

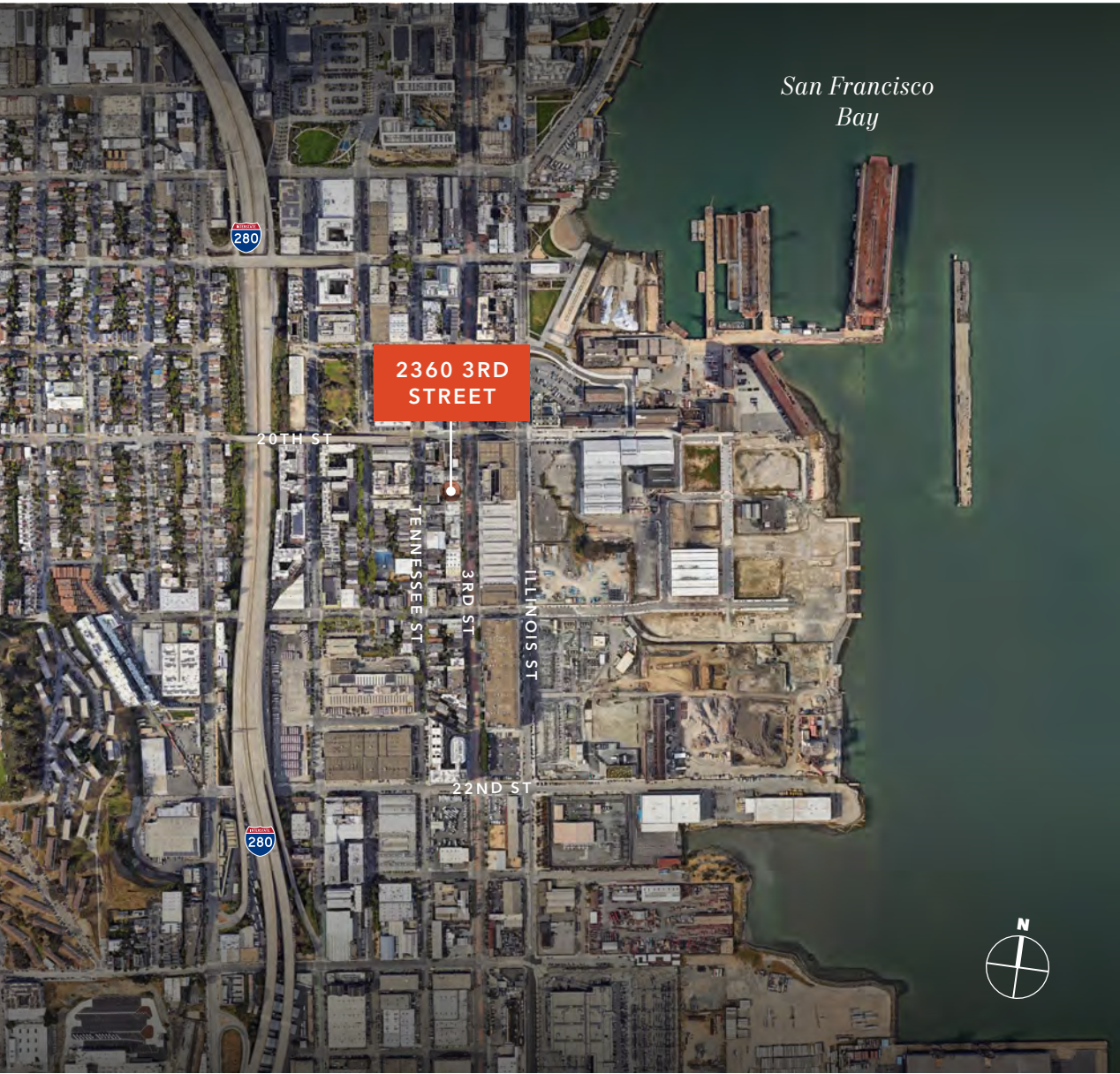
# FOR SALE AND/OR LEASE

*Unique Mixed-Use Office/Retail/Flex  
Building near Chase Center in the Dogpatch*

2360 3RD STREET, SAN FRANCISCO, CA 94107







## Property Summary

Total building size ±10,646 SF

±2,590 SF ground floor retail (Option A)

±8,056 SF 2nd floor office with ground floor flex/warehouse (±5,323 SF Office & ±2,733 SF flex/warehouse) (Option B)

