



**FOR LEASE**

---

**2422 3RD STREET**

---

**RETAIL SPACE OPPORTUNITY**



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

**TERRY EVERLEY**  
D 415.539.1108 | C 415.359.7665

**ZACH HAUPERT** [zhaupert@tcpre.com](mailto:zhaupert@tcpre.com)  
D 415.539.1121 | C 415.812.1219

# 2422 THIRD STREET

## PROPERTY SUMMARY

### ADDRESS

2422 3rd Street, San Francisco, CA 94107

### AVAILABLE SPACE

+/- 400 Square Feet

### RENTAL RATE

\$2,400 / Month, IG

### ZONING

UMU - Urban Mixed Use

### AVAILABLE

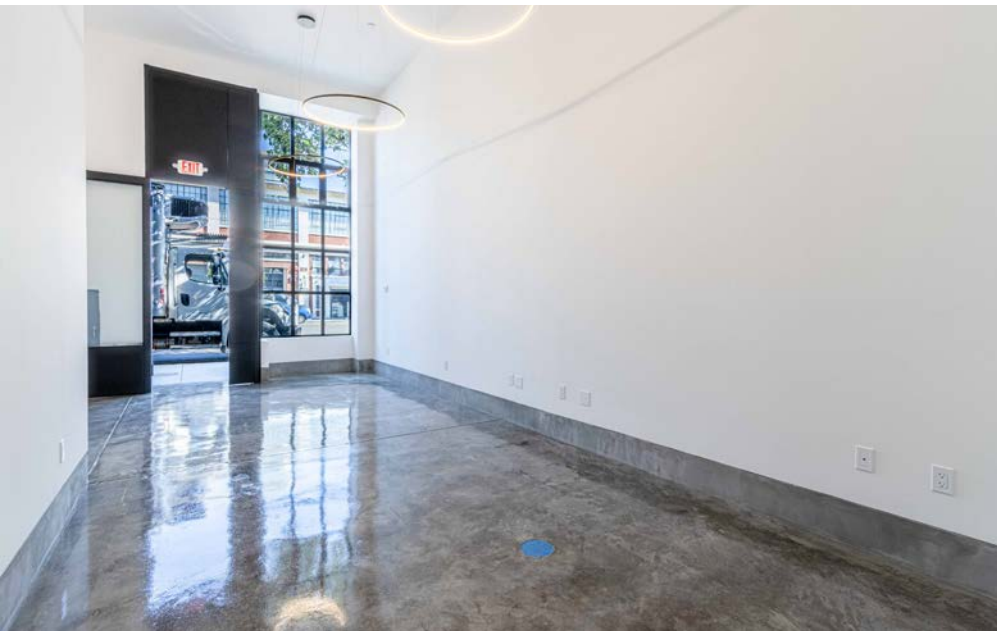
Immediately

## BUILDING ATTRIBUTES

- + Newly Renovated Ground Floor Commercial Space
- + Outstanding 3rd Street Dogpatch Location
- + High Exposure & Traffic
- + Good Natural Light
- + Close Proximity to a Host of Amenities
- + ADA Restroom
- + Many Uses Considered



