



25,939 SF | PROMINENT COMMERCIAL BUILDING **FOR SALE OR FOR LEASE**

593-599 VALENCIA STREET

MISSION DISTRICT, SAN FRANCISCO

maven
RETAIL

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SECOND FLOOR & MEZZANINE

PROPERTY OVERVIEW

Located in the heart of San Francisco's iconic Valencia corridor, 593-599 Valencia Street presents a rare opportunity to purchase or lease a beautiful, multi-level commercial building in one of the city's most sought-after neighborhoods. Formerly home to the well-known Harrington Brothers furniture store, this historic building features $\pm 25,939$ square feet across three spacious floors - $\pm 11,175$ SF First Floor, $\pm 8,887$ SF Second Floor, and $\pm 5,877$ SF Third Floor/Mezzanine. All floors accessible by elevator.

With high ceilings, large open floorplans, and two commercial loading docks, the property offers exceptional flexibility for a variety of uses, including retail, showroom, creative office, wellness, or institutional use. Located in the Valencia Street Neighborhood Commercial Transit District, the building is well-positioned for both owner-users and investors seeking long-term value in a high-visibility, high-foot-traffic location.

The property benefits from excellent transit access, located just two blocks from the 16th & Mission BART station, offering direct connectivity to Downtown and CalTrain and just across the intersection from the SFPD Mission Police Station. It's also within walking distance of Dolores Park, one of San Francisco's most beloved green spaces. Surrounded by Mission District icons: Baggu, Everlane, Pancho Villa, Dog Eared Books, Tartine Bakery, Puerto Alegre, Foreign Cinema, Roxie Cinema, Souvla, Craftsman & Wolves, El Toro and many more. This is a one-of-a-kind opportunity to establish a presence in a vibrant, culturally rich corridor with a strong mix of destination dining, shopping, and residential density.



GROUND FLOOR

PROPERTY SUMMARY

Address	593-599 Valencia Street, San Francisco, CA
Listing Price	\$5,500,000
Price/SF	\$212
Building Size	25,939 SF
Parcel Size	11,173 SF

Parcel Number	3569-038
Height Limit	55-X
Levels	3
Parking	2 loading docks
Year Built	1912
Property Type	Retail/Commercial
Entertainment Zone	Valencia Street Entertainment Zone

593-599
VALENCIA STREET



FEATURES

- +/- 11,175 SF on the first floor
- +/- 8,887 SF on the second floor
- +/- 5,877 SF on the third floor/mezzanine
- Elevator access to all floors
- Two commercial loading doors
- Situated along the prime Valencia corridor at Valencia and 17th street
- Excellent opportunity for a value-add investor or owner-user
- NCT Zoning provides opportunity for a variety of uses
- Potential for long term residential redevelopment
- Just two blocks from BART and close to MUNI
- Located in the heart of the Valencia Street Entertainment Zone
- Surrounded by major neighborhood anchors: Pancho Villa, Dog Eared Books, Tartine Bakery, Puerto Alegre, Roxie Cinema, Souvla, Craftsman & Wolves, El Toro, Taqueria Cancun, Manny's and more
- Located in The Mission, the center of the current AI boom

