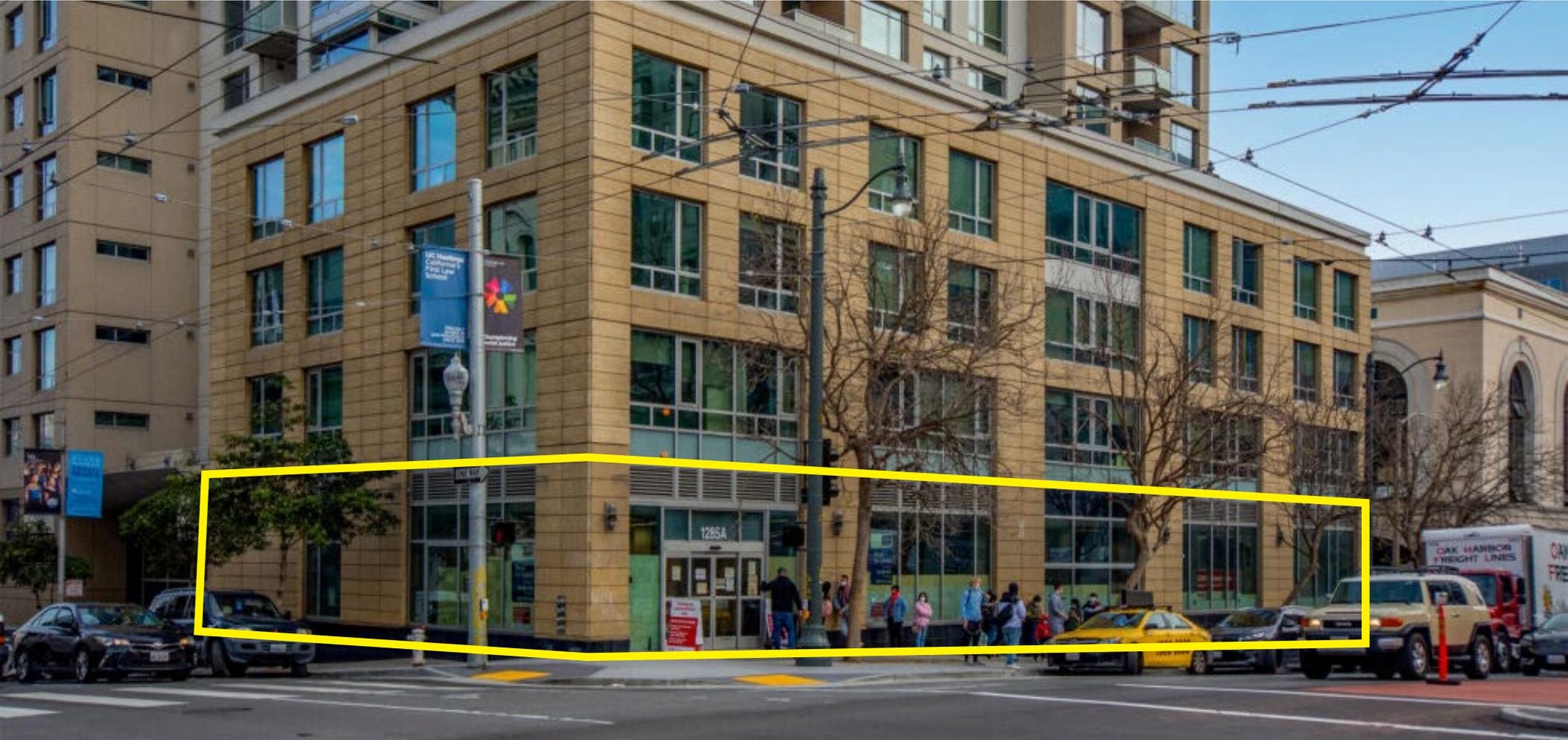


# 1285 SUTTER STREET

Nob Hill • Sutter and Van Ness (US 101) • San Francisco, CA

Sublease Opportunity  
Through  
January 31, 2029

**FOR LEASE**  
±9,714 SF Retail Space  
Prime Nob Hill Location



Located at a high-profile corner on the Van Ness corridor – one of San Francisco's most heavily trafficked vehicular corridors.

