



INCORPORATED | EST. 1922

**MIXED-USE BUILDING FOR SALE**  
**1122-1124 SUTTER STREET | LOWER NOB HILL**  
**SAN FRANCISCO, CA 94109**

**JONATHAN BLATTEIS**  
415.321.7486  
jblatteis@blatteisrealty.com  
DRE #00812015



# PROPERTY SUMMARY

Blatteis Realty Co. is pleased to present 1122-1124 Sutter Street, a terrific commercial real estate opportunity that brings together location, foot traffic, for a truly exceptional investment. Situated in the heart of the Lower Nob Hill neighborhood on a tree lined street, this property offers the perfect blend of convenience and visibility.

This three-story building is composed of two commercial retail spaces along with thirteen apartments and presents an exciting investment opportunity with the chance to contribute to the dynamic retail landscape of the area.

This is an ideal opportunity for an investor to purchase a property in one of San Francisco's well located and sought-after neighborhoods.

**Please Do Not Disturb Tenants.**

## PROPERTY DETAILS:

<b>Asking Price:</b>	<b>\$2,650,000</b>
<b>Projected Cap Rate:</b>	<b>7.2%</b>
<b>Property Type:</b>	<b>Mixed-Use</b>
<b>Building Size:</b>	<b>±10,778 Sq Ft (Per Realquest)</b>
<b>Lot Size:</b>	<b>±5,497 Sq Ft (Per Realquest)</b>
<b>Cross Streets:</b>	<b>14th and Vicente Streets</b>
<b>Year Built:</b>	<b>1910</b>
<b>APN:</b>	<b>0669-007</b>

**Please Call for More Information**



CELEBRATING  
**100 Years**

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101 Montgomery Street, Suite 888, San Francisco, CA 94104 | [www.sfretail.net](http://www.sfretail.net) | t: 415.981.2844 | f: 415.981.4986 | [info@brsf.co](mailto:info@brsf.co) | DRE #01421282