# 2422 THIRD STREET

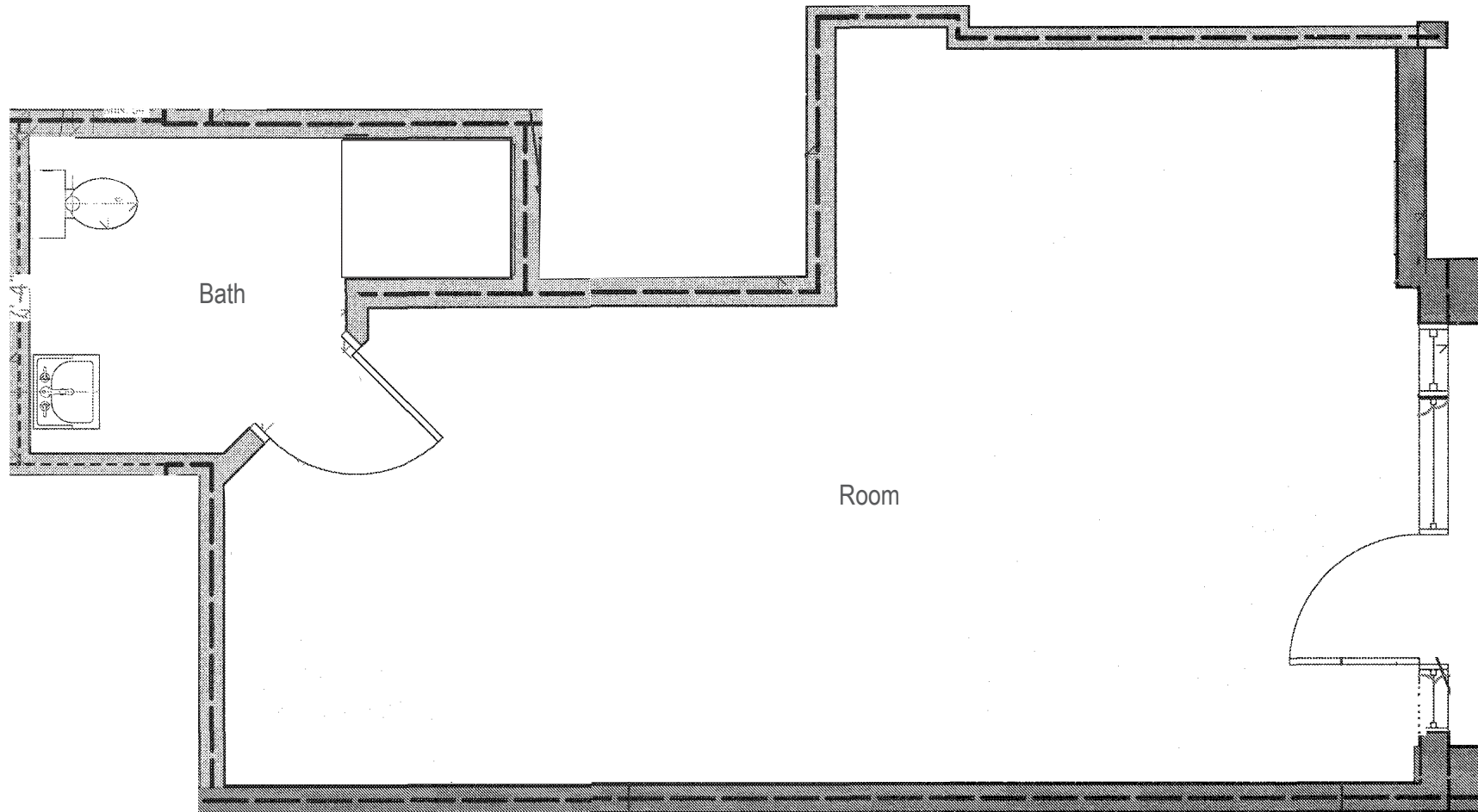




# 2422 THIRD STREET

## FLOOR PLAN

+/- 400 Square Feet



Third Street

# 2422 THIRD STREET

## LOCATION OVERVIEW

Desirable Dogpatch