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**JohnCumbelich  
& Associates**

Sublease Opportunity  
Through  
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# 1285 SUTTER STREET

Lower Nob Hill • US 101 (Van Ness) & Sutter • San Francisco, CA

ABOUT

±9,714 SF ground floor retail space  
for lease in class A retail/residential building.

Located at a high-profile corner on the Van  
Ness corridor – one of San Francisco's most  
heavily trafficked vehicular corridors.

High visibility – fronts both Sutter Street and  
Van Ness Avenue

Adjacent to California Pacific Medical Center  
(CPMC) Van Ness Campus, Emergency Care  
and Medical Building

Nob Hill – a neighborhood with restaurants,  
services, offices, dense residential, retail and  
dining

Across the street from The Regency Ballroom  
– an intimate music venue

Proximate to Acura and Honda car dealers

Surrounded by 24/7 dining options – La  
Marais Bakery, Sammy's Cafe, Limoncello  
Italian Deli, Rise & Set and Kuma Sushi

Retail includes Whole Foods, Walgreens and  
Bevmo



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# 1285 SUTTER STREET

Lower Nob Hill • US 101 (Van Ness) & Sutter • San Francisco, CA

ABOUT



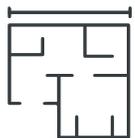
±9,714 SF located in  
Nob Hill fronting Sutter  
and Van Ness



Sublease available from  
former tenant (CVS).  
Term through January  
2029



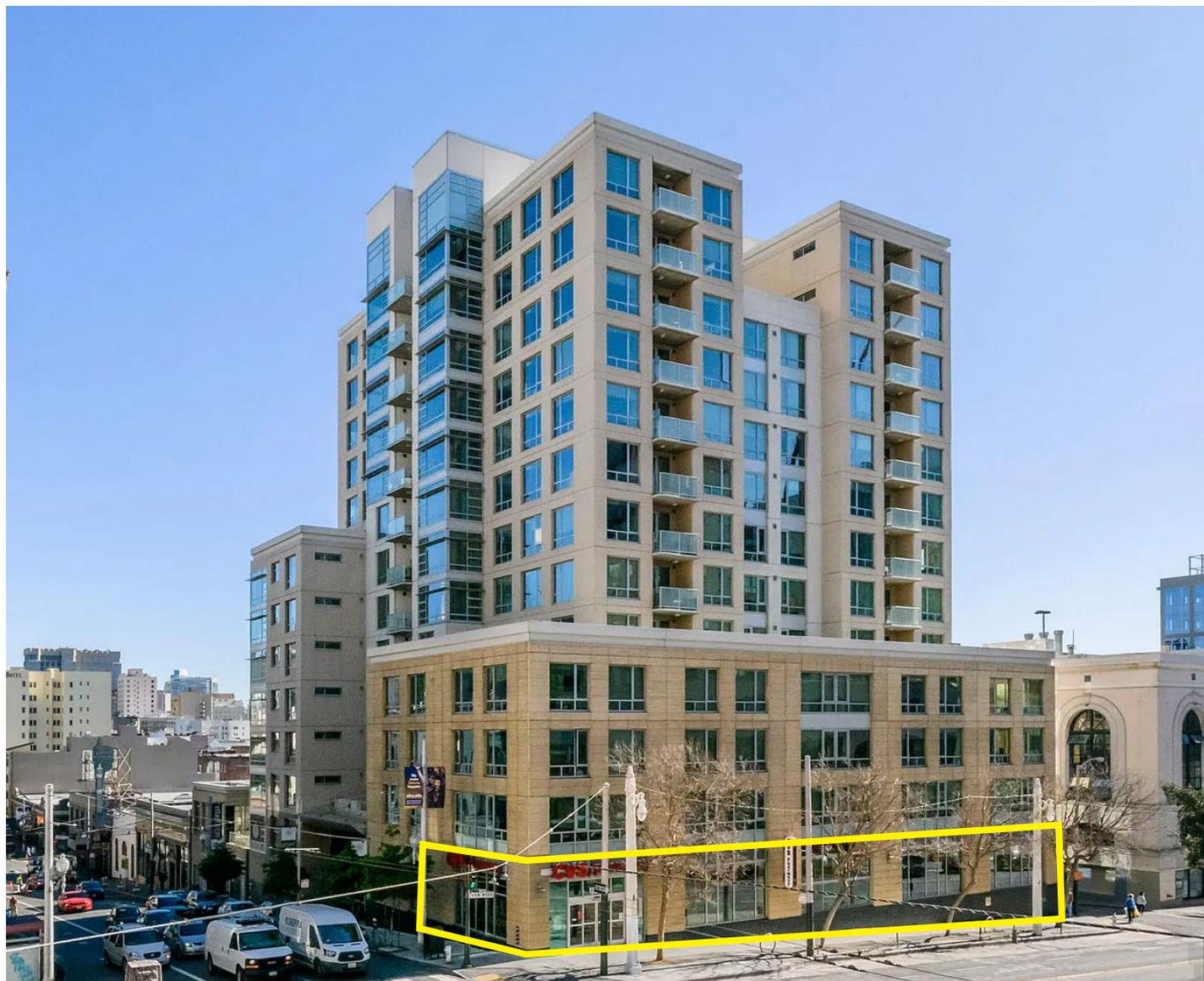
Extensive window line and  
banner signage with  
excellent visibility



