

22-24 SHOTWELL

THE MISSION | SAN FRANCISCO

CREATIVE COMMERCIAL JEWEL-BOX WITH
PRIVATE COURTYARD

FOR SALE OR LEASE

22 SHOTWELL - 5,000 SF

24 SHOTWELL - 3,000 SF

TOTAL - 8,000 SF

ABILITY TO BE LEASED TOGETHER OR SEPARATE

\$3.00/SF/YR PROCURING FEE



EXECUTIVE SUMMARY

Colliers

22-24 SHOTWELL

5,000 SF & 3,000 SF SUITES WITH THE ABILITY TO LEASE TOGETHER OR SEPARATELY



GROUND FLOOR GLASS ROLL-UP DOOR FRONTING SHOTWELL STREET

EXECUTIVE SUMMARY

Colliers, as exclusive advisor to the seller, is pleased to present the opportunity to purchase or lease 22-24 Shotwell Street (the "Property"), a boutique $\pm 8,000$ square foot creative commercial building plus ± 875 square foot private courtyard situated in the Mission District of San Francisco. The 5,000 SF space at 22 Shotwell and 3,000 SF space at 24 Shotwell are available to be leased together or separately.

Soon to be vacant in October 2024, the Property was recently renovated in 2015/2016 to high-quality creative standards and is in move-in-ready condition. Situated along the northern boundary of the Mission District, the Building's excellent location is surrounded by restaurants, bars and transit options, and is within a short walk to SOMA, Hayes Valley, Showplace Square and Potrero Hill.

PROPERTY OVERVIEW

ADDRESS	22-24 Shotwell, San Francisco, CA 94103
SQUARE FEET	22 Shotwell - 5,000 SF 24 Shotwell - 3,000 SF Total - $\pm 8,000$ (excl. ± 875 SF courtyard area)
NO. STORIES	2, plus Mezzanine
YEAR BUILT / RENOVATED	1965 / 2015 & 2016
OCCUPANCY	Vacant – Current Lease Expires October 2024

THE OPPORTUNITY

22-24 Shotwell presents the rare opportunity to purchase, fully lease, or partially lease a move-in-ready, high-quality creative commercial jewel-box building + private courtyard in San Francisco's Mission District.

PROPERTY HIGHLIGHTS

- **Move-In-Ready Creative Commercial Jewel-Box Building**
Ability to Purchase, Fully Lease, or Partially Lease
- **Dynamic Mission District Location** Walking Distance to SOMA, Hayes Valley, Showplace Square & Potrero Hill
- **Recent 2015/2016 Renovation to High-Quality Creative Standards** Finished Concrete Flooring, Sleek Glass Walls & Drive-In Roll-Up Door, Plentiful Natural Light & Open Air
- **Abundant Private Outdoor Space** Rear Deck with Cityscape Views & Beautifully Landscaped Courtyard Suitable for Outdoor Meetings, Lunches & Retreats
- **Vibrant & Amenity Rich Location** Surrounded by the City's Hottest Bars, Restaurants & Boutique Retailers