ZONING

25,939 SF

Building Size

11,173 SF

Parcel Size

55-X

Height Limit

Potential For

Residential Redevelopment

NCT

Valencia Street
Neighborhood
Commercial
Transit

**C - No
Historic
Resource
Present**

Historic Resource

593-599
VALENCIA STREET

VALENCIA STREET

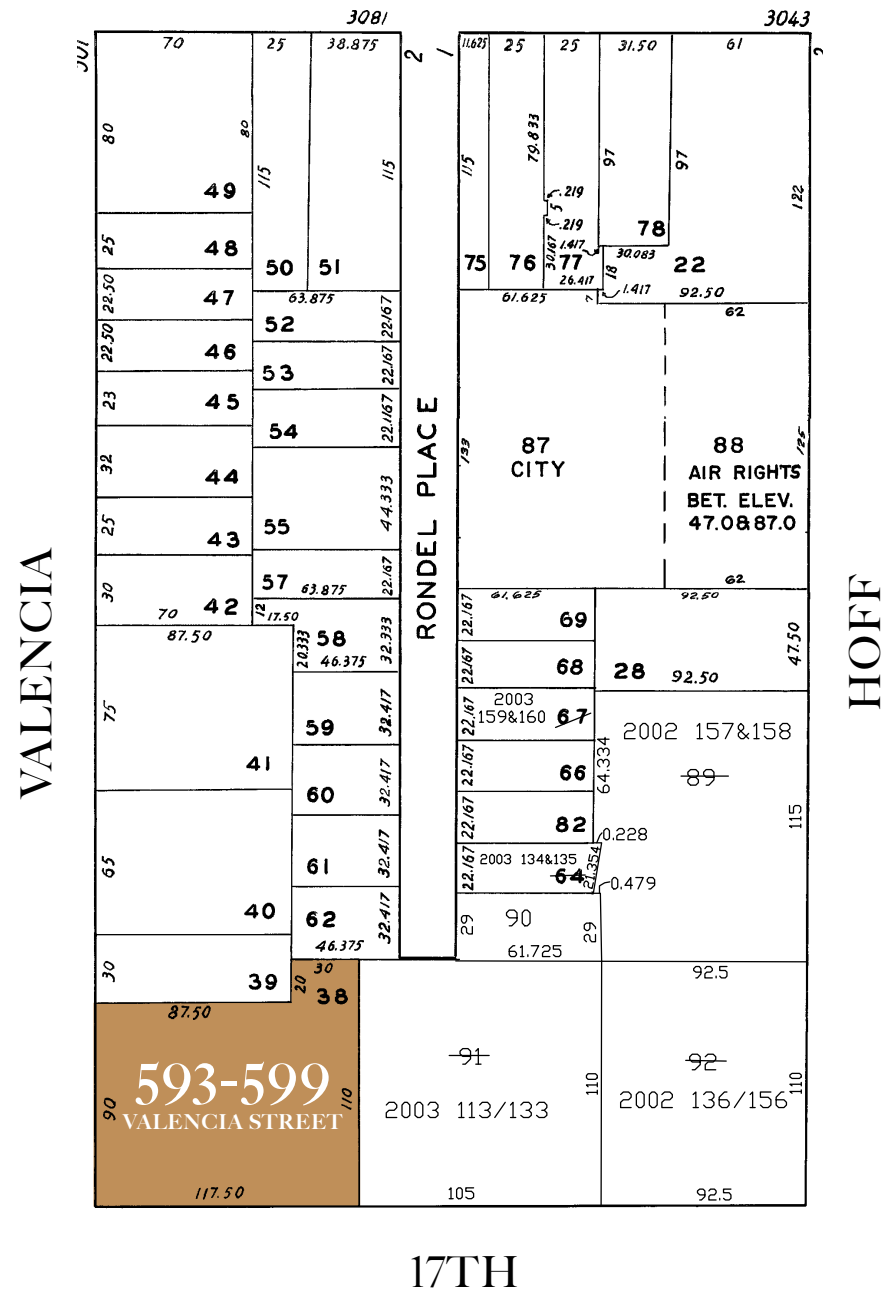
17TH STREET



593-599
VALENCIA STREET

17TH STREET

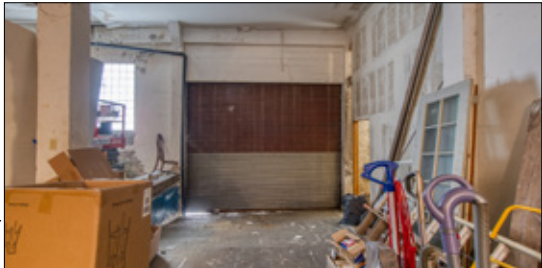
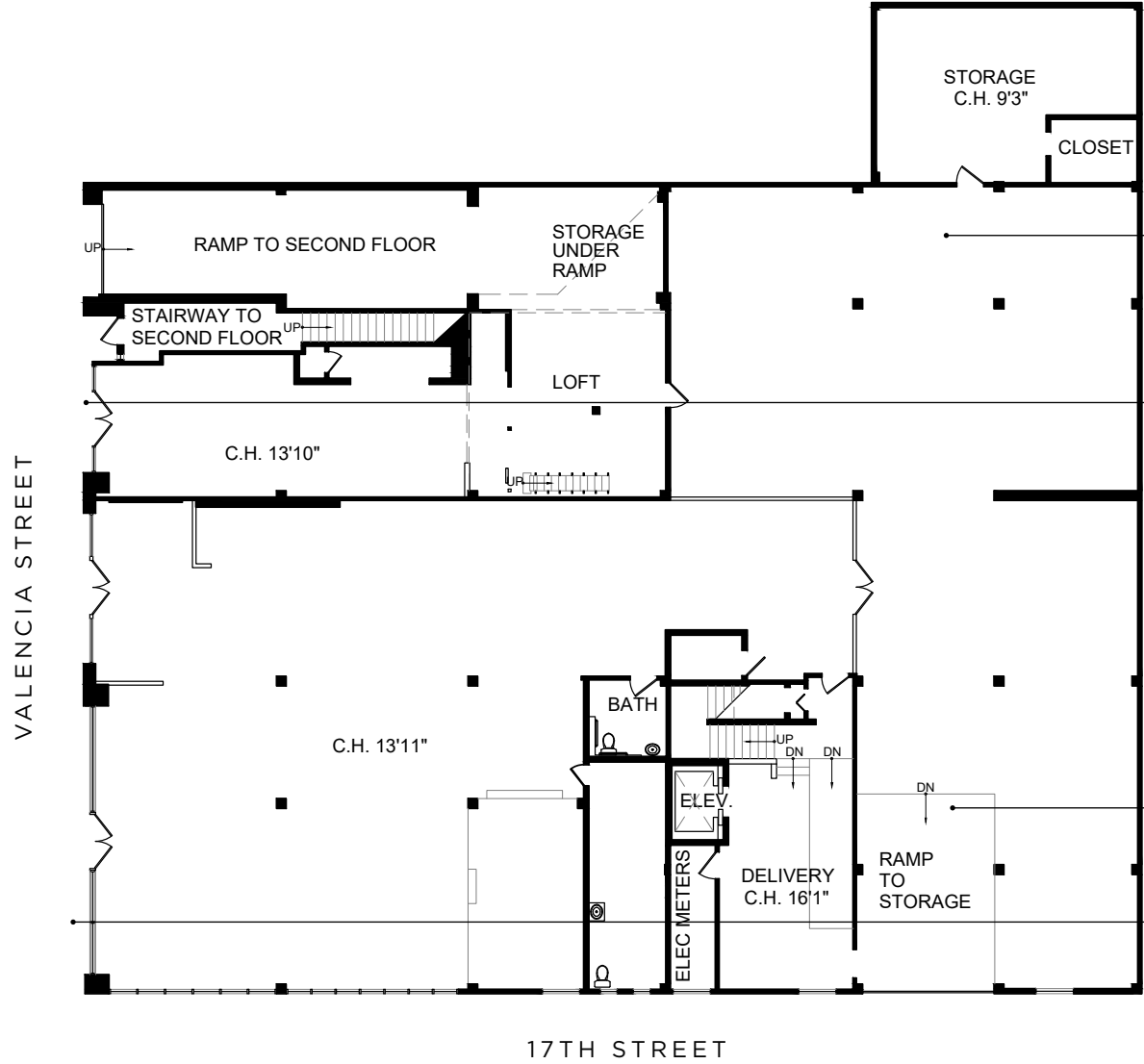
VALENCIA STREET



