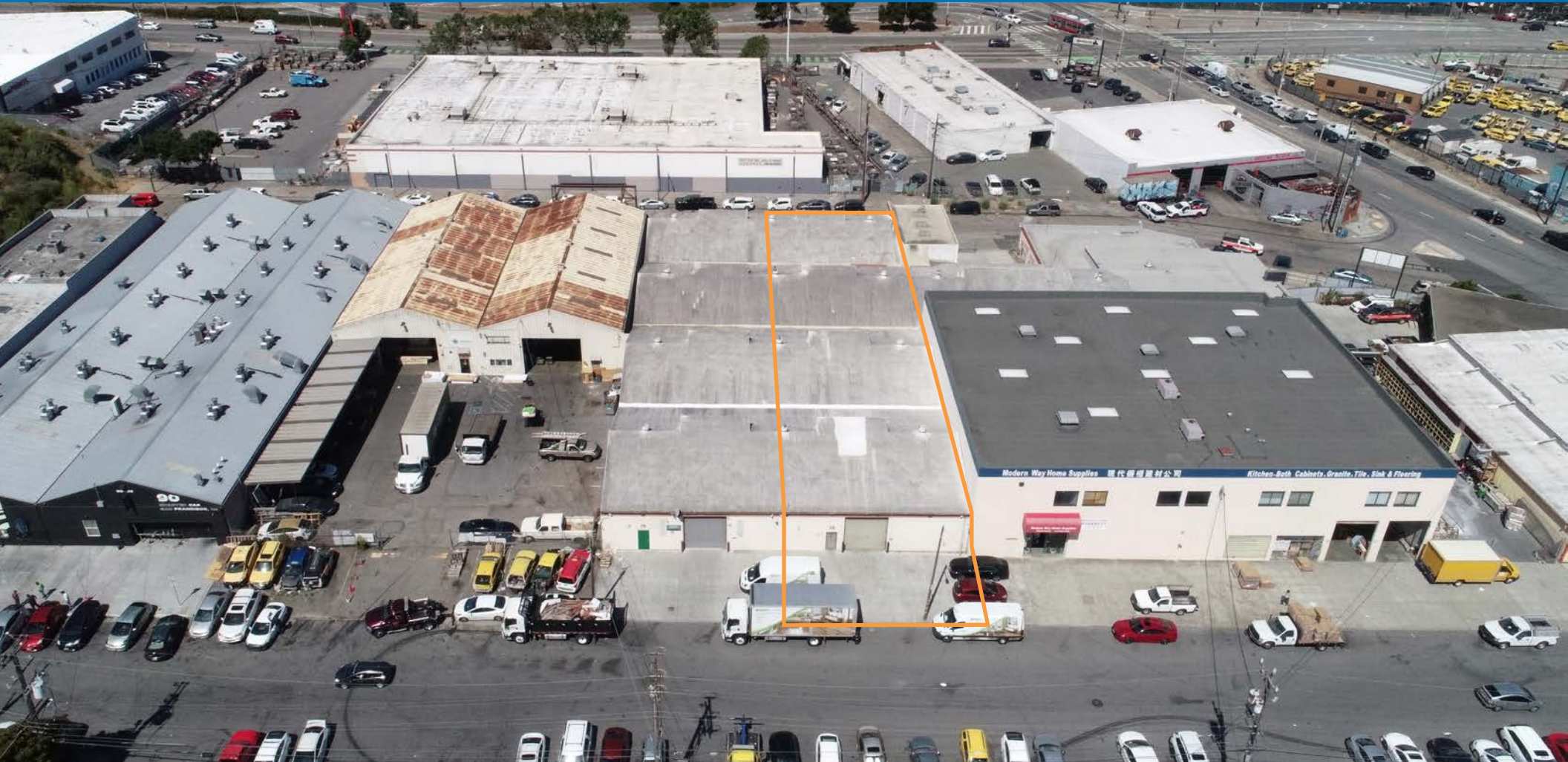


# 74 CHARTER OAK AVENUE

FOR LEASE | BAYSHORE WAREHOUSE W/ PARKING

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



[WWW.TCPRE.COM](http://WWW.TCPRE.COM)

