

## 563 & 565 Sutter Street

San Francisco, CA

**Prime Sutter Street Retail Located Within Two Blocks of Union Square**

Historic Willis Polk Designed Building



### TERMS / AVAILABLE AREA

|                     |              |
|---------------------|--------------|
| <b>563 Sutter*</b>  | ±2,952 RSF   |
| <b>565 Sutter**</b> | ±2,964 RSF   |
| <b>Term</b>         | Negotiable   |
| <b>Rate</b>         | Upon Request |
| <b>Availability</b> | Immediate    |

\*Suites can be combined

\*\*Includes mezzanine area

### Two Retail Spaces Available - Up to ±5,916 Total SF

One suite is fully built out with hardwood finishes and boasts a grand staircase to a mezzanine level

Walking distance to BART and MUNI

Tremendous signage potential

Blocks away from one of the highest pedestrian traffic counts in the U.S.

Historic Willis Polk design

Seven-day affluent shopping and trade area

Close proximity to major hotels, upscale shopping, renowned restaurants and numerous art galleries

Prominent street frontage, expansive window lines, and high ceilings

### Contact

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## 563 & 565 Sutter Street

### Union Square Overview

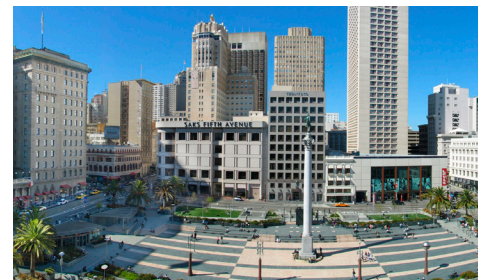
The Union Square District of San Francisco is world renowned for its premier retail shopping, historic attractions, high quality lodging, entertainment clustering, and the closest concentration of high-end department stores in the country. This 25 block district is one the most popular tourist destinations in the United States with a strong following of local and regional residents. It is adjacent to the City's Financial District, Chinatown, Nob Hill, SoMa, and the up and coming Mid Market area. Union Square itself is rich in San Francisco history, and reopened in 2002 after a \$25 million renovation that sprouted an Italian-inspired piazza utilizing open space and a pedestrian-friendly park of over 100,000 square feet. It has become a popular gathering place where people can sit and enjoy a picnic under the sun, take in the sights of the cable cars, hotels, shoppers and occasional concerts or live performances.

Union Square is a shopper's paradise and one of the most successful urban shopping environments in the world, offering a broad mix of high end department stores and specialty boutiques. In the past, exclusive, luxury stores dominated, but more recently there has been number of new stores that sell fast fashion at affordable prices such as Zara, H&M, DSW, Desigual, Uniqlo, Nordstrom Rack, Sacks

Off Fifth, and Sephora, all within a block of One Hallidie Plaza. Union Square is home to international retailers such as: Tiffany & Co., Williams-Sonoma, Gucci, Louis Vuitton, Hermes, Ferragamo, Chanel, Burberry, and Cartier.

The Square is anchored by Macy's, Neiman-Marcus, Saks Fifth Avenue, Apple, and Niketown. Just a few blocks from 563-565 Sutter Street is Westfield San Francisco Centre, anchored by Nordstrom and a 322,000 square foot Bloomingdale's West Coast Flagship Store.

The combination of an affluent trade area and a tourist destination for over 14 million visitors per year, Union Square will always have strong consumer drawing power. The choices include staying at one of the fine hotels, dining at a full range of restaurants, or catching a Broadway show at a historic theatre. Union Square is easy to navigate on foot as well as by car. There are four main garages providing more than 8,000 parking spaces for public parking. BART, city buses and the cable car system make Union Square easily accessible. The famous San Francisco Cable Car, which runs within two blocks of 563-565 Sutter Street, is considered its own tourist destination, and is a favorite means to access Union Square by way of the Powell Street line.



