

# 1616 - 1618 PACIFIC AVENUE

FOR LEASE | TWO (2) NEWLY RENOVATED BUILDINGS

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



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

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

**TERRY EVERLEY**  
teverley@tcpre.com  
D 415.539.1108  
C 415.359.7665

**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



# 1616-1618

## PACIFIC AVENUE

### PROPERTY SUMMARY

#### ADDRESS

1616-1618 Pacific Avenue, San Francisco, CA 94109

#### AVAILABLE SPACE

1616 Pacific Ave +/- 3,000 Square Feet

1618 Pacific Ave +/- 4,100 Square Feet

**TOTAL** +/- 7,100 Square Feet

*\*Units Can Be Leased Together or Separately*

#### RENTAL RATE

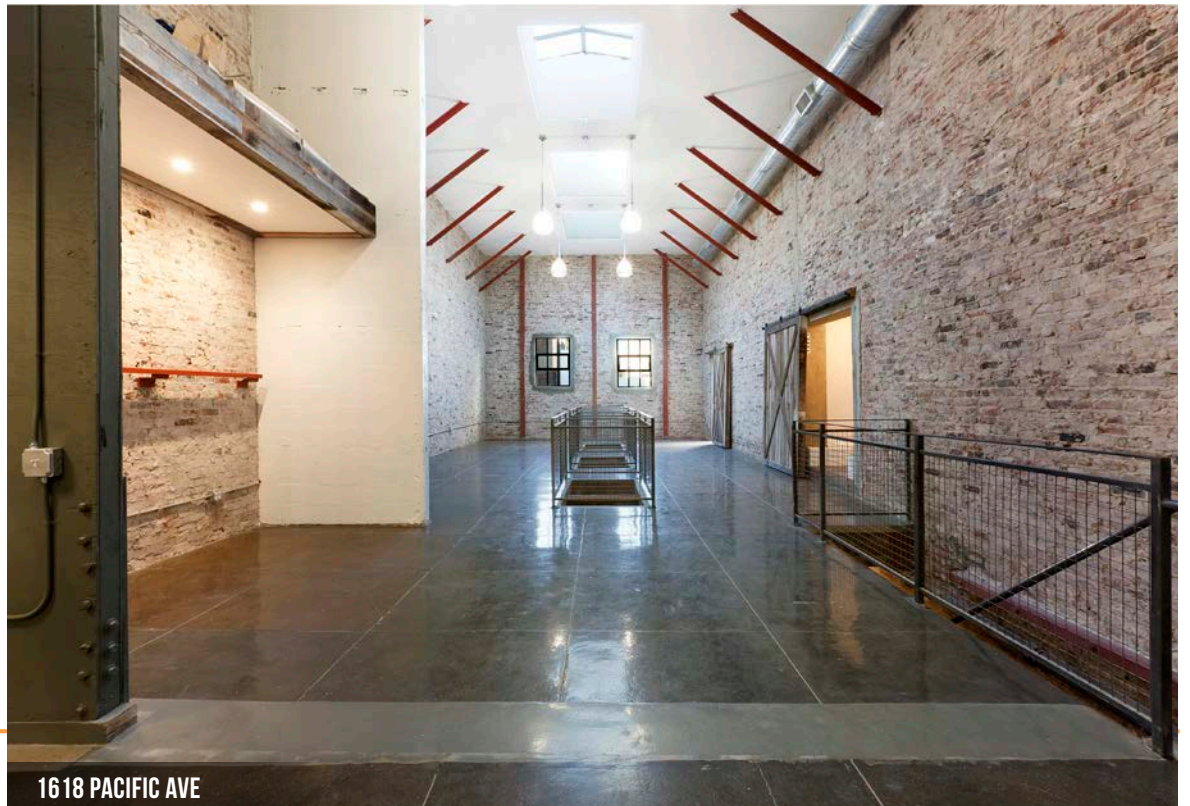
Negotiable

#### AVAILABLE

Immediately

### BUILDING ATTRIBUTES

- + Tastefully Renovated Brick & Concrete Buildings
- + Heavy Foot & Vehicle Traffic
- + Exceptional Neighborhood Demographics
- + Flexible Zoning & Use Designation
- + Walkable To Muni, Cable Cars and other Nob Hill & Russian Hill Amenities