location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



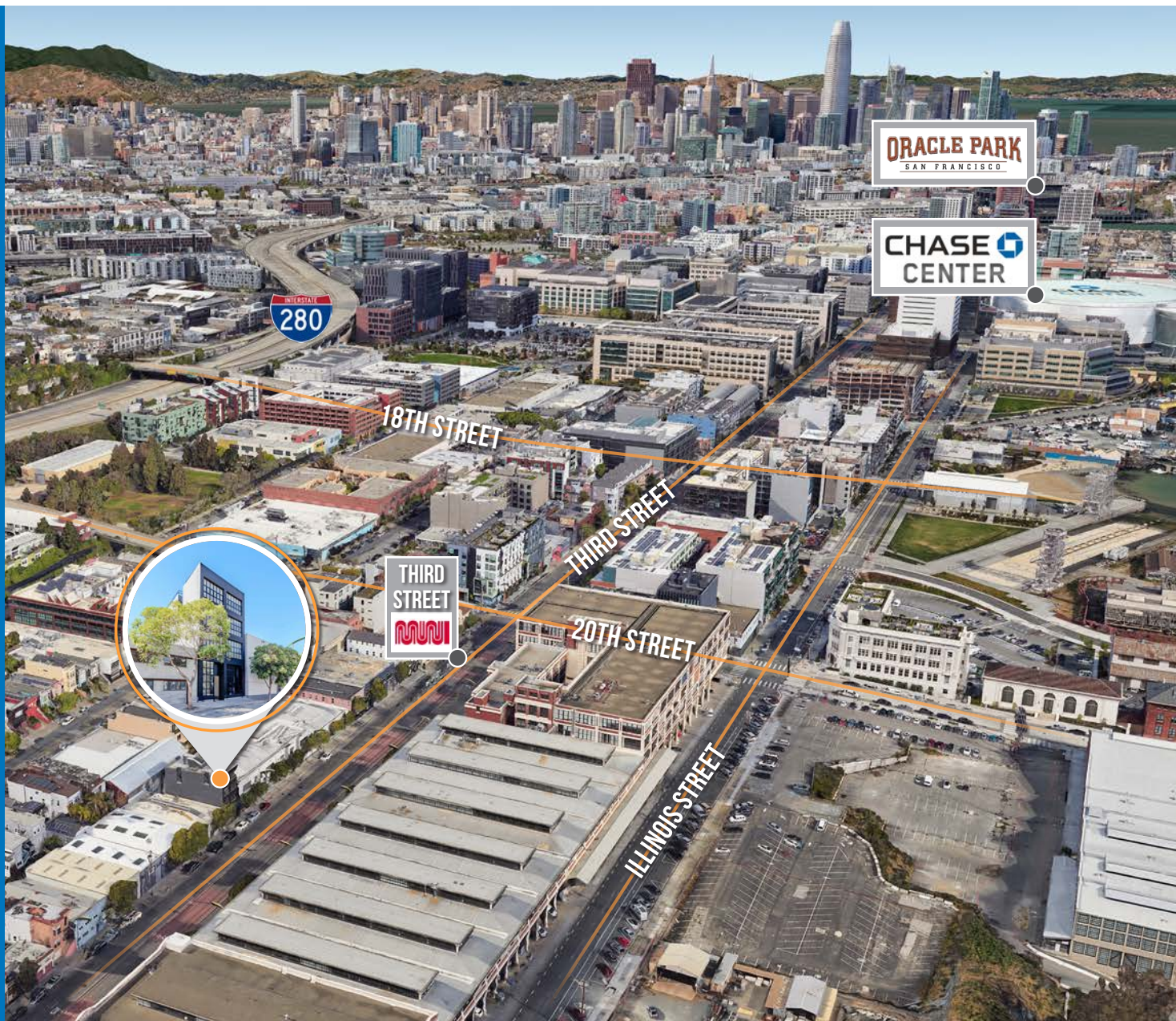
**02 MIN** to 3rd St Light Rail  
**10 MIN** to 22nd St CalTrain  
**13 MIN** to Chase Center



