

SAN FRANCISCO | CALIFORNIA

# 1145 POLK STREET

RESTAURANT / RETAIL SPACE

maven  
RETAIL



# 1145 POLK STREET

Newly constructed retail space in the center of San Francisco. Suitable for a variety of uses, including, restaurant, retail, and service related businesses. A 6-story new development in the center of San Francisco, is looking for the next innovative restaurateur – is that you?

The 1145 Polk Street ground floor spaces will be delivered with restaurant infrastructure, ADA entrances and bathrooms, a vast windows line, and will be supported by 54 modern residential condominiums above. The project is located on Polk Street near the new CPMC Hospital campus, City Hall, Opera House, Herbst Theater, and the University of California (Hastings).

The development is surrounded by both day-time and evening demand – and located in a neighborhood that features some of the best nightlife in town.



# 1145 POLK STREET



## FEATURES

- Adjacent Spaces Consisting of 1,175 SF to 2,746 SF
- Can be delivered with a Type 1 Hood
- Fully built out bathrooms
- Delivered with ADA accessible entrances
- Located on the ground floor of a condominium development
- Polk Street enjoys heavy foot traffic throughout the day and evening
- The area is known for its nightlife and as a place to go have fun
- Close proximity to CPMC Hospital, Civic Center, parking, and public transportation

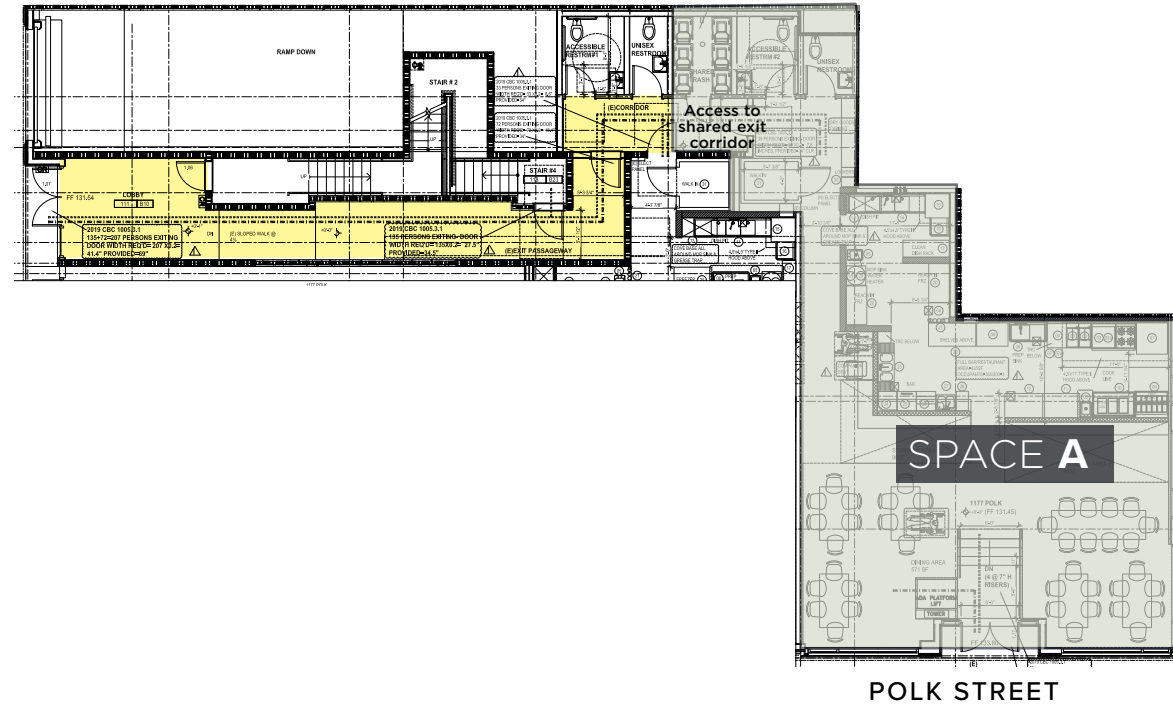
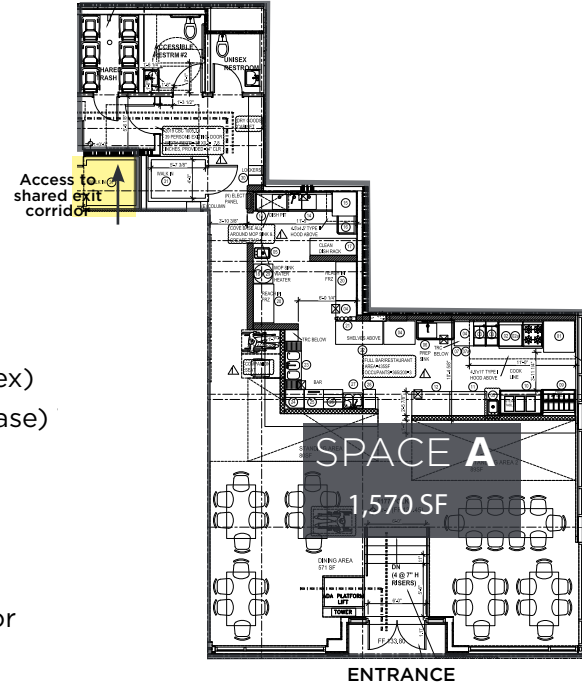