**ZACH HAUPERT** zhaupert@tcpre.com  
D 415.539.1121 | C 415.812.1219

**MICHAEL SANBERG** msanberg@tcpre.com  
D 415.539.1103 | C 415.697.6088

**TREVOR GUDIM** trevor@tcpre.com  
D 415.539.1122 | C 858.922.2632



# 74 CHARTER OAK AVENUE

## PROPERTY SUMMARY

### ADDRESS

74 Charter Oak Avenue / 25 Boutwell Street,  
San Francisco, CA 94124

### AVAILABLE SPACE

+/- 5,000 - 10,000 Square Feet

### RENTAL RATE

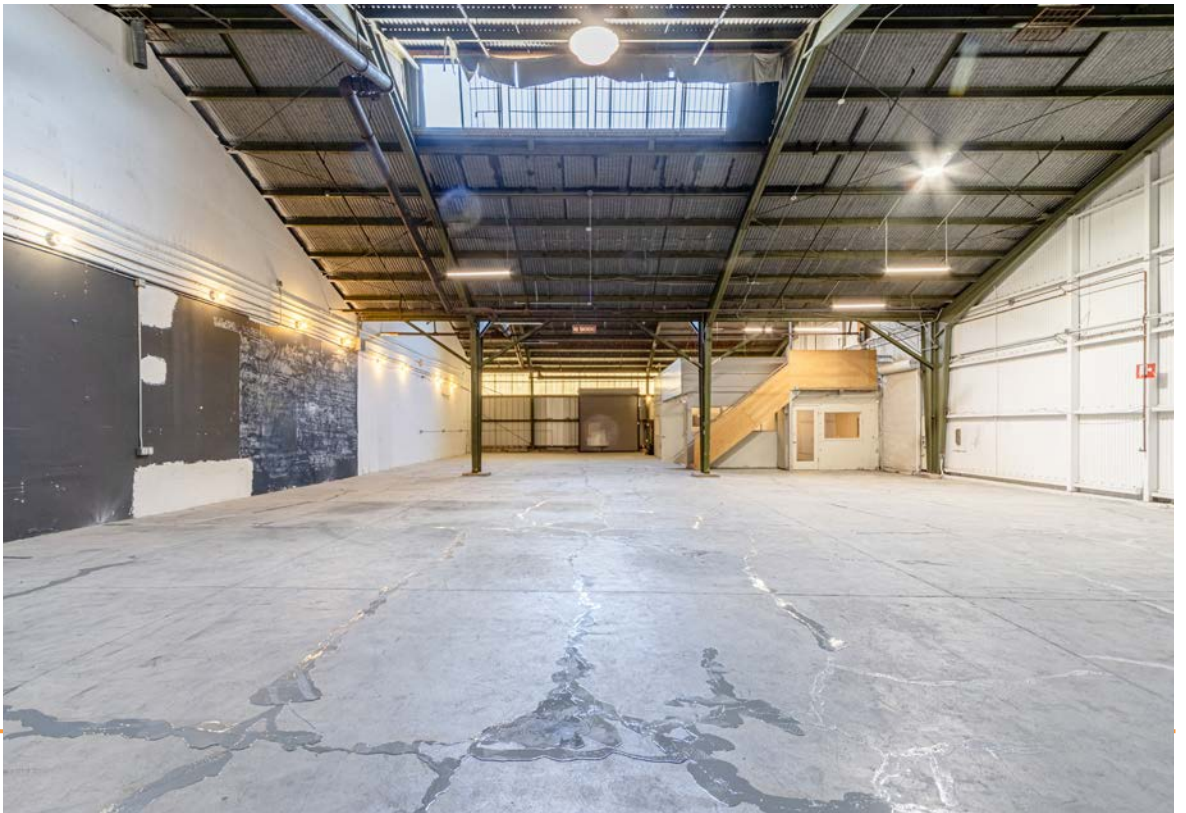
\$1.75 / Square Foot / Year, Industrial Gross

### AVAILABLE

Immediately

## BUILDING ATTRIBUTES

- + Clear Span Warehouse
- + Drive-In Roll Up Door (74 Charter Oak Ave)
- + Dock High Loading Access (25 Boutwell St)
- + Exterior Parking for 5 - 6 Vehicles
- + Office & Mezzanine Access
- + Skylights & Sprinkler System Throughout
- + Building Runs From Charter Oak Avenue to Boutwell Street
- + Immediate Access to 280 & 101 Freeways