Fully built-out as standard  
retail space.



±20 reserved parking  
spaces in the garage



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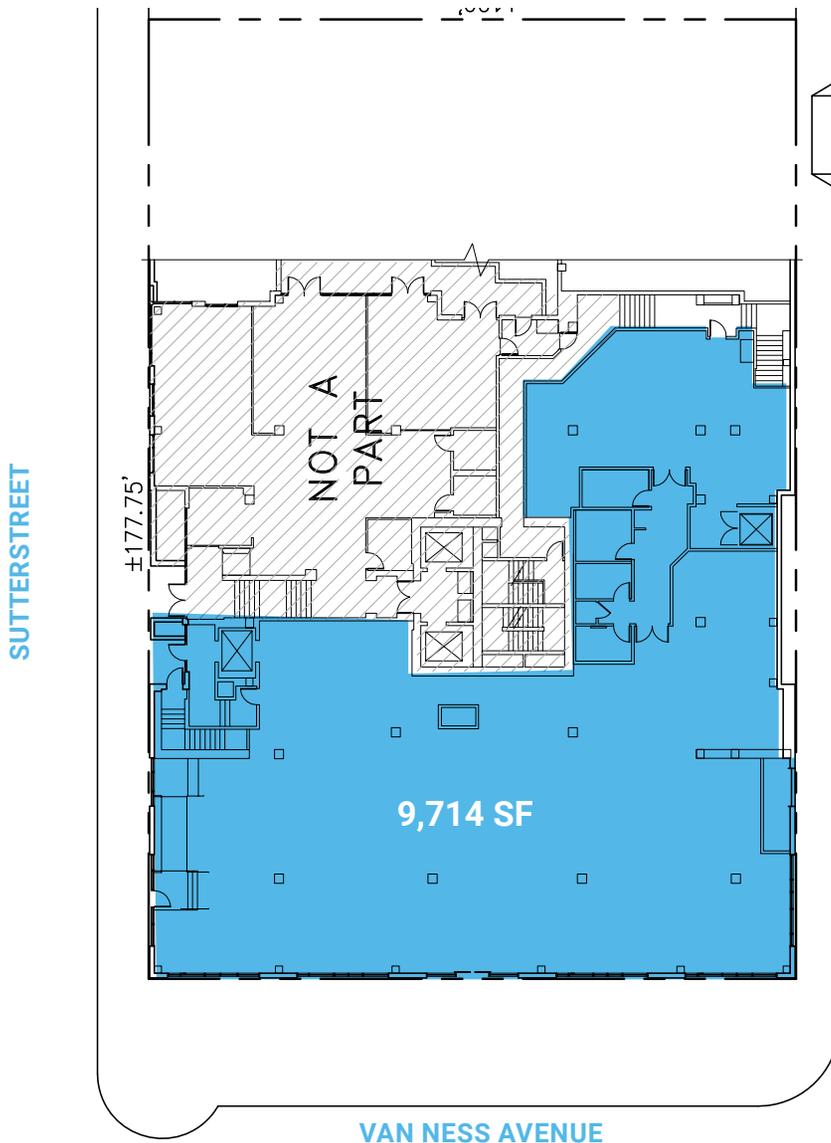
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### HIGHLIGHTS

