



2598 FOLSOM STREET

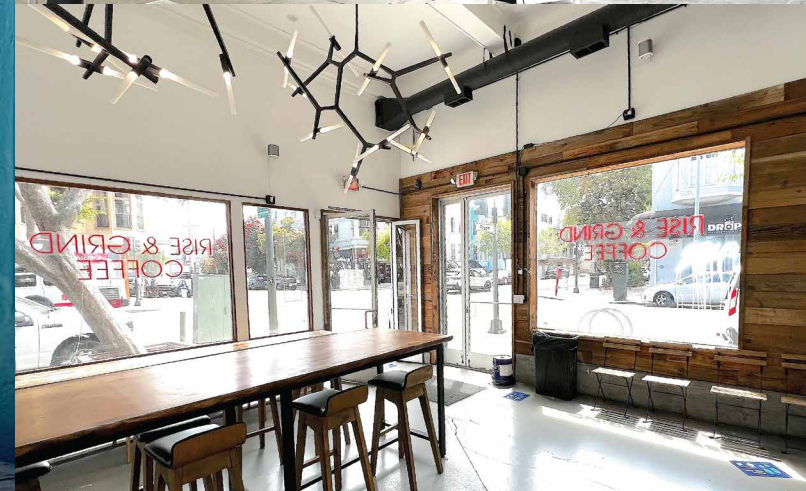
Premium High Visibility Corner Café
Mission District - San Francisco

Contact : (510) 440 - 2040 / folsom22nd@gmail.com

2598 FOLSOM STREET

HIGHLIGHTS

- Fully approved turnkey \$300K café build-out
- + /- 1,950 square feet
- Premium high-visibility corner location in the vibrant Mission District and SF tech corridor
- 16 ft high ceilings & abundant natural light
- Multiple street-level entrances
- Wide sidewalks for exceptional outdoor seating on combination of shady tree-lined Folsom Street and sunny south-facing 22nd Street
- Beer & wine (Type 41) eligible
- ADA compliant
- 87 feet of street frontage
- Excellent signage opportunities
- Free-standing single story building with flat roof and no upper residential or mixed-use occupancy restrictions
- High residential density
- "Walker's Paradise" - Walk Score: 98
"Biker's Paradise" - Bike Score: 100
- 5min walk to Bart & UCSF/ Google shuttles
- 15min bike ride to downtown, 5min freeway access
- Among the most accessible locations in SF



LOCATION

Situated in the heart of San Francisco's vibrant Mission District, this space commands a prominent corner in one of the city's most walkable and transit-rich areas. Surrounded by high-density housing, schools, major employers and a diverse mix of boutiques, cafés, galleries theaters and high-end restaurants, the site offers a rare blend of urban energy, exceptional accessibility, authentic community character within a culturally rich setting and proven resiliency amid a growing cluster of innovative technology and creative firms driving the next phase of San Francisco's economic evolution.

Local median age is 39.3 yrs with 41% of household income over \$200K and 1/3 working from home. The location benefits from excellent commuter exposure and convenient connectivity to Downtown, the Financial District, SoMa, Mission Bay, Media Gulch / Design District, Dogpatch, BART and key regional freeways. It also benefits from the immediately adjacent Shotwell Victoriana Historic District and Calle 24 Cultural Zone, without being subject to their restrictions. The site also lies outside all County mapped seismic hazard zones, Maher hazardous waste and 100-year storm flood risk zones.



Mural along 22nd Street wall of subject property

DBI / PLANNING APPROVED ARCHITECTURAL DRAWINGS

GROUND FLOOR

MEZZANINE