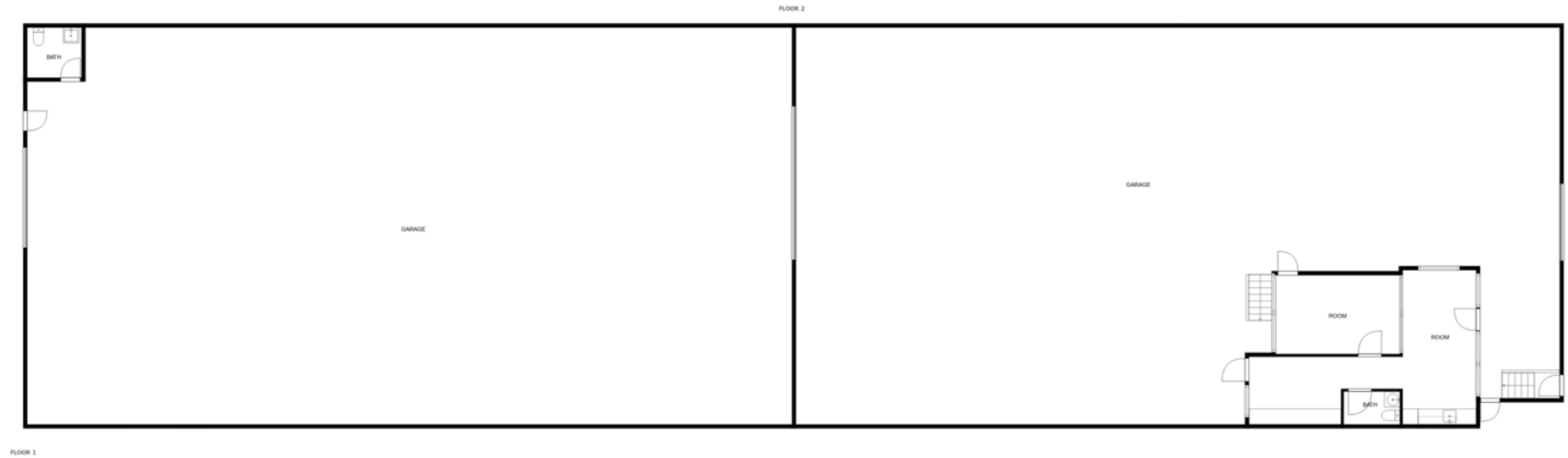
# 74 CHARTER OAK AVENUE



# 74 CHARTER OAK AVENUE

## Floor Plans

+/- 5,000 - 10,000 Square Feet





# 74 CHARTER OAK AVENUE

## LOCATION OVERVIEW

Desirable industrial building Bayview location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