- 9,714 SF
- Term through January 2029
- High-profile corner on one of San Francisco's most heavily trafficked vehicular corridors
- Wraparound frontage
- Prime corner location
- Formula Retail permitted
- Approx. 20 reserved parking spaces in the garage
- Neighboring Tenants include The Regency Ballroom, 24 Hour Fitness, BevMo, Guitar Center, and CPMC Van Ness Medical Complex

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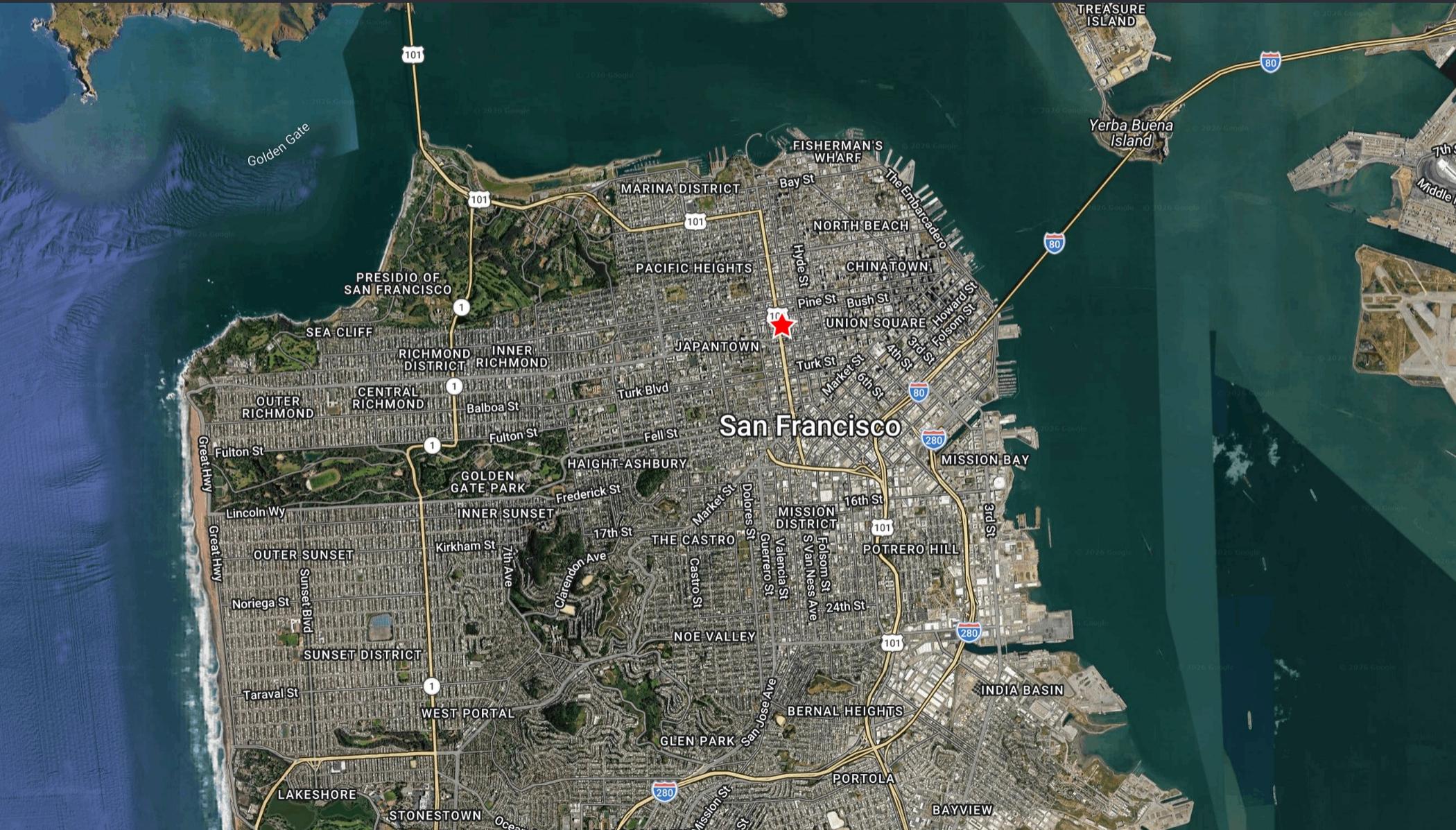
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Through  
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AERIAL