# 1616-1618

## PACIFIC AVENUE

### PROPERTY SUMMARY

#### ADDRESS

1616 Pacific Avenue, San Francisco, CA 94109

#### AVAILABLE SPACE

1616 Pacific Ave	+/- 2,500 Square Feet
Additional Patio	+/- 500 Square Feet
<b>TOTAL</b>	<b>+/- 3,000 Square Feet</b>

#### RENTAL RATE

Negotiable

#### AVAILABLE

Immediately

### BUILDING ATTRIBUTES

- + Open Floor Plan
- + Efficient & Flexible Workspace
- + Highly Creative Improvements
- + Full Kitchen w/ Stainless Steel Appliances
- + Beautiful Outdoor Patio
- + One (1) Restroom





# 1616-1618

PACIFIC AVENUE



1616 PACIFIC AVE





# 1616-1618

## PACIFIC AVENUE

### PROPERTY SUMMARY

#### ADDRESS

1618 Pacific Avenue, San Francisco, CA 94109

#### AVAILABLE SPACE

Mezzanine +/- 700 Square Feet  
Ground Floor +/- 2,500 Square Feet  
Lower Level +/- 900 Square Feet  
TOTAL +/- 4,100 Square Feet

#### RENTAL RATE

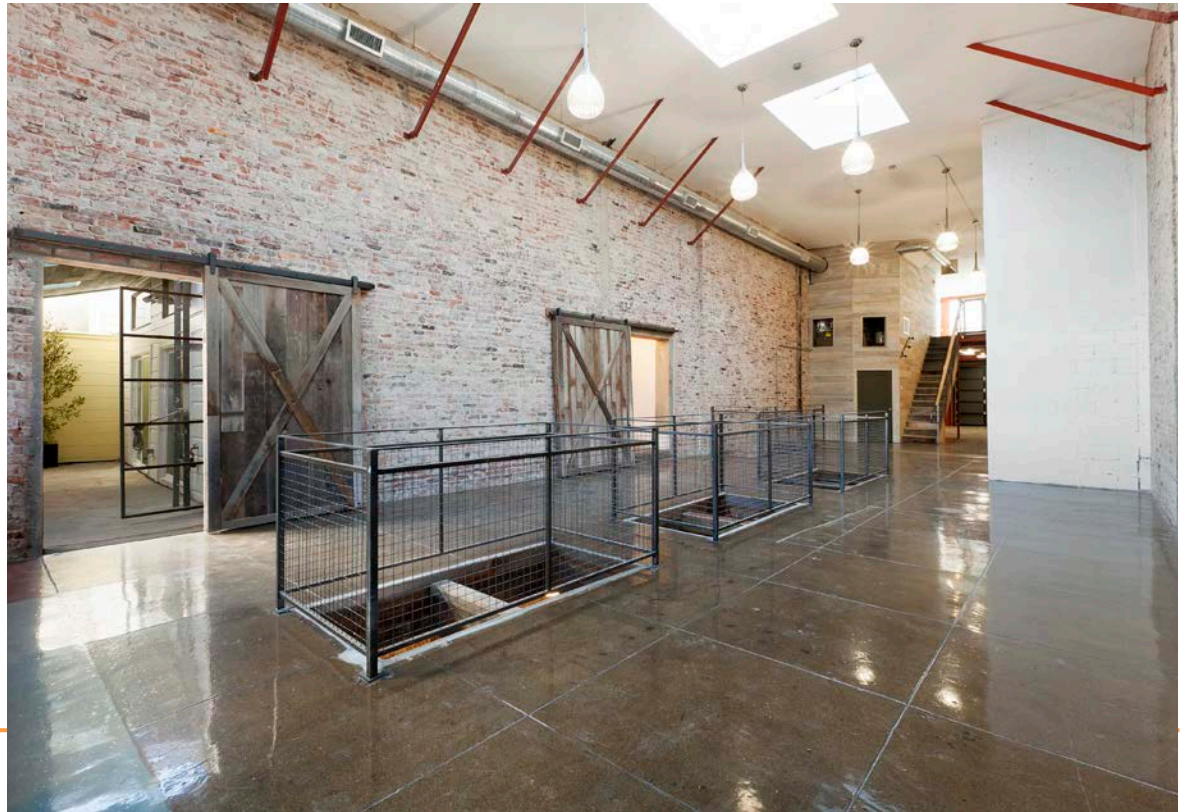
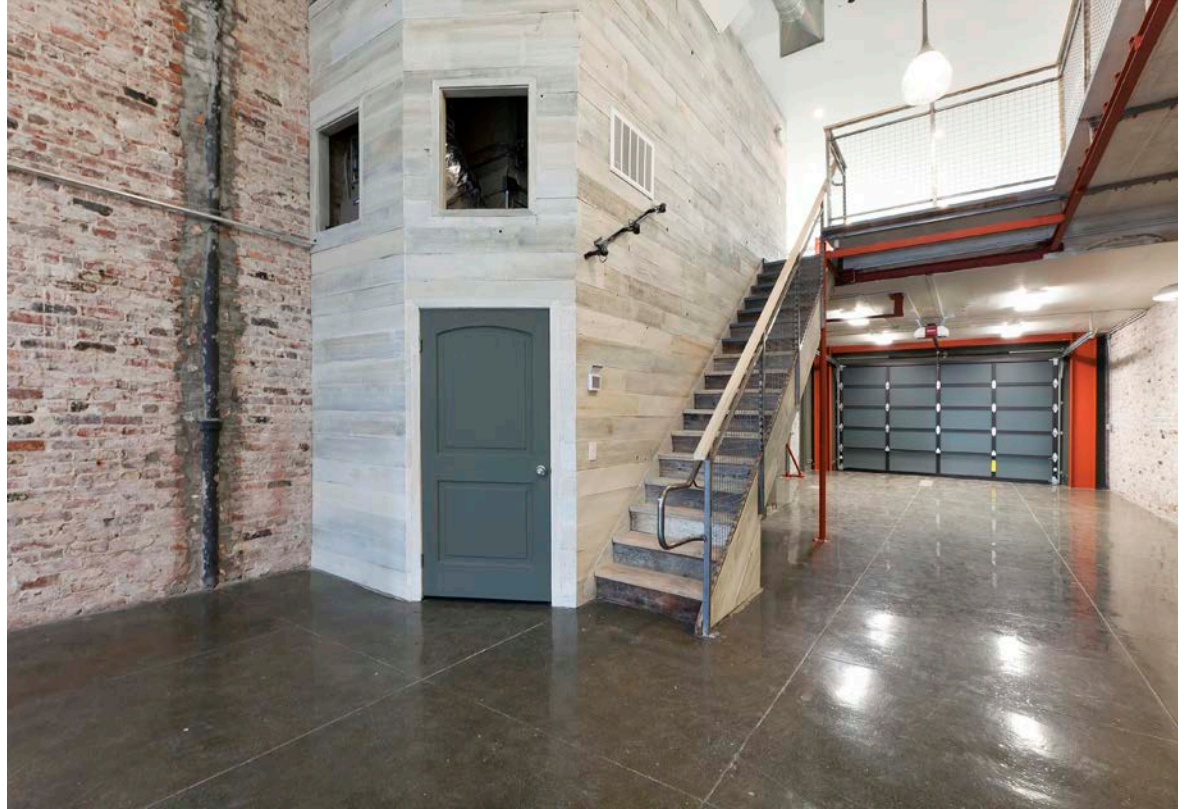
Negotiable