# FLOOR PLANS

(Potential Test Fits)

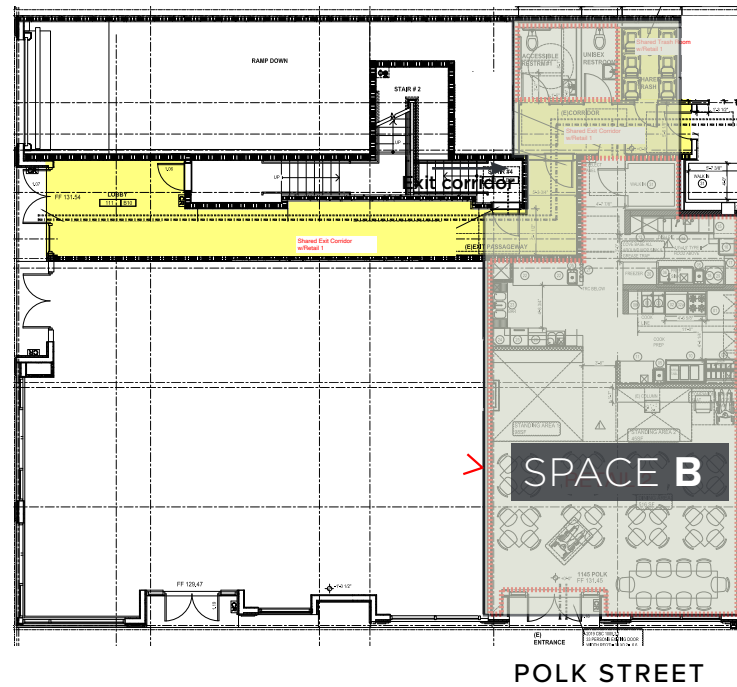
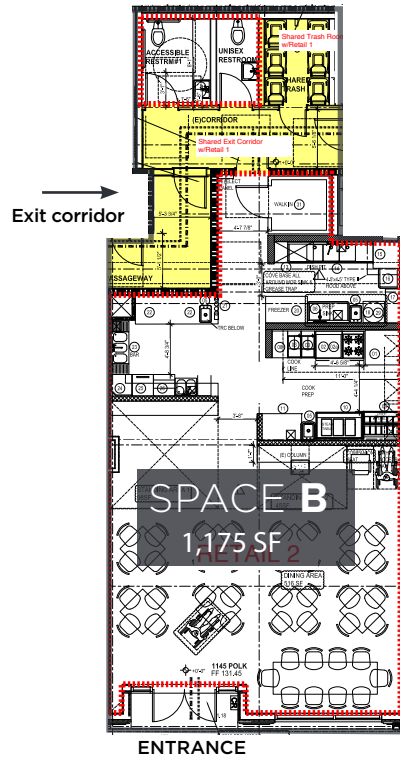
## SPACE A (Corner of Polk & Sutter)

