

806 22nd St.
San Francisco, CA 94107



FOR LEASE

Retail • Office Opportunity

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BUILDING SUMMARY

Address:	806 22nd St.
Square Ft:	±1,421 SF
Rent:	Inquire with Broker
Space Type:	Retail, Café, Services
Terms:	Negotiable, 5 - 10 Yrs
Listing type:	For Lease



Modern Renovation

Restored with sustainable finishes



Bright & Airy

Expansive glass and high ceilings



Live-Work Option

Connects to upstairs apartment



Premier Amenities

Dining, shopping, hotels all around



ADA Restroom

Accessible restroom provided



High-Efficiency Windows & Doors

Neighborhood and building amenity



Easy Access

Street parking and transit



Mid-Block Visibility

Wide frontage and exposure



Prime Retail Location

Heavy vehicle & foot traffic



Walker's Paradise Score

Highly walkable neighborhood



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DOGPATCH NEIGHBORHOOD

806 22nd Street is located in the heart of Dogpatch, one of San Francisco's fastest-growing and most authentic neighborhoods. Known for its industrial charm and creative energy, Dogpatch has become a hub for makers, artists, and entrepreneurs.

The area is now recognized as a retail and dining hotspot, with destination restaurants like Piccino and Serpentine, craft breweries like Magnolia and Harmonic, and popular cafés and bakeries drawing steady crowds. Nearby parks like Crane Cove and Esprit Park, along with major projects at Pier 70 and the Power Station, are bringing thousands of new residents and visitors to the district.

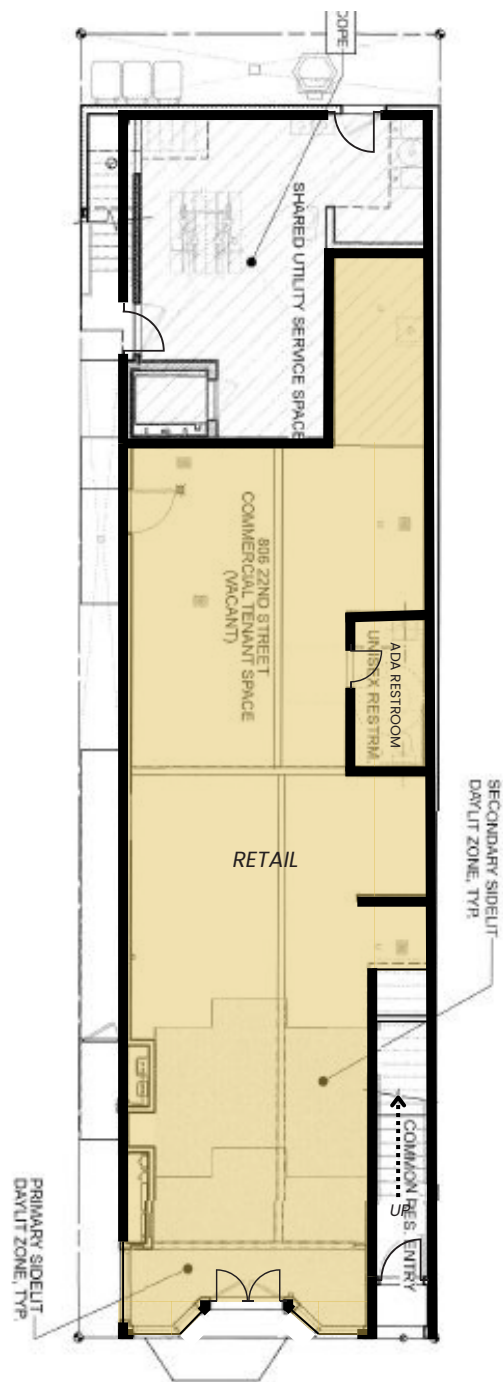
With strong transit access via Caltrain and the Muni T-Line, Dogpatch offers both visibility and accessibility. 806 22nd Street gives operators the chance to establish themselves in a neighborhood that is thriving, energetic, and on the rise.



