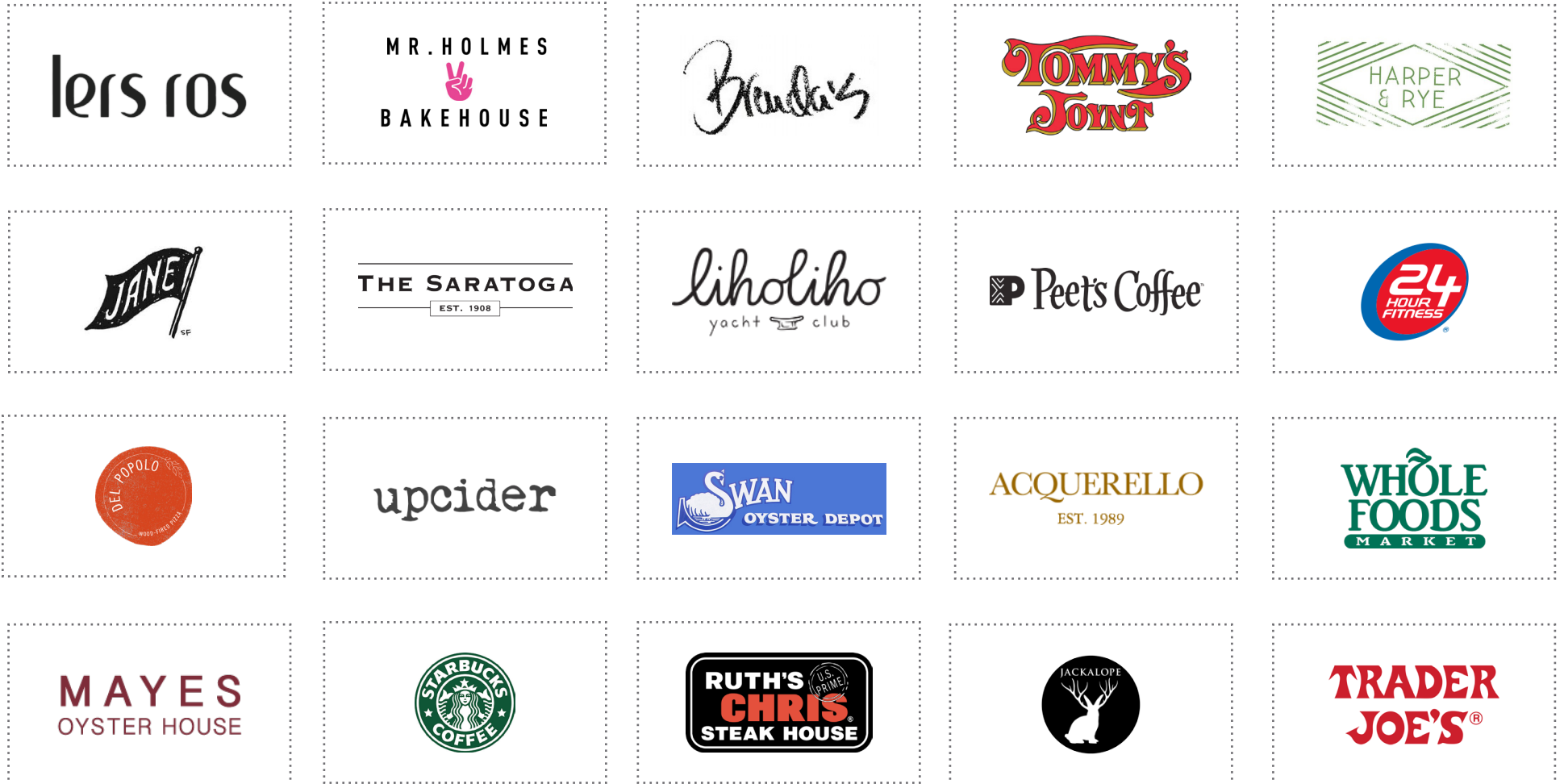


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Amenities



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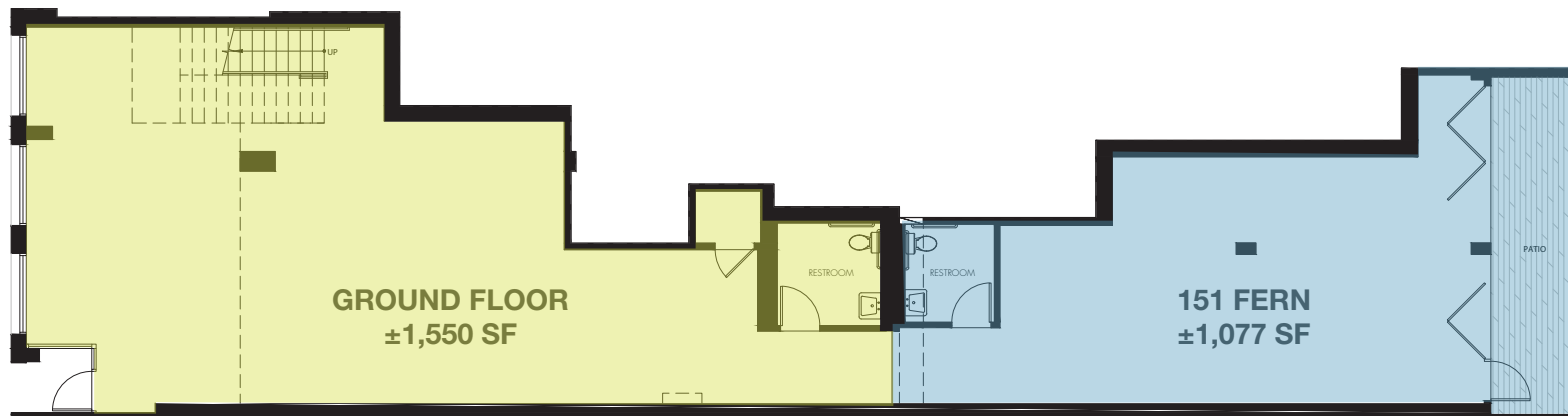
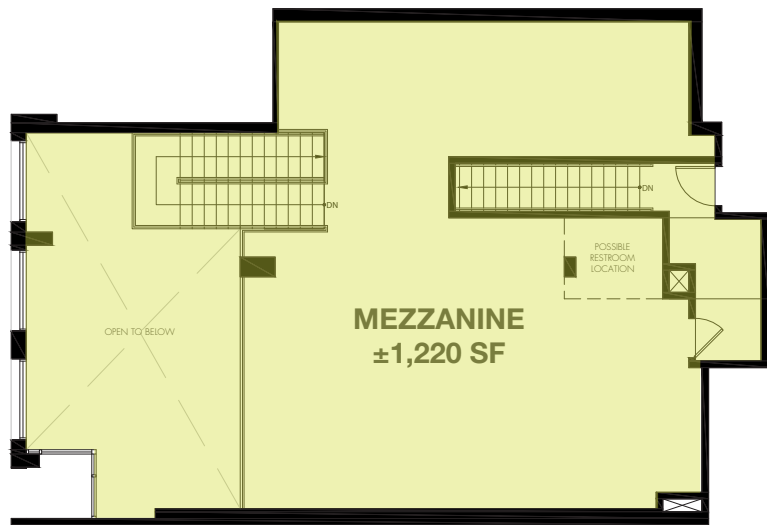
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1236 Sutter & 151 Fern Street

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Floor Plans



Availabilities

1236 SUTTER	151 FERN	TOTAL
±2,770 SF	±1,077 SF	±3,154 SF

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