- Gross Area: 1,570 sq ft
- Max Restaurant occupancy: 75
- Restaurant Use Principally Permitted
- Ceiling Height: approx. 12'-1"
- 2 Dedicated bathrooms in rear corridor (1 ADA, 1 Unisex)
- Location planned and permitted for Type I Hood (Grease) Type II (Dishwasher)
- Gas BTU: 2,000,000 BTU/H
- AMPs: 400A Meters at 208V
- Location of all shafts: Ceiling of Floor 1 up to roof
- Location of mechanical equipment: Space allocated for future mechanical equipment at roof
- Plumbing line locations: Floor 1, Basement, & Underslab
- HVAC in place ready for tenant distribution
- Landlord to install handicap lift



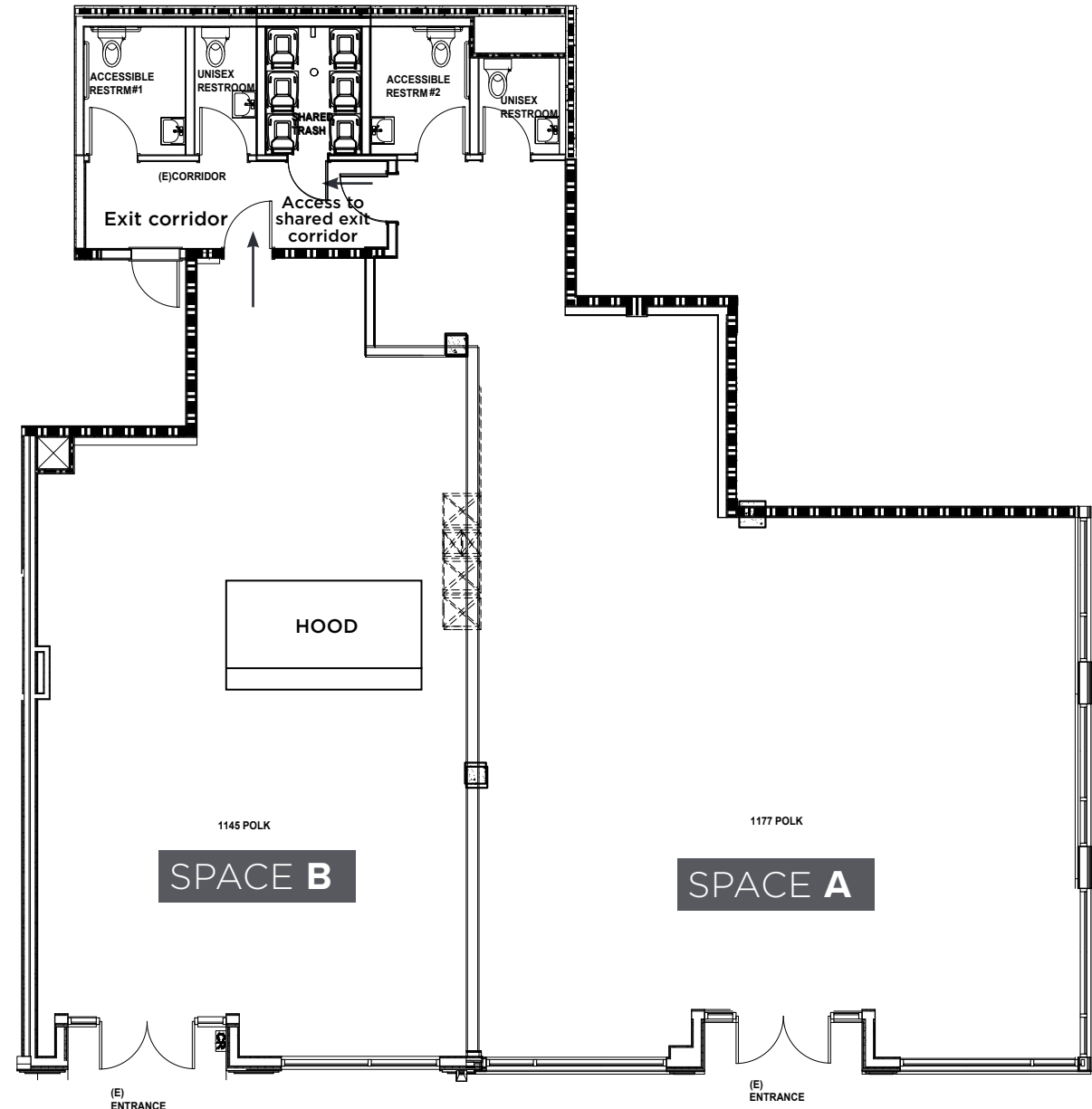
## SPACE B (Middle Space)