#### AVAILABLE

Immediately

### BUILDING ATTRIBUTES

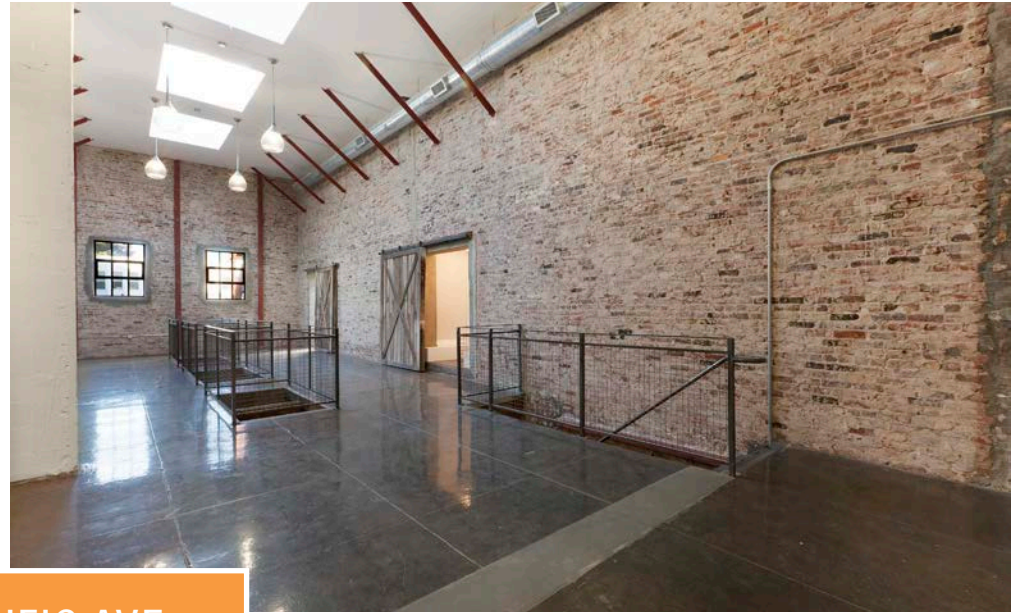
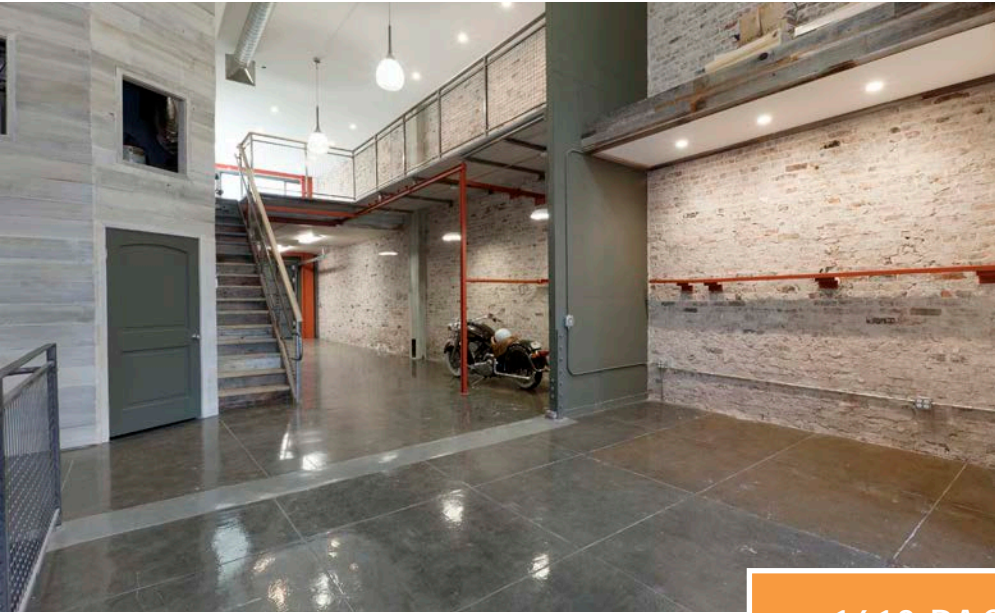
- + High Ceilings w/ Skylights
- + Brick & Timber Building w/ Polished Concrete Floors
- + Superior Location
- + One (1) Drive-In Roll-Up Door
- + One (1) Restroom