\*Option A and B - can be leased separately or together as a full building

APN: 4108-003R

Flexible lease term

Pricing - Inquire with broker

Zoning - Urban Mixed Use

→ [VIEW ZONING](#)

±10,646  
TOTAL BUILDING SF

NOW  
AVAILABLE



*Second Floor Office with Ground Floor Flex/Warehouse*

**SECOND FLOOR OFFICE**

High Exposed Wood Truss Ceilings

Hardwood Floors Throughout

Full HVAC

Skylights

Operable Windows

Fully Sprinklered

Large Kitchenette

Two (2) Restrooms

One (1) Large Glass Enclosed Conference Room

Mostly Open Plan

**GROUND FLOOR FLEX/WAREHOUSE**

Concrete floors throughout

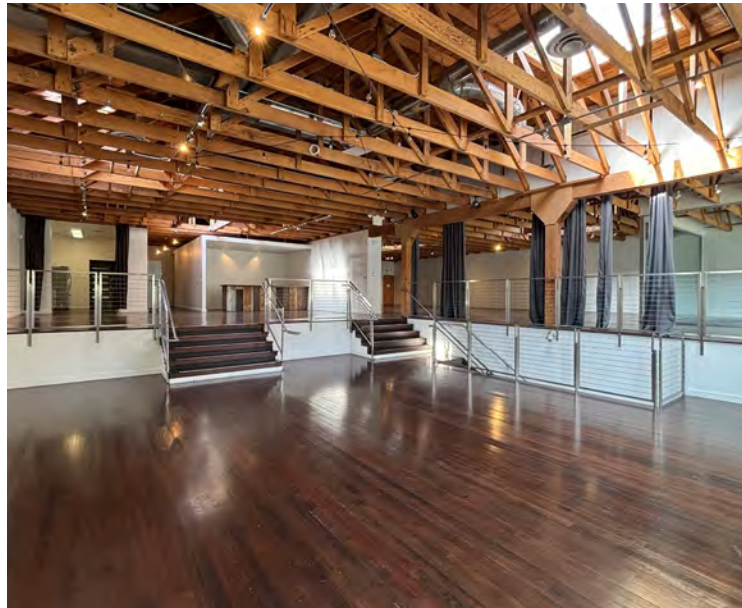
High ceilings

Heavy power

Open plan

Two (2) automatic glass drive-in loading doors