±875 SQ. FT. EXTERIOR PRIVATE COURTYARD AREA ACCESSED VIA AN EXCLUSIVE EASEMENT



GROUND FLOOR SPACE UPON ENTRY



EXCLUSIVE ±875 SQ. FT. PRIVATE COURTYARD



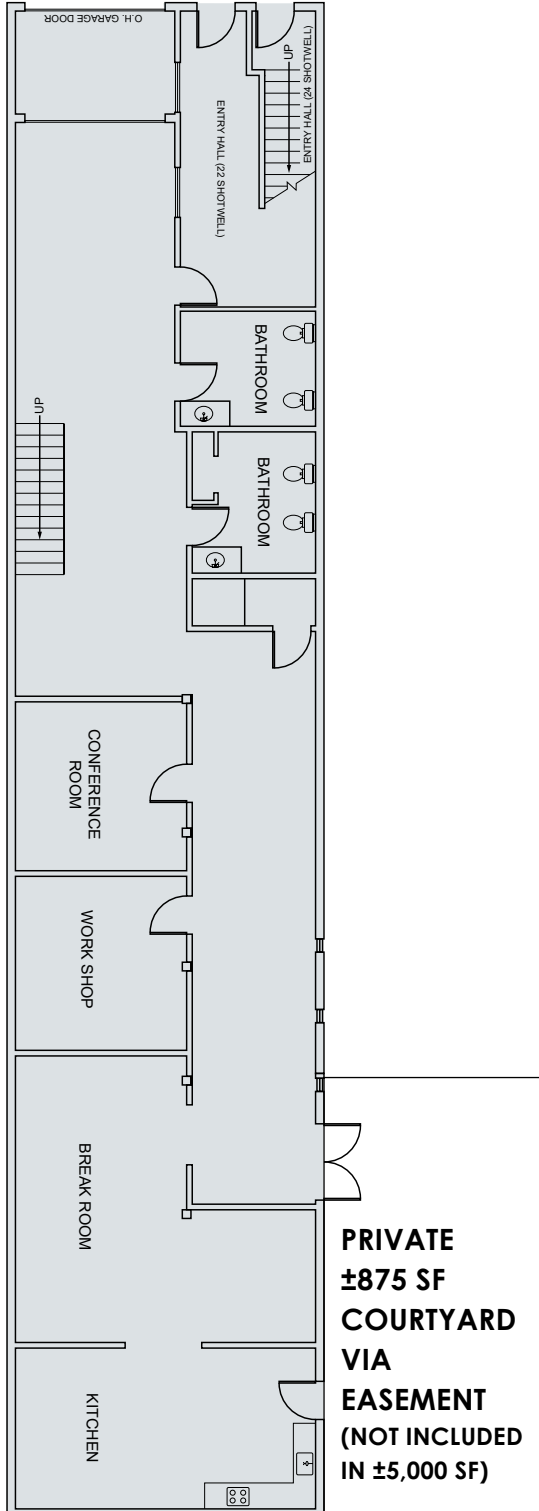
MEZZANINE LEVEL CONFERENCE ROOM



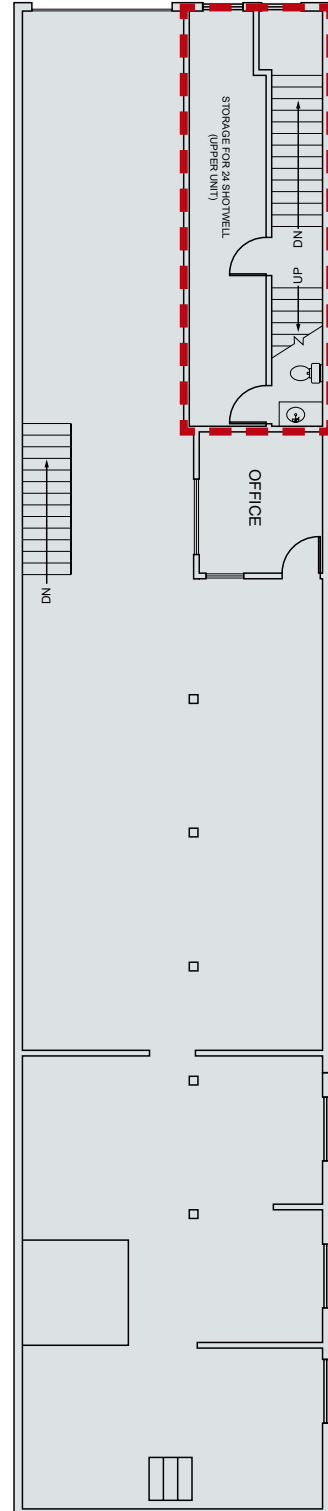
2ND FLOOR KITCHEN AT FRONT OF PROPERTY

FLOOR PLANS **22 SHOTWELL** ± 5,000 SF

GROUND FLOOR SHOTWELL



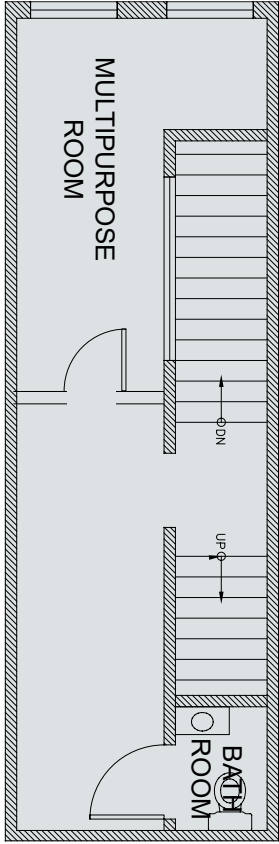
MEZZANINE SHOTWELL



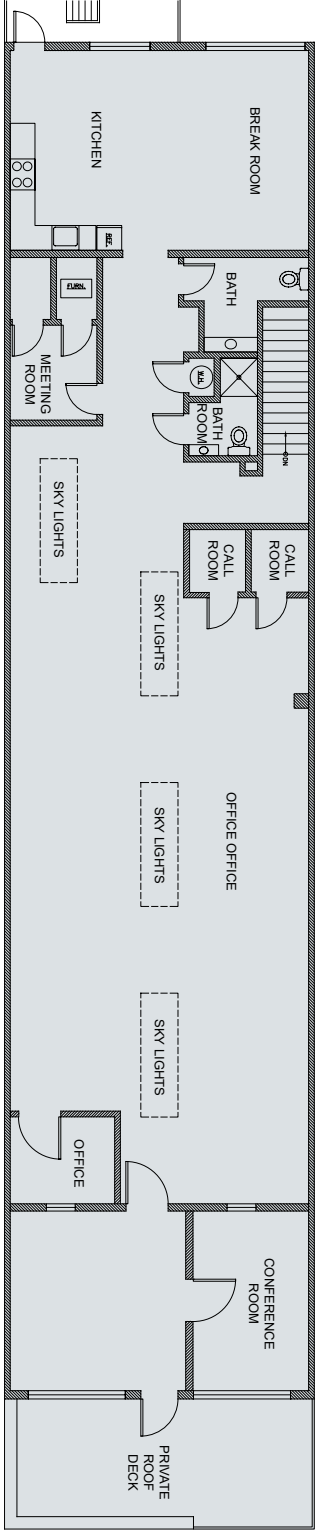
Mezzanine Area Part of 24 Shotwell Suite. Floor Plan Shown on P. 19

FLOOR PLANS **24 SHOTWELL** ± 3,000 SF

MEZZANINE
SHOTWELL



2ND FLOOR
SHOTWELL



22-24 SHOTWELL

DYNAMIC MISSION LOCATION STEPS TO SOMA



VAN NESS

UNION SQUARE

MARKET

MISSION

MARKET / VAN NESS

HAYES VALLEY

22-24 SHOTWELL

	98
	100
	99

TRANSIT CONNECTIVITY



2 MIN.

4 MIN.



1 MIN.

ACCESS TO:

NEARBY PDR/LIGHT INDUSTRIAL TENANTS



SAN FRANCISCO BAY

FINANCIAL DISTRICT



7 MIN.
20 MIN.



SOMA

SHOWPLACE SQUARE



POTRERO SHOPPING CENTER

THE MISSION

NEARBY AMENITIES

BARS & RESTAURANTS

- Tartine Manufactory
- SOMA StrEatFood Park
- Little Star Pizza
- Standard Deviant
- The Crafty Fox Ale House
- Zeitgeist
- Burma Love

COFFEE & TEA

- Four Barrel Coffee
- ABV
- Linea Coffee
- Craftsman & Wolves
- El Cafetazo
- Sextant Coffee Roasters
- Sightglass Coffee

RETAIL & GROCERY

- Safeway
- Trader Joe's
- Sports Basement
- Foods Co.
- Rainbow Grocery
- Costco
- Gus's Community Market

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