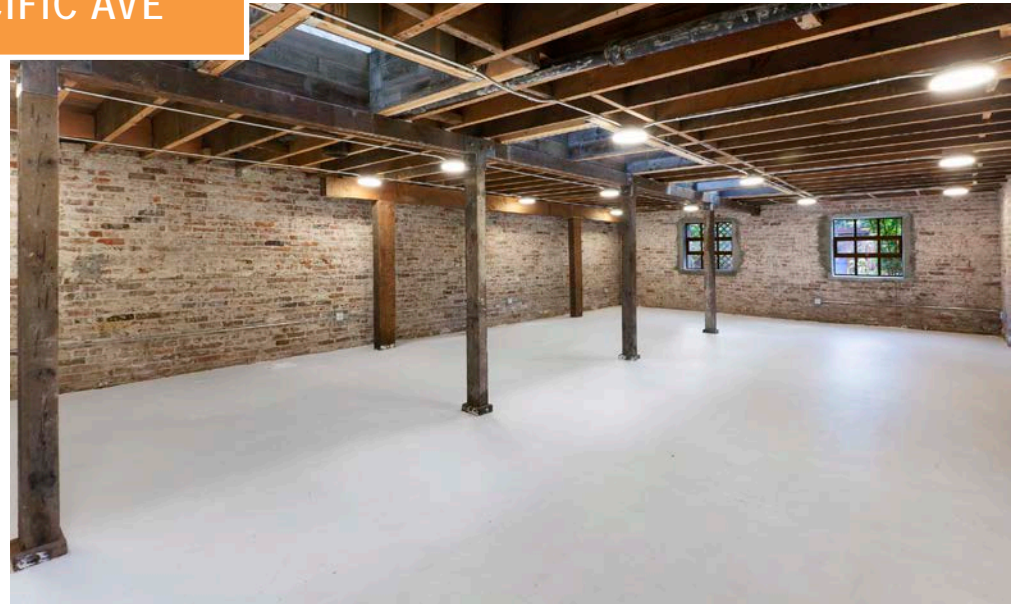


# 1616-1618

PACIFIC AVENUE



1618 PACIFIC AVE





# 1616-1618

## PACIFIC AVENUE

### LOCATION OVERVIEW

This property is located between Russian Hill and Nob Hill neighborhood in the San Francisco Bay Area. The subject property is well located in a rapidly changing neighborhood.



