

# 806 22nd St.

San Francisco, CA 94107



## FOR LEASE

Retail • Office Opportunity

Javier Rodriguez

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# BUILDING SUMMARY

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

# 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.



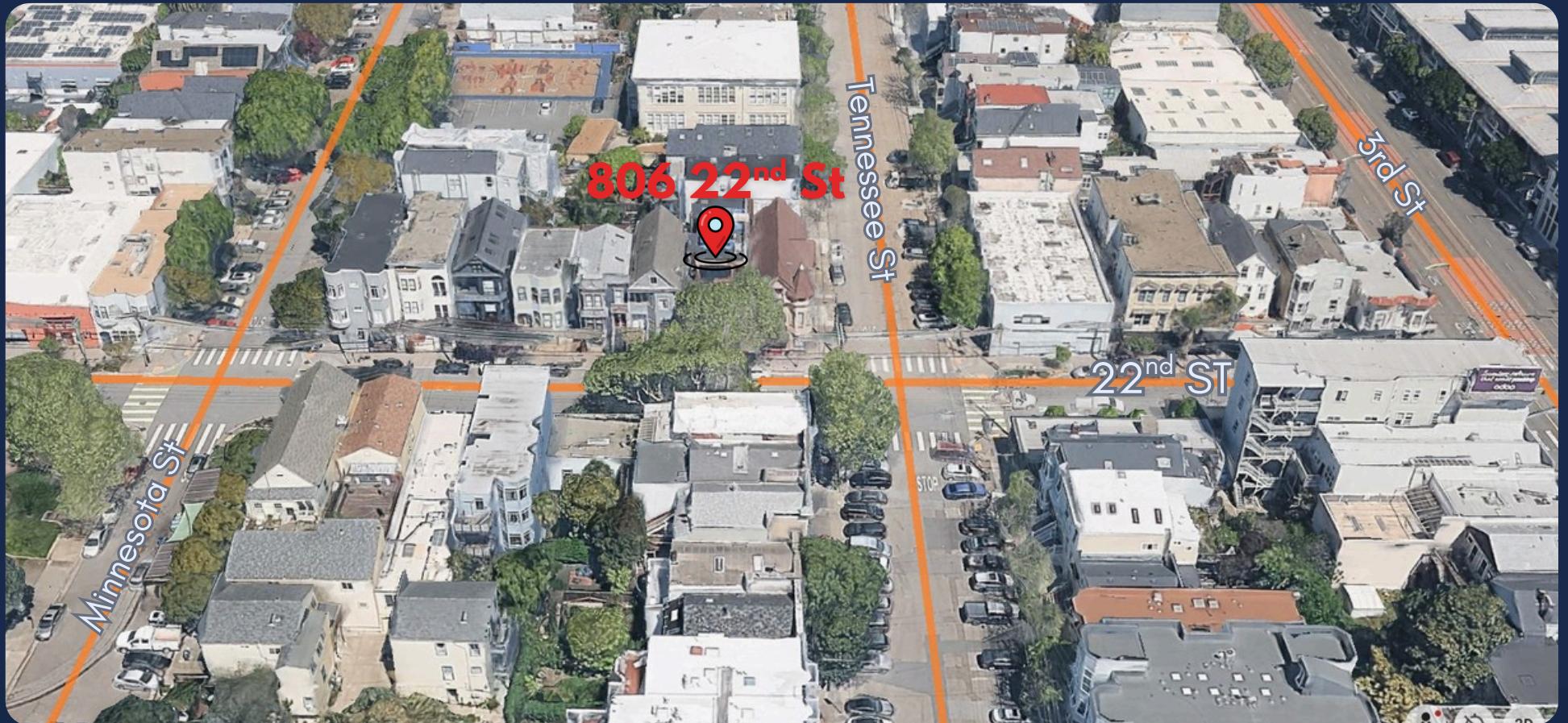
**6-minute walk**  
To Third Street & 20th St stop



**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.



# AGENT



## Javier Rodriguez

Retail Services, Leasing

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Call

View Profile



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