

# 2545 24TH STREET

FOR SALE | BAR LEASE + LEASEHOLD IMPROVEMENTS

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



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## PROPERTY SUMMARY

### ADDRESS

2545 24th Street, San Francisco, CA 9411

### AVAILABLE SPACE

Ground Floor: +/- 1,875 Square Feet  
Basement: +/- 1,500 Square Feet  
**Total: +/- 3,375 Square Feet**

### KEY MONEY

\$150,000

### RENTAL RATE

\$7,500 / Month, Industrial Gross

### AVAILABLE

Immediately

## BUILDING ATTRIBUTES

- + Over \$400,000 in Recent Renovations and Improvements Have Been Made To The Premises. Please Inquire With The Listing Agents For A Complete List Of Upgrades and Improvements
- + Hard Corner Location
- + Large Signage
- + ADA Compliant Entrance
- + ADA Compliant Restroom
- + Walk In Refrigerator
- + Full Basement For Bar Back Of House / Storage
- + Employee Restroom (Basement)
- + Type 48 Liquor License





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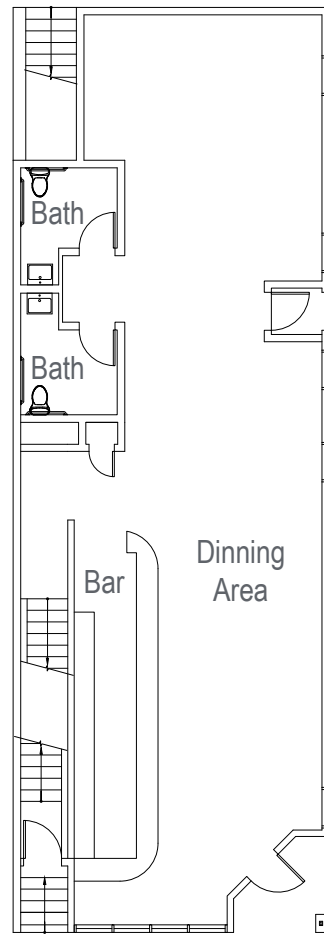


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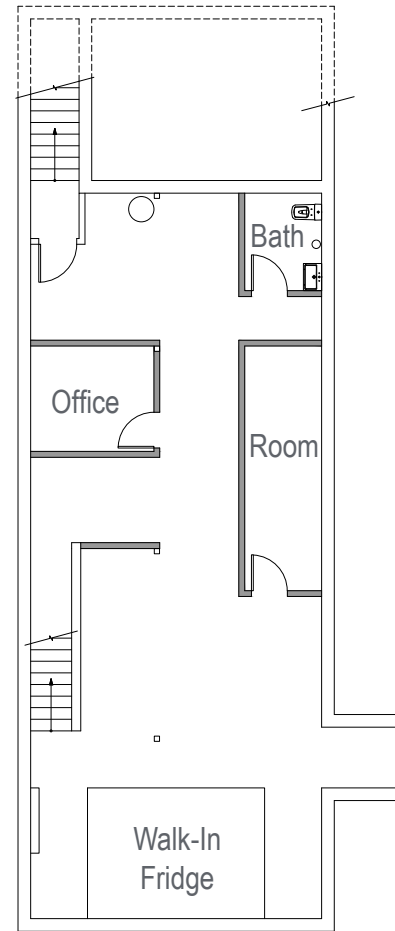
## FLOOR PLAN

Ground Floor: +/- 1,875 Square Feet  
Basement: +/- 1,500 Square Feet  
Total: +/- 3,375 Square Feet

### GROUND FLOOR



### BASEMENT



24th Street



## LOCATION OVERVIEW

Located in Potrero Hill of San Francisco, the subject property is situated in a well established neighborhood.