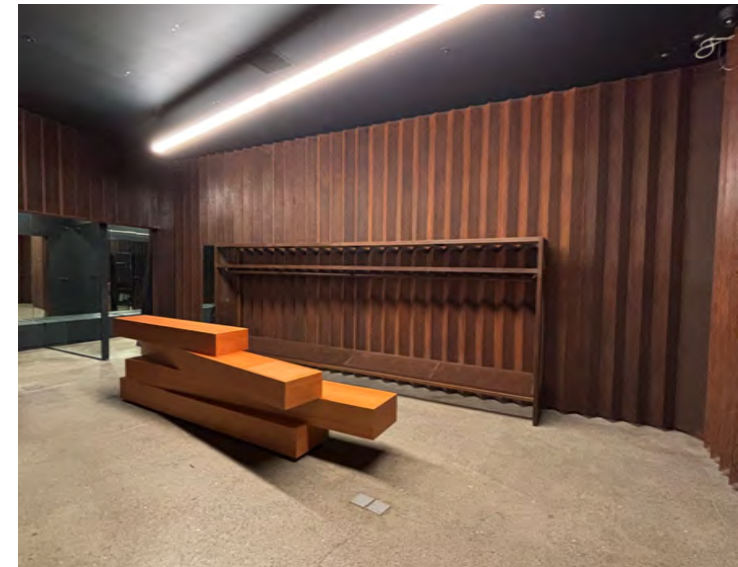
Fully sprinklered











### *Ground Floor Retail Highlights*

Newly Renovated

Two (2) Restrooms

ADA Entrance with Ramp

Fully Sprinklered

*±2,590*

SF RETAIL AVAILABLE

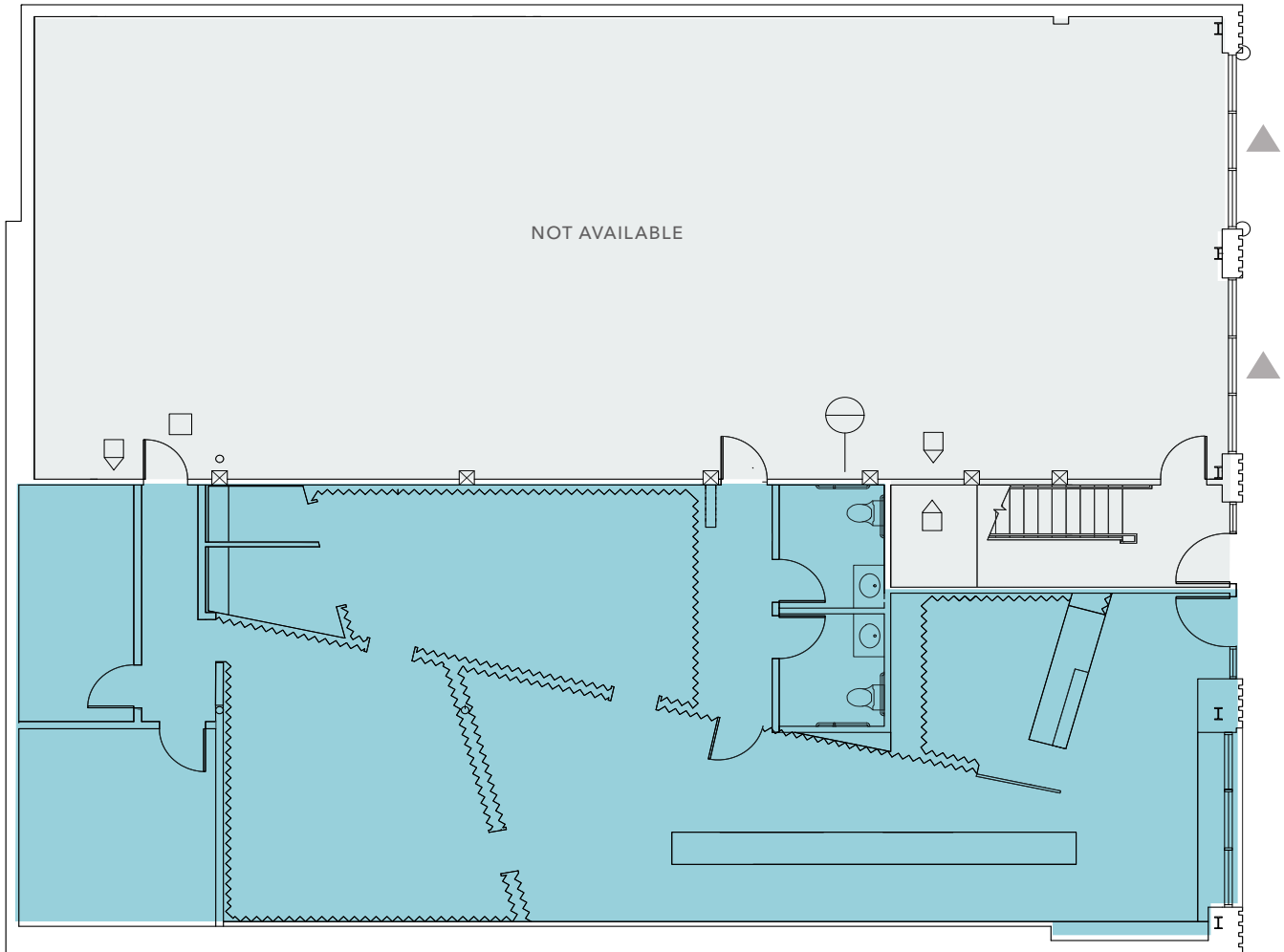
*NOW*

AVAILABLE





# GROUND FLOOR RETAIL



*±2,590 SF*

AVAILABLE

*OPTION A*

RETAIL ONLY

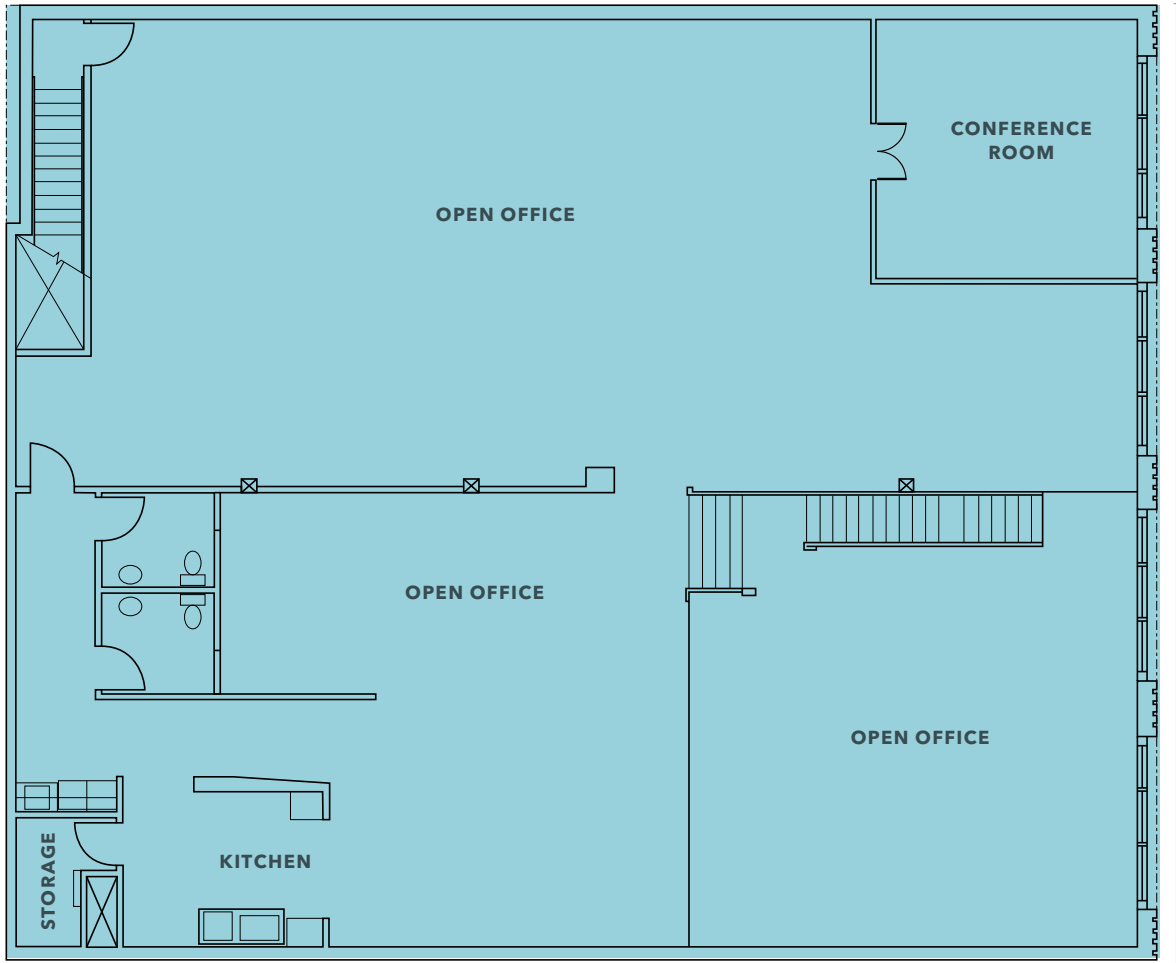
