

1500 Polk Street

NOB HILL



FOR SALE | PRIME CORNER RETAIL OPPORTUNITY

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PROPERTY SUMMARY



Address	1500 Polk Street
Submarket	Nob Hill
Year Built	1970
Asking Price	\$3,200,000
Property Type	Single-tenant building
Rentable Area	Ground: ± 6,130 SF Second: ± 2,614 SF Third: ± 3,192 SF Total: ± 11,936 SF
Zoning/Use	C1 Retail Business
Frontage	California and Powell Street Facing the iconic Powell/ Hyde Cable Car
Neighboring Retailers	Walgreens, Swan Oyster Depot, Out of the Closet, Ace Hardware, Live Fit Gym

1500 POLK STREET

1500 Polk Street presents a rare opportunity to own a highly visibility retail corner in one of San Francisco's most established and energetic corridors. This second-generation bank offers strong visibility at the intersection of California and Polk Streets, with the Powell-Hyde Cable Car passing directly by the property. The building benefits from steady pedestrian and vehicular traffic throughout the day, supported by a dense residential base and strong neighborhood retail mix.

Located just steps from bustling Van Ness Avenue, a major north-south thoroughfare connecting to US-101, the property enjoys exceptional exposure to both local and commuter traffic. The surrounding area features a lively mix of restaurants and bars, as well as The Regency Ballroom and the Holiday Inn San Francisco-Golden Gateway.



LOCATION

Nob Hill - Polk Gulch

Polk Street is one of San Francisco's most dynamic neighborhood corridors, known for its blend of established retailers, independent boutiques, and vibrant dining options. The area serves a diverse and affluent residential base from Nob Hill, Russian Hill, and Pacific Heights, while also benefiting from strong daytime and evening pedestrian activity. Its proximity to major offices and easy transit access further enhance its appeal for both local and visitors.

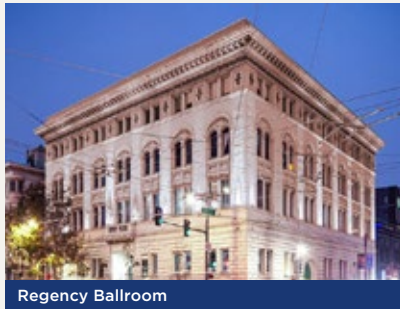
The nearby Powell-Hyde cable car line draws a steady stream of visitors exploring the city's most iconic neighborhoods, while several restaurants, bars, and attractions in the vicinity contribute to year-round foot traffic. The balance of local charm, high visibility, and a strong consumer demographic, make Polk Street a sought-after location.



STREET MAP



Swan Oyster Depot



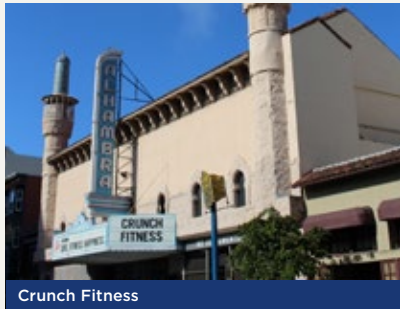
Regency Ballroom



Saint Frank



Bi-Rite



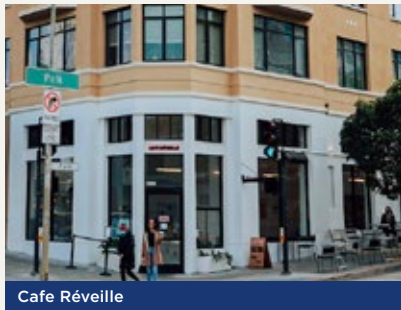
Crunch Fitness



House of Prime Rib



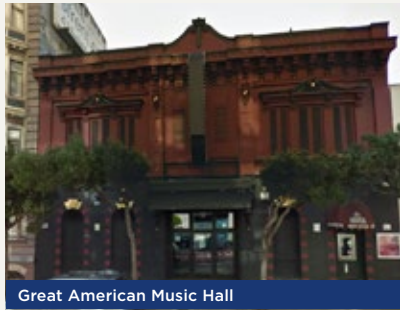
The Masonic



Cafe Réveille



Bob's Donuts



Great American Music Hall

DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
Employees	25,807	172,081	484,207
Population	48,378	158,123	331,041
Housing Units	29,120	86,231	173,211
Avg. Household Income	\$162,154	\$157,524	\$197,567
Median Household Income	\$104,942	\$94,466	\$127,717
Income \$50,000 – \$74,999	9.7%	9.5%	7.8%
Income \$75,000 – \$99,999	10.0%	9.3%	8.0%
Income \$100,000 – \$149,999	14.8%	13.2%	12.7%
Income \$150,000 – \$199,999	9.6%	9.0%	10.0%
Income \$200,000+	27.70%	26.10%	35.10%

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