# NEARBY TENANTS



LE MARAIS BAKERY



SUTTER MARKET



HIT FIT SF



EL SUPER BURRITO



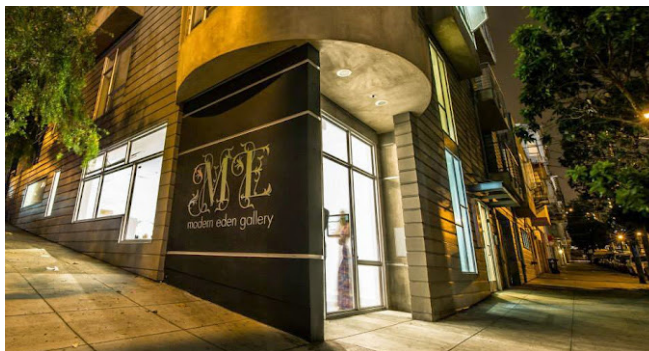
SLIDER BUNS



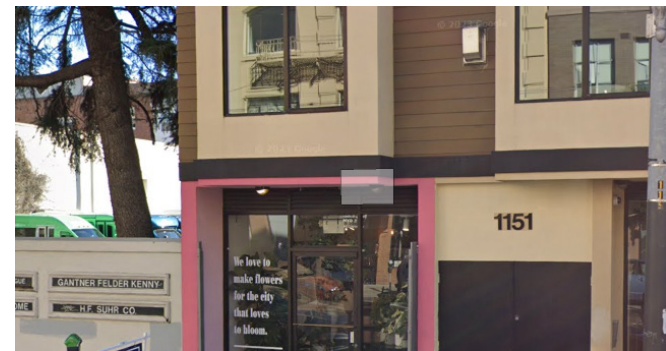
HALAL DASTARKHAN RESTAURANT



THE FRENCH SPOT



MODERN EDEN GALLERY



FIKA FLOWERS



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1122-1124 SUTTER ST



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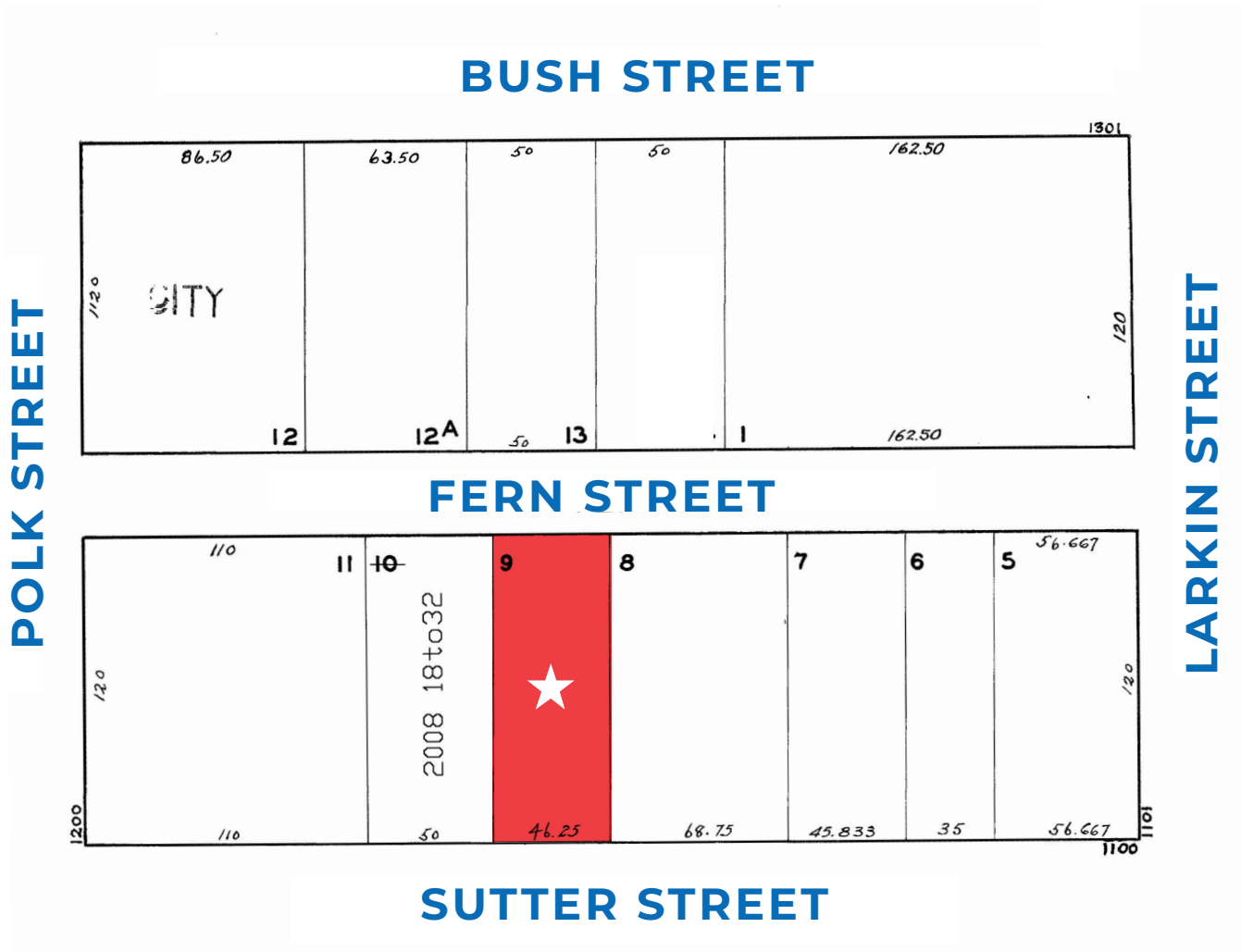


RECODANCE





# PARCEL MAP



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