NEIGHBORHOOD SNAPSHOT



FLOORPLAN



ACCESSIBILITY

806 22nd Street has a Walk Score of 94 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

Bike Score

91

Walk Score

94

Transit Score

68



6-minute walk

To Third Street & 20th St stop



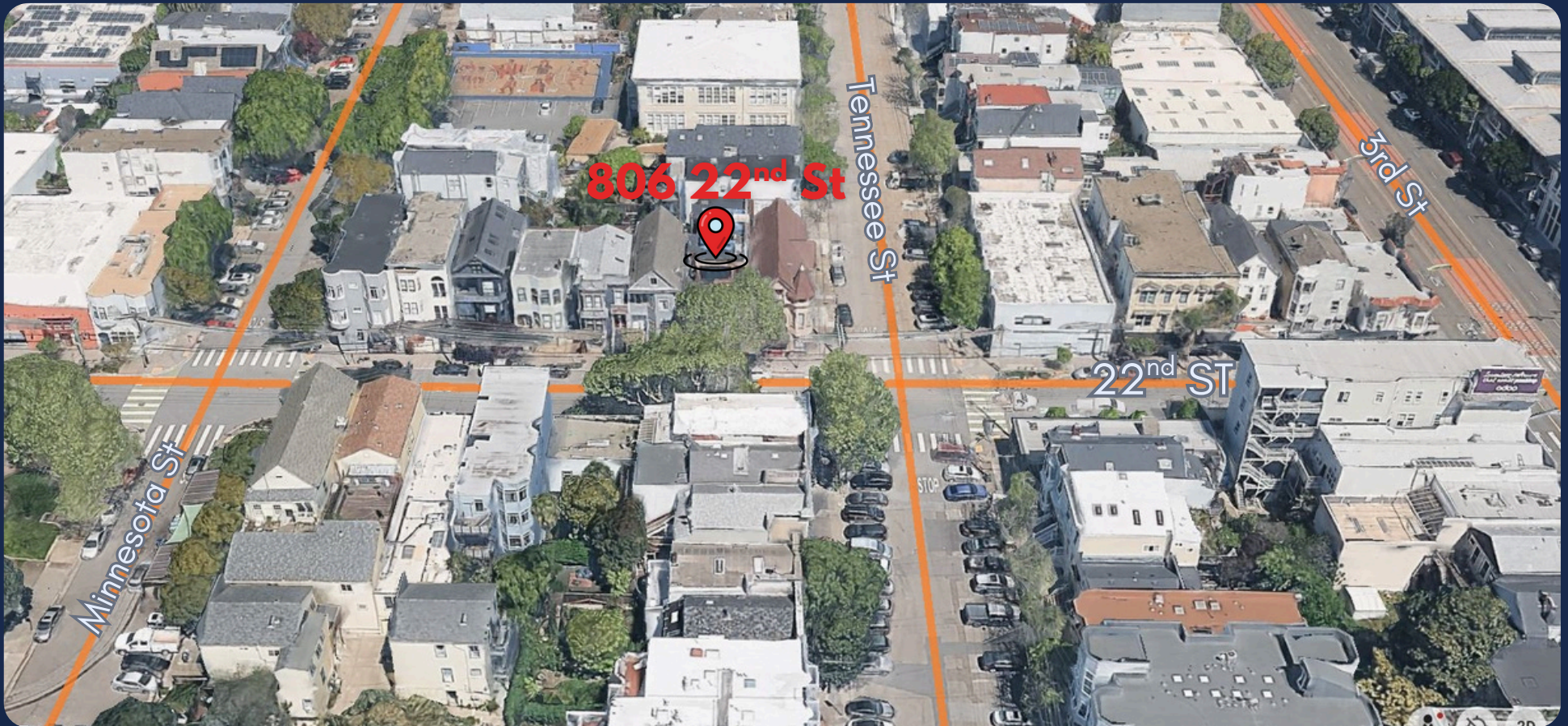
Unmatched Transit Access

Surrounded by major bike lanes and MUNI stops



Premier Amenities

Steps from Woods Yard Park, Pier 70, and The Palm Court at RH SF.



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AGENT



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We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

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