**01 MIN** to Van Ness Ave Muni  
**05 MIN** to Lafayette Park  
**20 MIN** to China Town



**08 MIN** to Union Square  
**09 MIN** to South of Market  
**12 MIN** to Mission District



**08 MIN** to 101 On-Ramp  
**16 MIN** to 80 On-Ramp  
**17MIN** to 280 On-Ramp



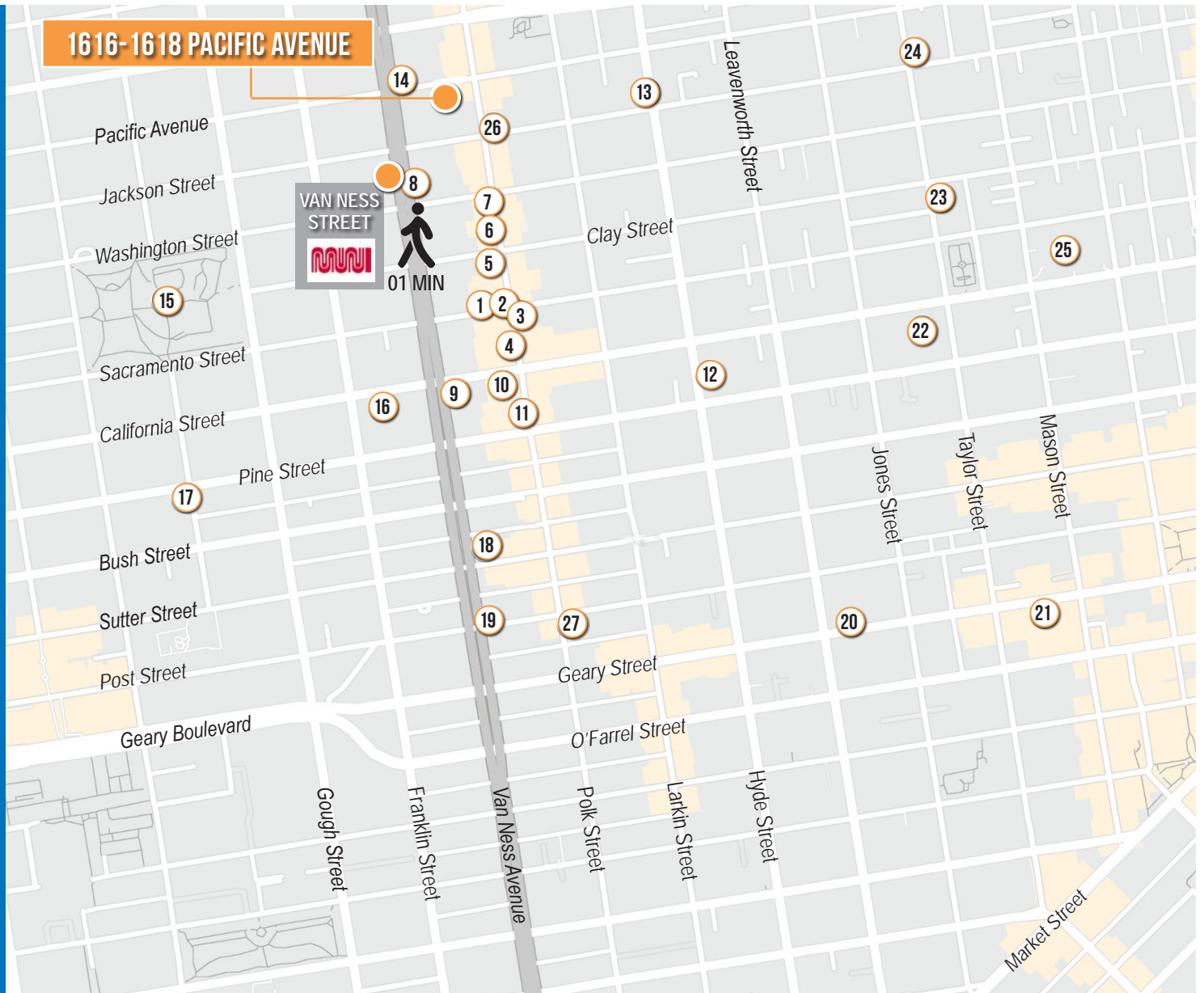


# 1616-1618

## PACIFIC AVENUE

### NEARBY AMENITIES

- 1.....Acquerello
- 2.....Toast Eatery
- 3.....Common Sage
- 4.....Ora Wine bar
- 5.....Harper & Rye
- 6.....The Cinch Saloon
- 7.....The Crepe House
- 8.....House of Prime Rib
- 9.....Starbucks
- 10.....Crustacean Restaurant
- 11.....Hi-Lo Club
- 12.....Nourish Cafe
- 13.....Cocotte
- 14.....Harris' Restaurant
- 15.....Lafayette Park
- 16.....Whole Foods Market
- 17.....Octavia
- 18.....The Regency Ballroom
- 19.....24 Hour Fitness
- 20.....Mensho Tokyo SF
- 21.....The Curran Theatre
- 22.....SF Masonic Auditorium
- 23.....Nob Hill Cafe
- 24.....Cafe Isabella
- 25.....Tonga Room & Hurricane Bar
- 26.....Bell Tower
- 27.....Kuma Sushi + Sake





# 1616-1618

PACIFIC AVENUE





# 1616-1618

PACIFIC STREET



Corp. Lic. 01112906  
www.tcpre.com

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

**TERRY EVERLEY**  
teverley@tcpre.com  
D 415.539.1108  
C 415.359.7665  
DRE # 01864017

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

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

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