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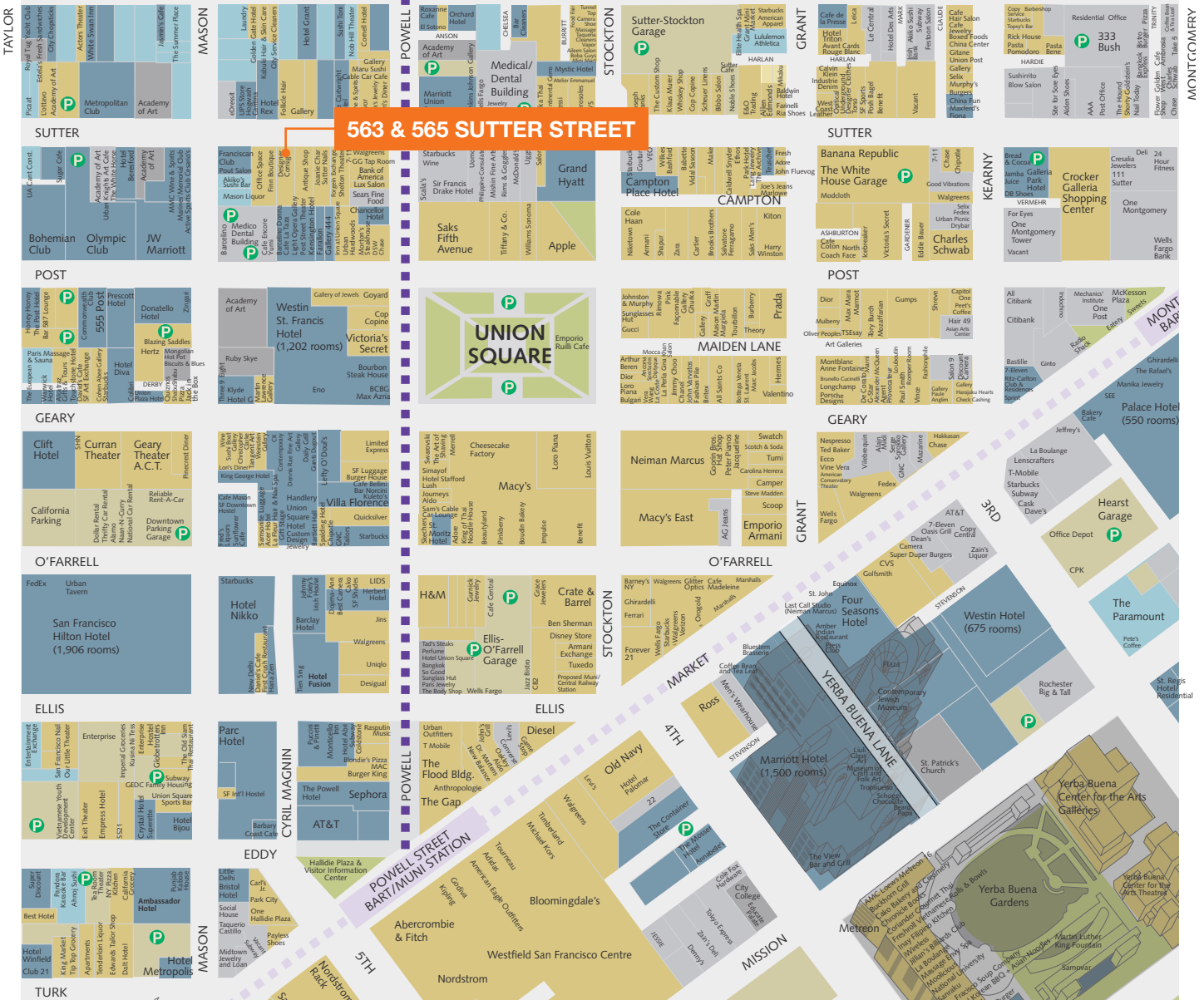
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### Union Square Retail Map



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### Aerial Overview



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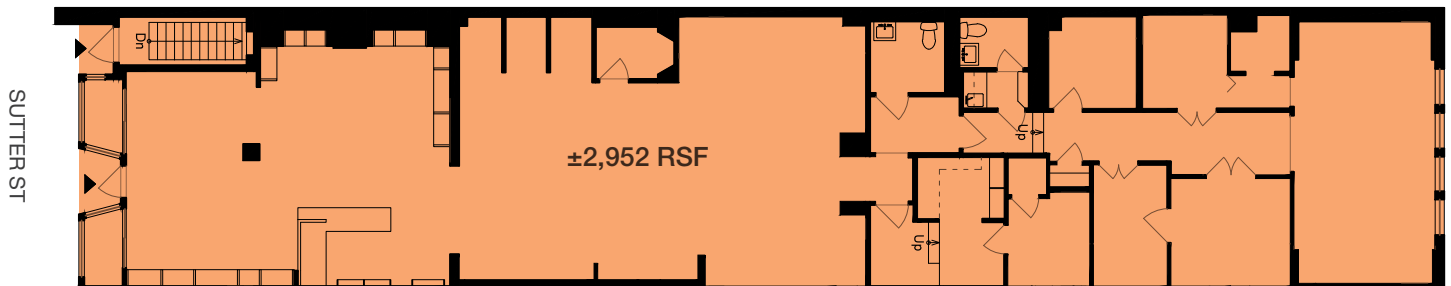
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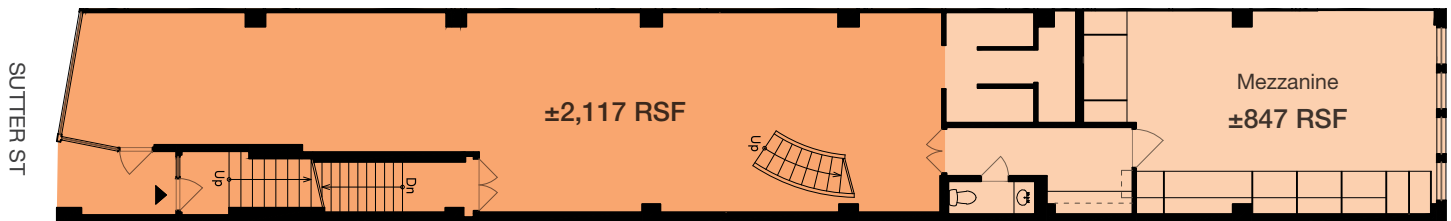


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## 563 & 565 Sutter Street

Surrounding Retailers / Hotels / Restaurants

*Saks Fifth Avenue*

★ macy's



*Neiman Marcus*

SIR FRANCIS DRAKE  
A KIMPTON® HOTEL

 **Marriott**

**HOTEL REX**

**THE CARTWRIGHT**

SCALA'S  
BISTRO

**HOGWASH**



*The*  
**Cheesecake  
Factory**



liholiho  
yacht club

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