*NOW*

AVAILABLE

▲ Grade level loading

FLOOR PLAN NOT TO SCALE

# SECOND FLOOR OFFICE WITH WAREHOUSE/FLEX



FLOOR PLAN NOT TO SCALE

AVAILABLE FOR SALE OR LEASE

**±8,056 SF**

AVAILABLE

**OPTION B**

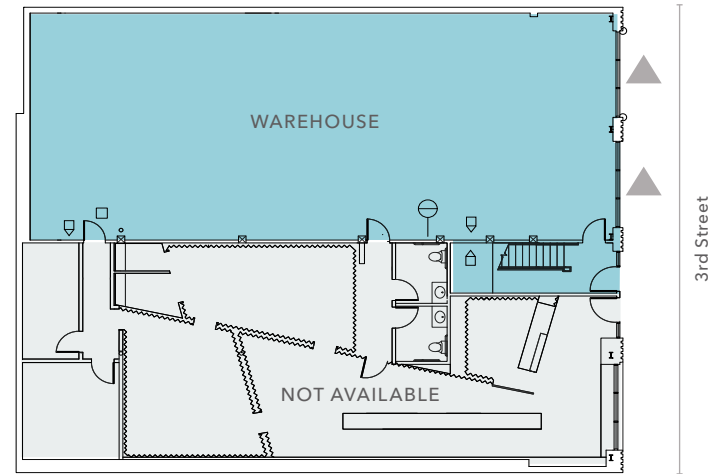
OFFICE & WAREHOUSE

**NOW**

AVAILABLE

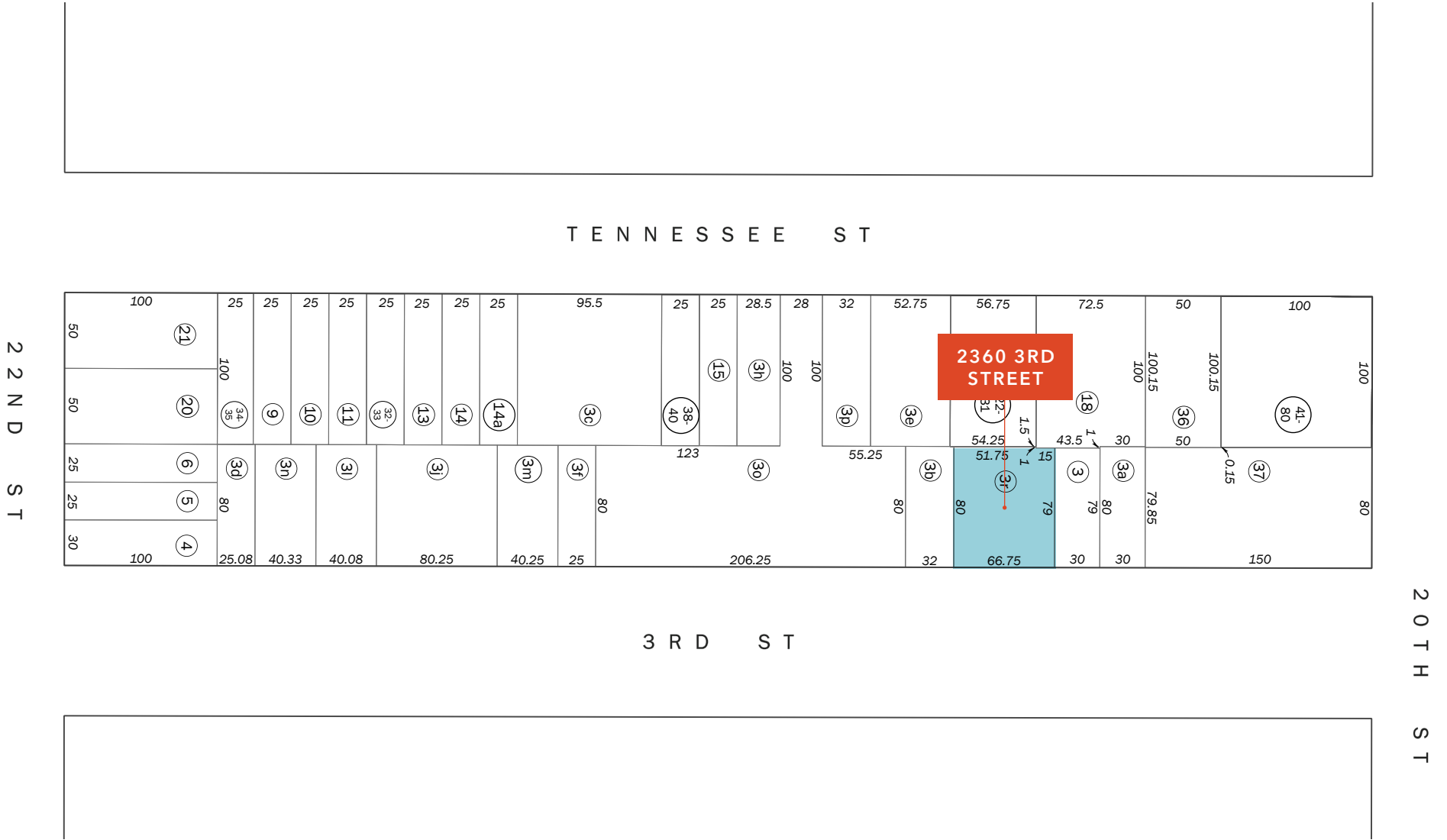
▲ Grade level loading

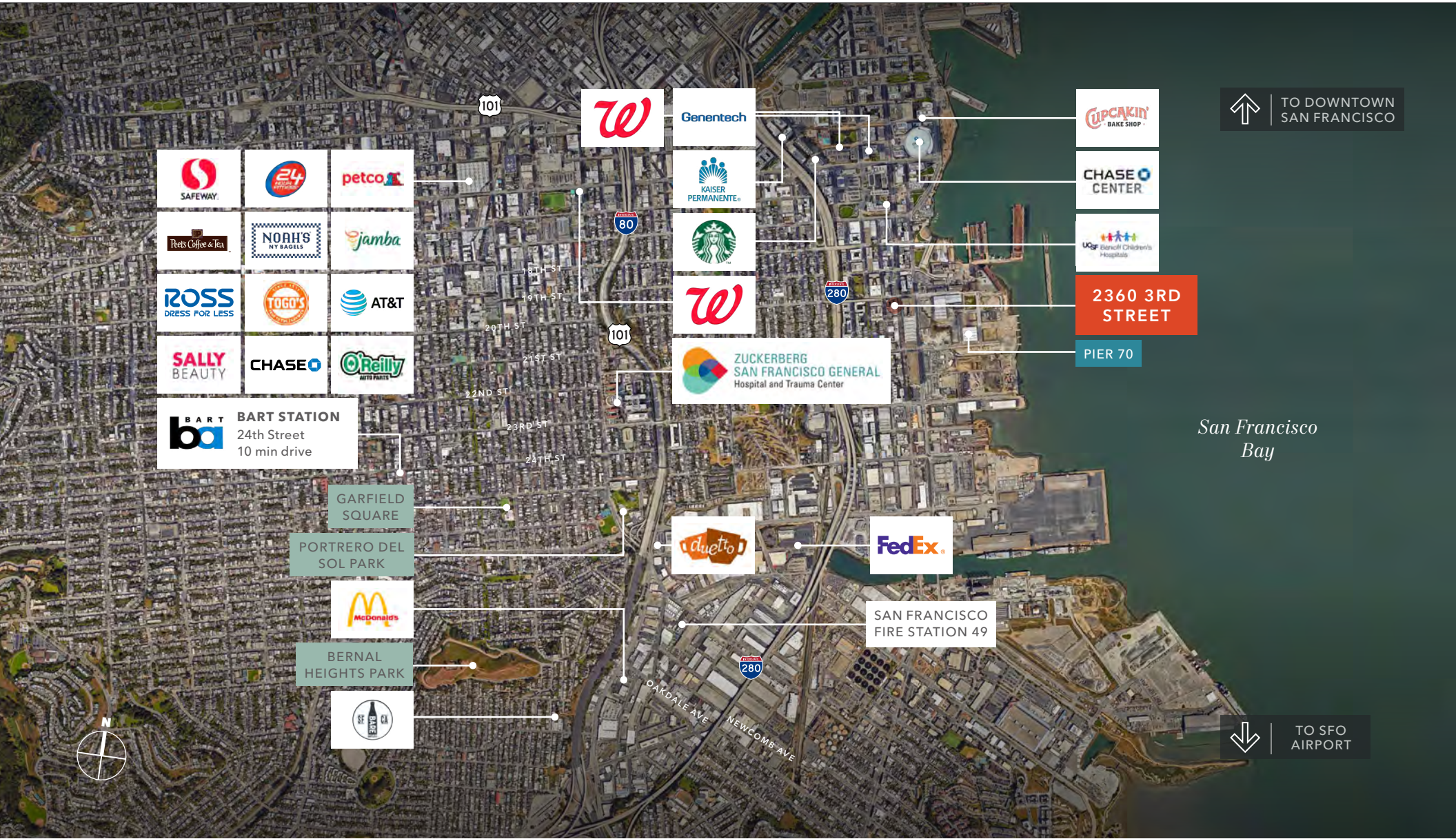
3rd Street





# PARCEL MAP














# TRANSIT MAP

San Francisco Bay

## LEGEND

-  BART
-  Muni
-  Rapid Bus
-  Caltrain
-  Historic Street Car
-  SamTrans

2360 3RD STREET

 CalTrain  
22nd St Station  
8 minute walk



## 2360 3RD STREET

*For more information on this property, please contact*

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