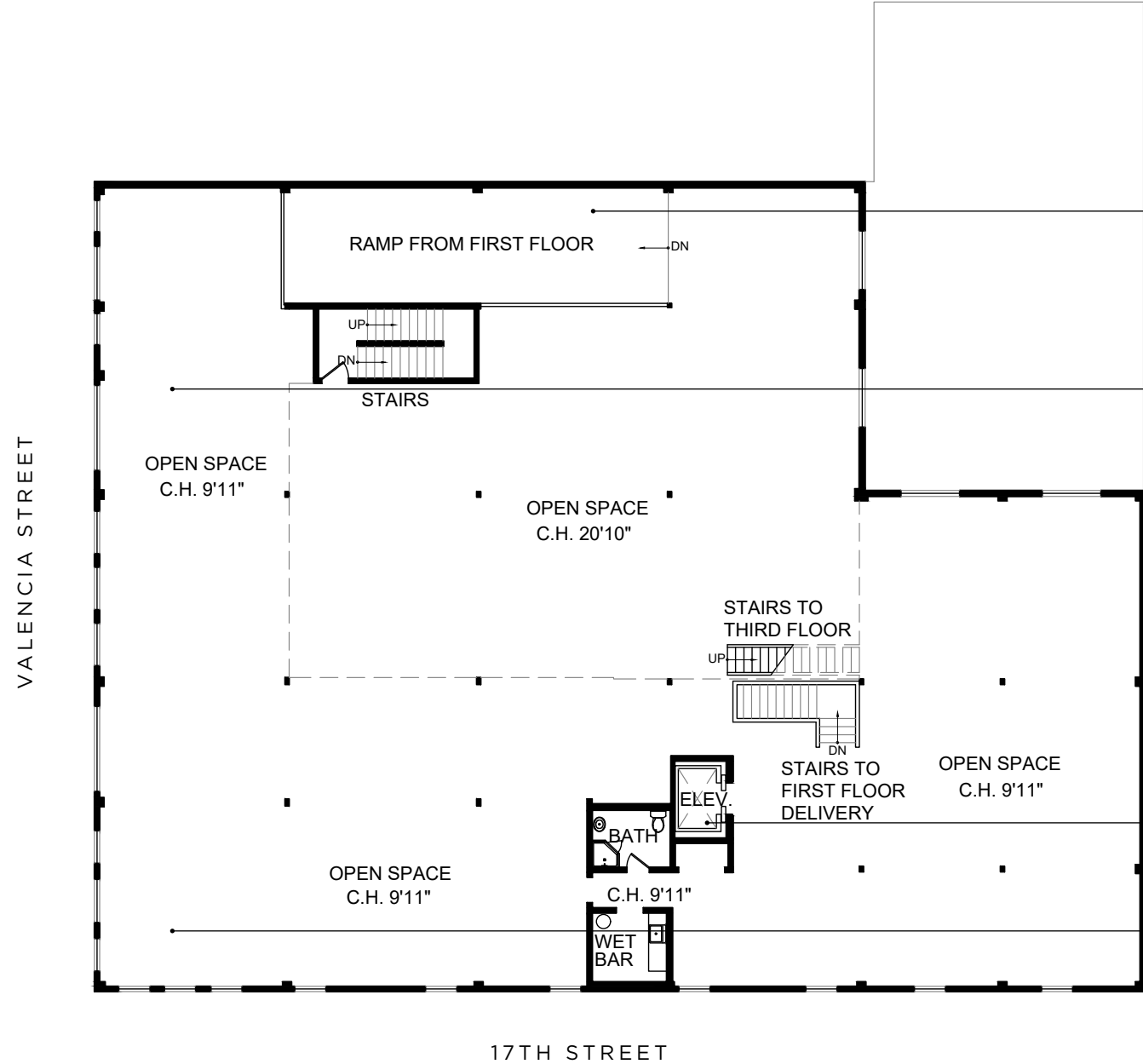
FINANCIALS

593-599 VALENCIA - FINANCIAL ANALYSIS				
PROPOSED RENT ROLL				
TENANT	SF	PSF / RENT		ANNUAL
1st Floor	11,175	\$42.00	NNN	\$469,350.00
2nd Floor	8,887	\$30.00	IG	\$266,610.00
3rd Floor/Mezzanine	5,877	\$18.00	IG	\$105,786.00
TOTALS	25,939			\$841,746.00
ESTIMATED OPERATING EXPENSES				
Property Taxes (Adjusted Including New Price & TI)				\$97,862.66
Special Assessments				\$789.30
Mangement Fee (3%)				\$25,252.38
Insurance				\$25,000.00
Repairs & Maintenance				\$15,000.00
NNN REIMBURSEMENT FROM RETAIL TENANTS (~50%)				\$(70,642.77)
TOTALS				\$93,261.57
OPEX ALL ESTIMATED				
PROJECTED NEW OPERATING INCOME				\$748,484.43
BEFORE STABLIZED COSTS		CAP	\$/PSF	PROJECTED PRICING
		13.61%	\$212.04	\$5,500,000.00
LESS: ESTIMATED COSTS TO STABILIZE		\$/PSF	TOTAL	
Base Building / Tenant Improvements		\$110.00	\$2,853,290.00	
Leasing Commissions		\$16.38	\$425,000.00	
Downtime (12 Months)		\$32.45	\$841,746.00	
TOTAL		\$158.84	\$4,120,036.00	
PROJECTED VALUE AFTER STABILIZATION		CAP	\$/PSF	PRICE
PROJECTED VALUE		7.78%	\$370.87	\$9,620,036.00

