

VIBRANT CORNER FOR SALE

2590-2598 FOLSOM STREET/3008 22ND STREET SAN FRANCISCO, CA 94110 | MISSION DISTRICT



CELEBRATING
100 Years

JEREMY BLATTEIS

415.321.7493

jffblatteis@blatteisrealty.com

DRE #01460566

EXECUTIVE SUMMARY

Located at the corner of Folsom and 22nd Street, 2590-2598 Folsom offers an impressive 16-foot ceiling height and abundant natural light. The property features two commercial well known tenants, including the popular Rise & Grind Coffee and Tea in the corner unit, and the well-regarded Nomad School in the adjacent space. There is also approximately ±132 feet of street frontage, and the building is nearby a vibrant array of neat boutiques, cafes, and restaurants. Sushi Hon, Breakfast Little, The Polish Club, The Ruff House, Isaac's Market, and El Trabol Bar, are all within walking distance.

PROPERTY SUMMARY

Please Call for Price

Building Size: ±5,134 Sq Ft (To be verified by Buyer)

Lot Size: ±4,525 Sq Ft (To be verified by Buyer)

Property Type: Commercial

Stories: 1

Year Built: 1910

APN: 3614-069 & 3614-070

PLEASE DO NOT DISTURB EMPLOYEES



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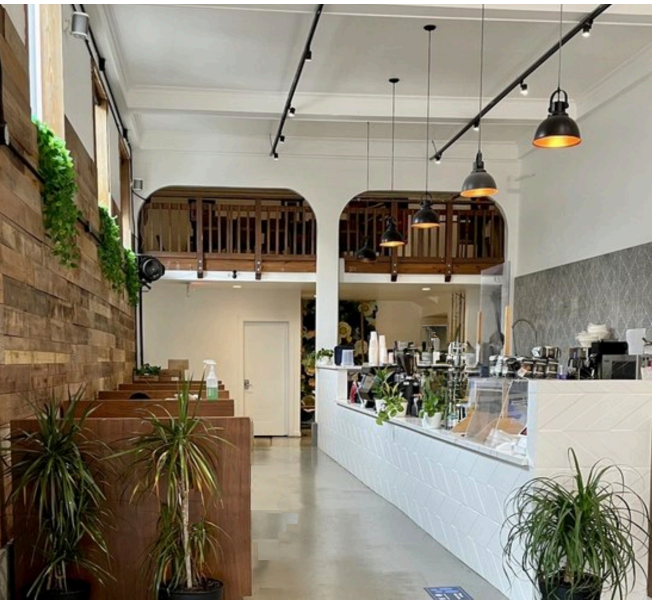
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101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282



Highlights

- Terrific Investment Opportunity!
- Over \$900,000 in Major Renovations (including essential seismic upgrades, a new roof, updated windows, and modernized electrical and plumbing systems)
- Potential for owner/user
- Strong tenant mix
- Prime street visibility
- High ceilings providing ample natural light
- Modern finishes and upgrades throughout
- Close proximity to popular amenities and public transit
- Significant investment potential in a dynamic urban setting



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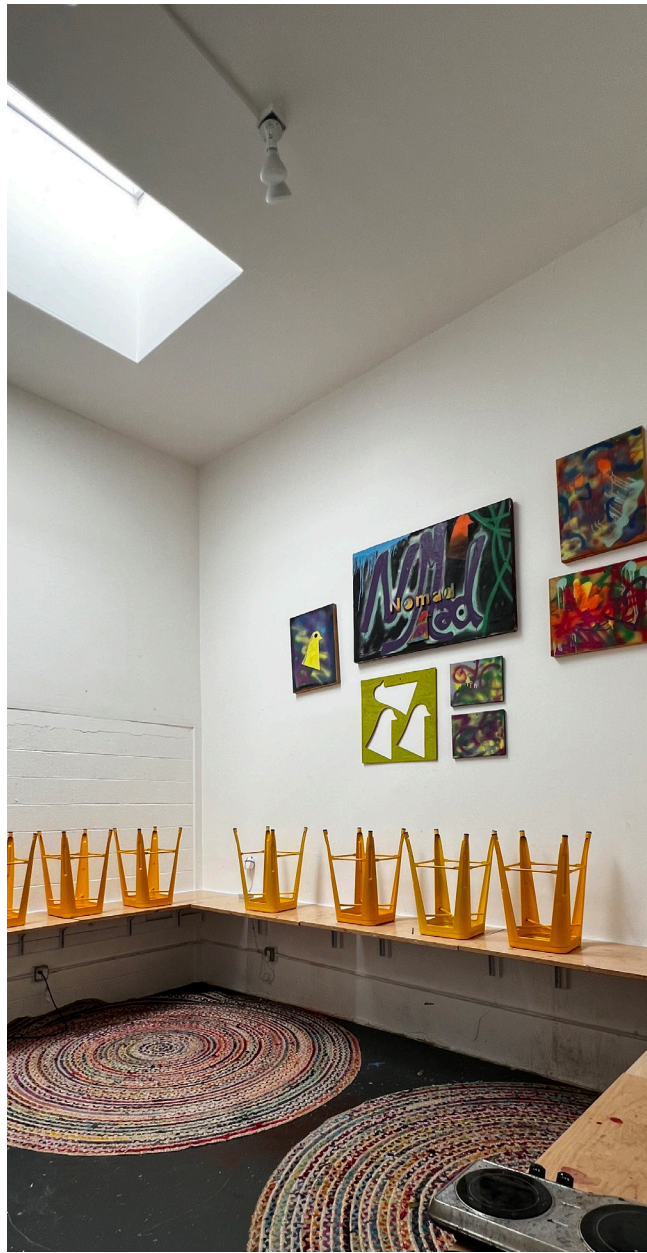
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