- Gross Area: 1,175 sq ft
- Max Restaurant occupancy: 60
- Restaurant Use Principally Permitted
- Ceiling Height: approx. 12'-1"
- 2 bathrooms in rear corridor (1 ADA, 1 Unisex)
- Hood Type: Type I (Grease), Type II (Dishwasher)
- Gas BTU: 2,000,000 BTU/H
- AMPs: 400A Meters at 208V
- Location of all shafts: Ceiling of Floor 1 up to roof
- Location of mechanical equipment: Space allocated for future mechanical equipment at roof
- Plumbing line locations: Floor 1, Basement, & Underslab
- HVAC in place ready for tenant distribution



# EXISTING FLOOR PLANS

Landlord has permits in hand for work outlined in the Potential Test Fits





## 1145 POLK STREET

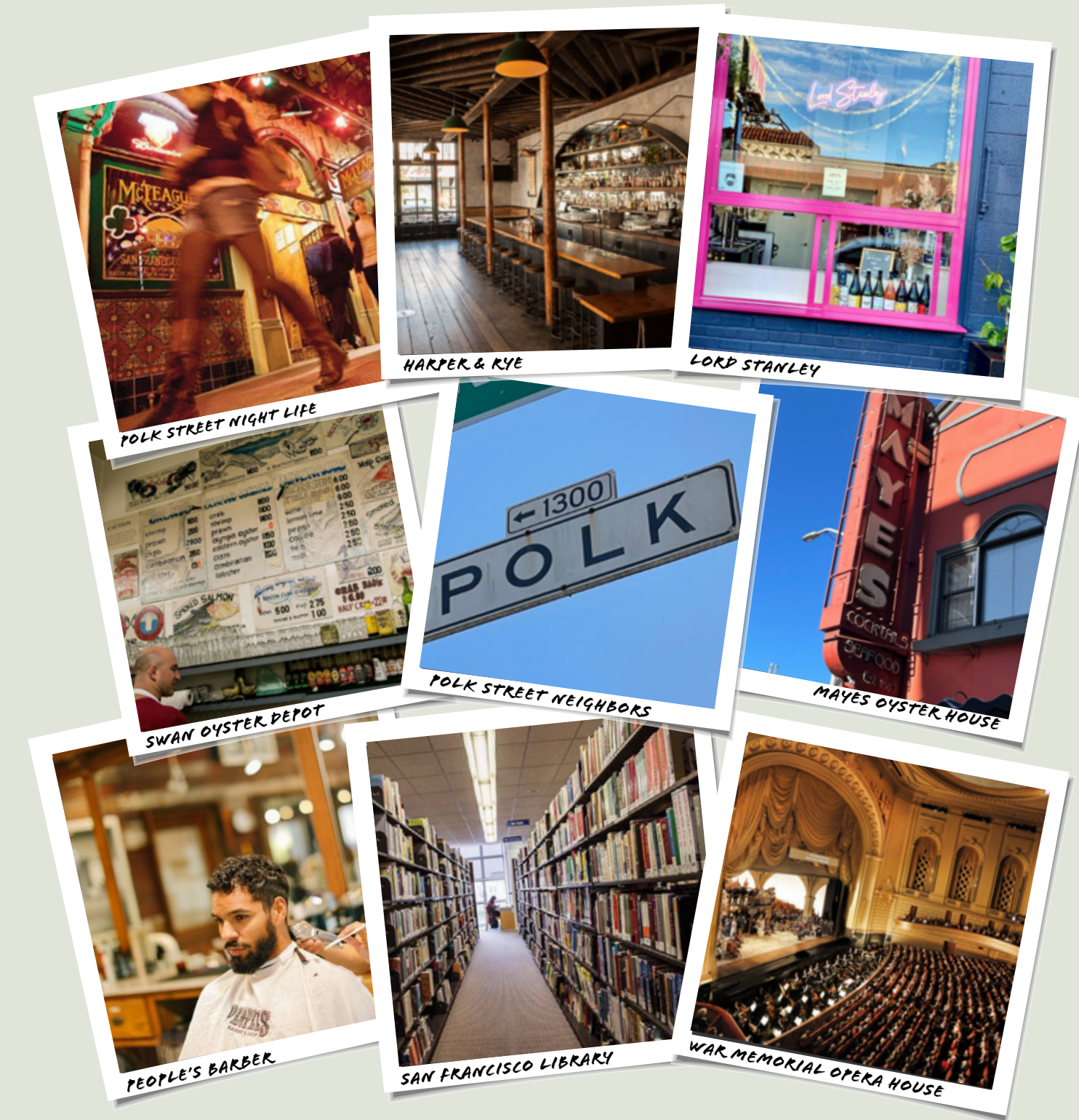


## 1145 POLK NEIGHBORS



### VAN NESS IMPROVEMENT PROJECT COMPLETE

- Improved traffic
- Updated lighting and landscaping
- Larger sidewalks
- Safer pedestrian street
- Less congestion





## DEVELOPMENTS

FINANCIAL DISTRICT

SOMA

NOB HILL

THEATER DISTRICT

1145 POLK

JAPANTOWN



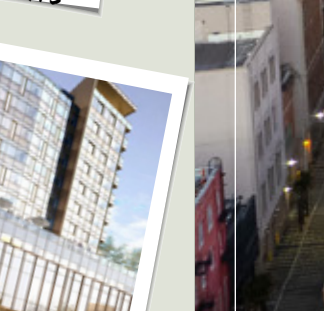
99

**WALKABLE CITY HUB**  
Thriving urban hub provides abundant walkable retail and restaurant amenities.



95

**EXCELLENT TRANSIT**  
The Property is located at the junction of major Muni and Bus lines.  
Bus lines: 38, 38R, 49, 47, 1, 19, 2, 3



## CONTACTS

**CATHERINE MEUNIER**  
office 415.806.5566  
catherine@mavenproperties.com  
DRE #01843732

**KRYSTAL CHANNICK**  
office 858.231.2219  
krystal@mavenproperties.com  
DRE #01969079

NOTICE: This information has been secured from sources we believe to be reliable but we make no representations, warranties, express or implied, as to the accuracy of the information. Listing broker has been given enough information to provide only a preliminary interest in the property. The materials are not to be considered fact. The information contained herein is not a substitute for thorough due diligence investigation. References to square footage, zoning, use, or age are approximate. Please contact the San Francisco Planning Department to verify zoning at (415) 558-6378, as neither broker or landlord represent that this space is suitable for your use. Tenant or Buyer must verify the information at their own expense and bears all the risk for any inaccuracies. By receiving these materials you are agreeing to the disclaimers set forth herein. DRE#01878802

466 GREEN STREET SUITE #203 | SAN FRANCISCO, CA 94133 | 415-781-7700 | [www.mavenproperties.com](http://www.mavenproperties.com)

maven  
RETAIL