**06 MIN** to Union Square  
**09 MIN** to Powell St BART  
**10 MIN** to Market St



**06 MIN** to Financial District  
**09 MIN** to SOMA  
**14 MIN** to Mission District



**04 MIN** to 101 On-Ramp  
**06 MIN** to 280 On-Ramp  
**10 MIN** to 80 On-Ramp

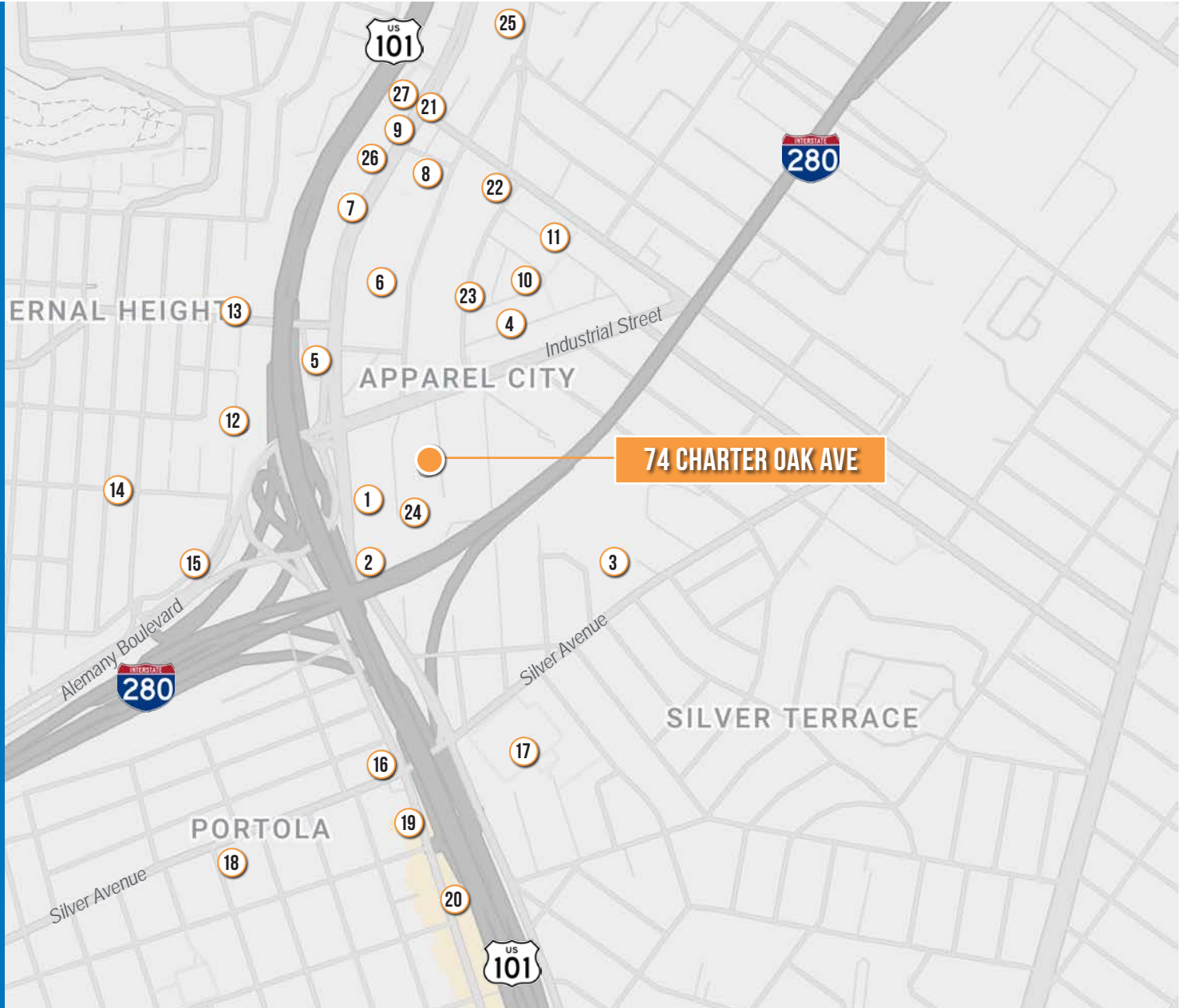




# 74 CHARTER OAK AVENUE

## NEARBY AMENITIES

- 1..... Best Tile Inc
- 2..... City Lights SF Showroom
- 3..... Thurgood Marshall High School
- 4..... Grumpy Cafe
- 5..... Flowercraft
- 6..... Lowe's Home Improvement
- 7..... Jack in the Box
- 8..... McDonald's
- 9..... Domino's Pizza
- 10..... Sequoia Sake
- 11..... Feve Artisan Chocolatier
- 12..... Dream Sign
- 13..... Barebottle Brewing Company
- 14..... Tompkins Stairs
- 15..... Alemany Farmer's Market
- 16..... Shell
- 17..... Silver Terrace Athletic Fields
- 18..... Grocery Outlet
- 19..... Pho Nation
- 20..... Breakfast At Tiffany's
- 21..... The Old Clam House
- 22..... The Chairman
- 23..... Cellars 33
- 24..... Wingstop
- 25..... Burger King
- 26..... Silver Crest Donut Shop
- 27..... Bayshore Taqueria





# 74 CHARTER OAK AVENUE



BAREBOTTLE BREWING COMPANY



BREAKFAST AT TIFFANY'S



SEQUOIA SAKE



OLD CLAM HOUSE



FLOWERCRAFT



# 74 CHARTER OAK AVENUE



Corp. Lic. 01112906  
www.tcpre.com

## ZACH HAUPERT

D 415.539.1121 C 415.812.1219  
zhaupert@tcpre.com DRE # 01822907

## MICHAEL SANBERG

D 415.539.1103 C 415.697.6088  
msanberg@tcpre.com DRE # 01930041

## TREVOR GUDIM

D 415.539.1122 C 858.922.2632  
trevor@tcpre.com DRE # 01979980

This document has been prepared by Touchstone Commercial Partners for advertising and general information only. Touchstone Commercial Partners makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Touchstone Commercial Partners excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Touchstone Commercial Partners and/or its licensor(s). ©2024. All rights reserved.