**05 MIN** to SOMA  
**10 MIN** to Financial District  
**12 MIN** to Mission District



**03 MIN** to 280 On-Ramp  
**07 MIN** to 80 On-Ramp  
**07 MIN** to 101 On-Ramp

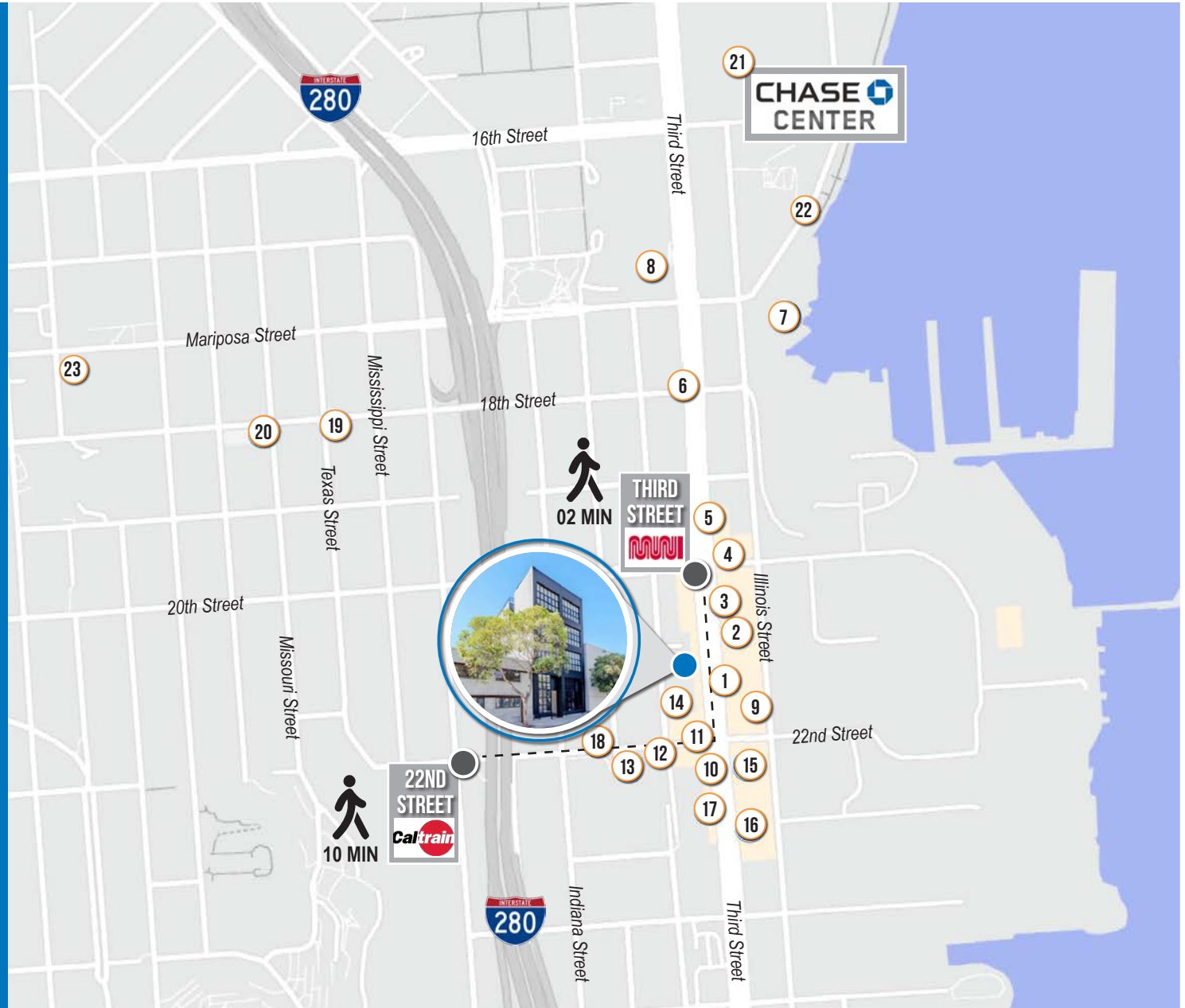




# 2422 THIRD STREET

## NEARBY AMENITIES

- 1..... Gilberth's Rotisserie & Grill
- 2..... Neighbor Bakehouse
- 3..... The Plant Cafe Organic
- 4..... Third Rail
- 5..... Olfactory Brewing & Blending
- 6..... Moshi Moshi
- 7..... The Ramp Restaurant
- 8..... UCSF Medical Center
- 9..... Rocketbird
- 10..... Hard Knox Cafe
- 11..... Dogpatch Saloon
- 12..... Honeybear Boba
- 13..... Piccino
- 14..... Marcella's Lasagneria
- 15..... Souvla
- 16..... Dogpatch Boulders
- 17..... 3rd Street Boxing Gym
- 18..... Rickshaw Bagworks
- 19..... Plow
- 20..... Chez Maman East
- 21..... Chase Center
- 22..... Mission Rock Resort
- 23..... Louie's Original

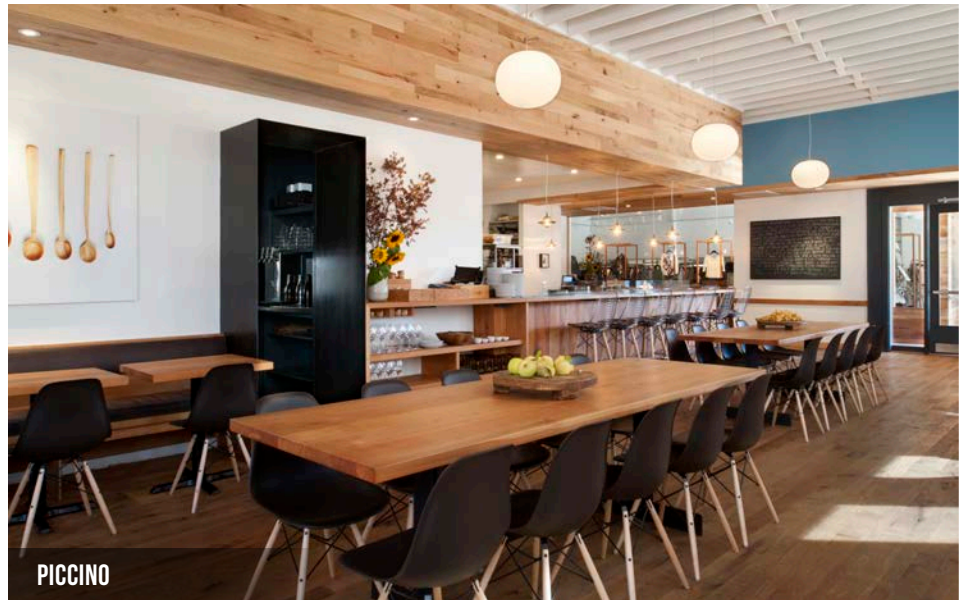




# 2422 THIRD STREET



UCSF MEDICAL CENTER



PICCINO



THE THIRD RAIL



CHEZ MAMAN EAST



PLOW-SF



**2422** THIRD  
STREET



**CONTACT FOR MORE  
INFORMATION**

**TERRY EVERLEY**

D 415.539.1108 C 415.359.7665

[teverley@tcpre.com](mailto:teverley@tcpre.com) DRE # 01864017

**ZACH HAUPERT**

D 415.539.1121 C 415.812.1219

[zhaupert@tcpre.com](mailto:zhaupert@tcpre.com) DRE # 01822907

The information presented has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Lessee must verify the information and bears all risk for any inaccuracies.