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## DEMOGRAPHICS

		1 mile	3 mile	5 mile
<b>POPULATION</b>	2025 Estimated Population	10,951	51,544	100,184
	2030 Projected Population	10,688	49,481	97,510
	2020 Census Population	11,013	53,885	100,905
	2010 Census Population	10,016	50,278	90,110
	Projected Annual Growth 2025 to 2030	-0.5%	-0.8%	-0.5%
	Historical Annual Growth 2010 to 2025	0.6%	0.2%	0.7%
	2025 Median Age	40.8	40.8	41.0
<b>DAYTIME POPULATION</b>	Adj. Daytime Demographics Age 16 Years +	10,673	44,530	95,049
<b>HOUSEHOLDS</b>	2025 Estimated Households	6,498	29,560	54,175
	2030 Projected Households	6,433	28,799	53,288
	2020 Census Households	6,740	31,302	56,007
	2010 Census Households	6,083	29,948	51,708
	Projected Annual Growth 2025 to 2030	-0.2%	-0.5%	-0.3%
	Historical Annual Growth 2010 to 2025	0.5%	-	0.3%
<b>RACE &amp; ETHNICITY</b>	2025 Estimated White	41.2%	41.5%	41.6%
	2025 Estimated Black or African American	6.2%	6.1%	8.0%
	2025 Estimated Asian or Pacific Islander	35.5%	34.7%	33.9%
	2025 Estimated American Indian or Native Alaskan	0.9%	1.1%	1.0%
	2025 Estimated Other Races	16.1%	16.6%	15.5%
	2025 Estimated Hispanic	16.3%	17.4%	16.0%
	<b>INCOME</b>	2025 Estimated Average Household Income	\$150,053	\$142,255
2025 Estimated Median Household Income		\$115,763	\$108,484	\$114,292
<b>EDUCATION (AGE 25+)</b>	2025 Estimated Elementary (Grade 0-8)	4.9%	8.0%	8.3%
	2025 Estimated Some High School (Grade 9-11)	3.5%	5.9%	5.6%
	2025 Estimated High School Graduate	11.7%	11.6%	13.5%
	2025 Estimated Some College	13.9%	12.8%	12.5%
	2025 Estimated Associates Degree Only	3.8%	5.5%	5.3%
	2025 Estimated Bachelors Degree Only	37.1%	33.2%	32.7%
	2025 Estimated Graduate Degree	25.1%	22.9%	22.1%
	<b>BUSINESS</b>	2025 Estimated Total Businesses	845	2,714
2025 Estimated Total Employees		6,816	27,067	59,909
2025 Estimated Employee Population per Business		8.1	10.0	10.2
2025 Estimated Residential Population per Business		13.0	19.0	17.0



**NOB HILL** Nob Hill, a gem in the heart of San Francisco, is a neighborhood where historic charm meets modern sophistication. The neighborhood is home to iconic landmarks such as the Grace Cathedral and the Fairmont Hotel. With its high end residences, upscale boutiques, dining destinations, vibrant nightlife, and easy access to public transportation, Nob Hill offers an unparalleled experience.



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