FLOOR PLANS



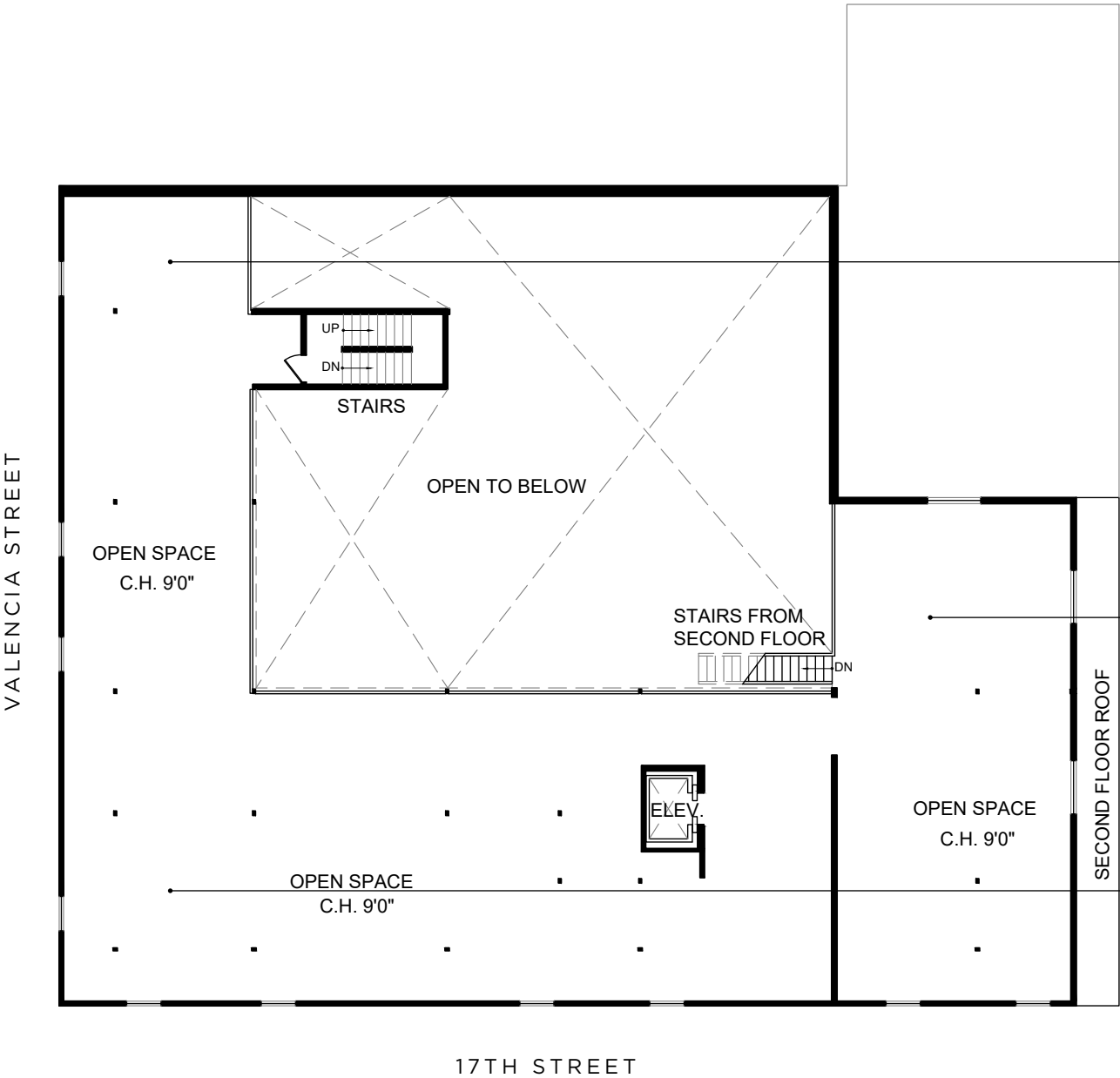
FLOOR PLANS



SECOND LEVEL



FLOOR PLANS



THIRD LEVEL



NEIGHBORHOOD

593–599 Valencia Street is located in the heart of San Francisco's Mission District, one of the city's most dynamic and culturally rich neighborhoods.

Known for its vibrant mix of historic architecture, cutting-edge restaurants, eclectic boutiques, and a thriving arts scene, the area draws consistent foot traffic from locals and visitors alike. Valencia Street, in particular, is a premier retail corridor with excellent transit access, including proximity to BART and multiple Muni lines, making it a highly desirable location for businesses looking to engage with San Francisco's creative, tech-savvy, and diverse community.





EVAN KINORI



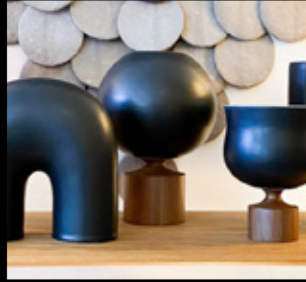
HANDROLL PROJECT



OUTSET COFFEE



LAZY BEAR



SUPER SIMPLE



BAO



AGGREGATE SUPPLY



TACOLICIOUS



SELF EDGE



DANDELION CHOCOLATE



REFORMATION



CRAFTSMAN AND WOLVES

MISSION DISTRICT

LiveFitGym
WELLNESS CLUB

EVERLANE

NICE
KICKS.

isalis

one medical
evan kinori

FLOUR
+ WATER

THE
Beehive

LOLINDA

Penny
Roma

LIMON

Reformation

GOOD GOOD
CULTURE CLUB

BAGGU

SUPER
SIMPLE

DANDELION
SMALL-BATCH
CHOCOLATE



LAZY BEAR

RITUAL
COFFEE
ROASTERS



PAXTON GATE

TARTINE

lolo

SOUVLA



FELLOW

nopalito



100



97

MUNI LINES 14, 22, 33, 49, 55, J

A high-angle, vertical photograph capturing a bustling night market on Valencia Street in San Francisco. The street is packed with a diverse crowd of people, many of whom are walking towards the camera. On the left side of the street, a series of white and blue striped tents are set up, likely for vendors. The right side of the street is also lined with various structures, including a large white building with a flat roof and a smaller building with a red roof. In the background, the city's dense urban landscape is visible, with numerous multi-story buildings and houses built into the hillsides. The lighting suggests it is dusk or early evening, with some streetlights and building lights visible. The overall atmosphere is one of a lively, community-oriented event. At the bottom of the image, the text "VALENCIA STREET LIVE NIGHT MARKET" is written in a bold, yellow, sans-serif font.

**VALENCIA STREET
LIVE NIGHT MARKET**



FOUR BARREL COFFEE



ARCANA WINE BAR



EVERLANE



BI-RITE GROCERY



PENNY ROMA



POPULATION SALON



ALAMO DRAFTHOUSE



DOG-EARED BOOKS



BODYROK



BUDDY THE BAR



SEÑOR SISIG



STRANDED RECORDS



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