**03 MIN** to Potrero Ave Muni

**04 MIN** to Zuckerberg SF Hospital

**17 MIN** to 24th St Bart



**07 MIN** to Mission District

**15 MIN** to South of Market

**18 MIN** to Union Square



## 02 MIN to 101 On-Ramp

## 05 MIN to 280 On-Ramp

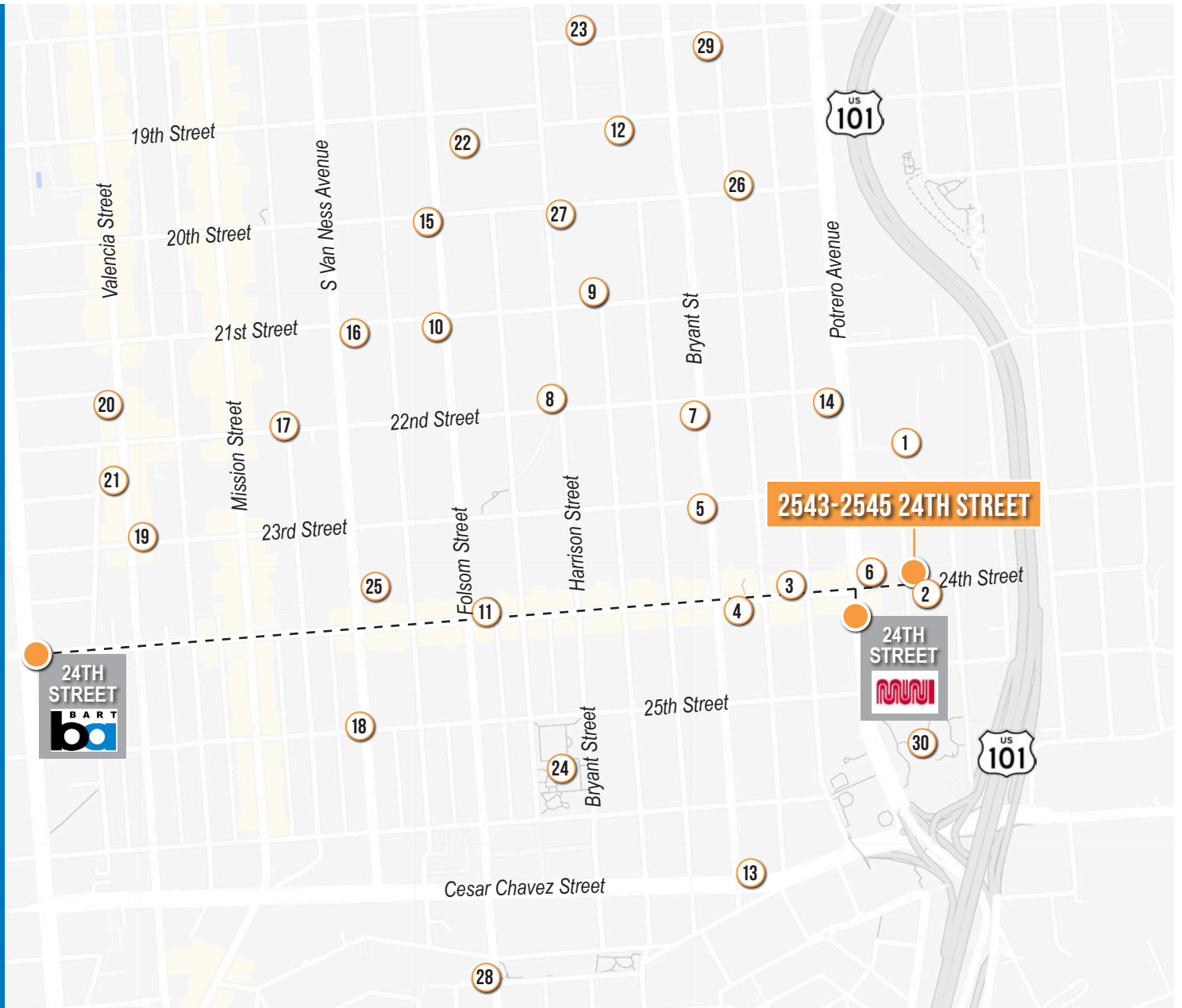
**11 MIN** to 80 On-Ramp



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## NEARBY AMENITIES

- 1... Zuckerberg SF General Hospital
- 2..... J & E
- 3..... Dynamo Donut & Coffee
- 4..... La Torta Gorda
- 5..... The Spice Jar
- 6..... Walgreens
- 7..... El Metate
- 8..... Sushi Hon
- 9..... Bon, Nene
- 10..... Heirloom Café
- 11..... Haus Coffee
- 12.Farmhouse Kitchen Thai Cuisine
- 13..... Hop Oast Pub & Brewery
- 14..... Newkirk's
- 15..... Base Camp
- 16..... Limón
- 17..... La Copa Loca Gelato
- 18..... Phone Booth
- 19..... Beretta Valencia
- 20..... Alnico
- 21..... Bottega
- 22..... Southern Pacific Brewing
- 23..... Tartine Manufactory
- 24..... Garfield Square
- 25..... Grocery Outlet
- 26..... Lost Resort
- 27..... Flour + Water
- 28..... Los Yaquis
- 29..... Bobo's Bistro
- 30..... Potrero del Sol





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ZUCKERBERG SF GENERAL HOSPITAL



SUSHI HON



LA COPA LOCA GELATO



TARTINE MANUFACTORY



DYNAMO DONUT & COFFEE



**2545** 24TH  
STREET



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