

FOR LEASE

2480 MISSION STREET

**FOR LEASE: SAN
FRANCISCO'S MISSION
DISTRICT: LOS PORTALES
MEDICAL & DENTAL CENTER**

San Francisco, CA 94110

PRESENTED BY:

**CATHERINE HOUSE, CRE, CCIM,
FRICS**

O: 415.464.6401

catherineh@svn.com

CalDRE #01327824

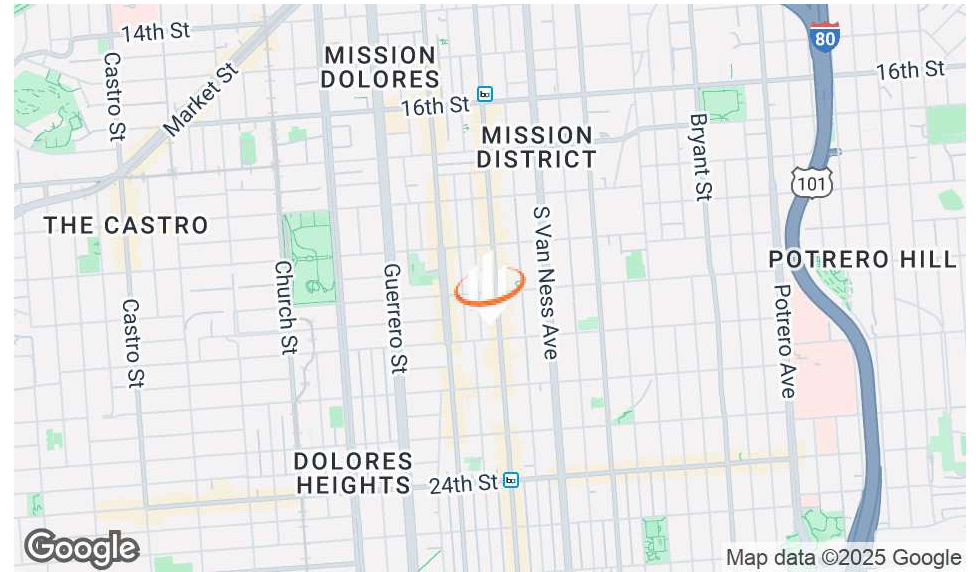
LYNSEY KAYSER

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OFFERING SUMMARY

| | |
|-------------------|--|
| LEASE RATE: | \$2.50/SF/NNN/MO |
| BUILDING SIZE: | ±14,273 SF |
| AVAILABLE SF: | ±10,454 SF |
| CONTIGUOUS SPACE: | ±3,724 SF |
| AMENITIES: | Rooftop deck Elevator served Parking |
| ZONING: | Mission Street NCT |
| MARKET: | Mission District |
| APN: | 3609-119 |
| NNN EXPENSES: | \$1.26/SF/MO |

PROPERTY OVERVIEW

The Los Portales Medical & Dental Center, located in the vibrant Mission District neighborhood of San Francisco, is one of the neighborhood's premier destinations for medical services. Tenants include physicians, dentists, optometry, and other practitioners. Located on Mission Street with parking access from San Carlos Street, it is easily accessible by numerous public transportation options.

PROPERTY HIGHLIGHTS

- Direct Street and Ground Floor Lobby Entrance Spaces
- Excellent visibility from Mission Street
- Parking garage in building accessible from San Carlos Avenue
- Minutes walk from BART 24th Street Mission Station & from MUNI 21 Street Transit Stop
- Sutter Health's CPMC Mission Bernal Campus and Zuckerberg SF General Hospital & Trauma Center nearby
- Abundant medical and dental practitioners nearby
- Rich in neighborhood amenities - restaurants, retail, banks, etc.

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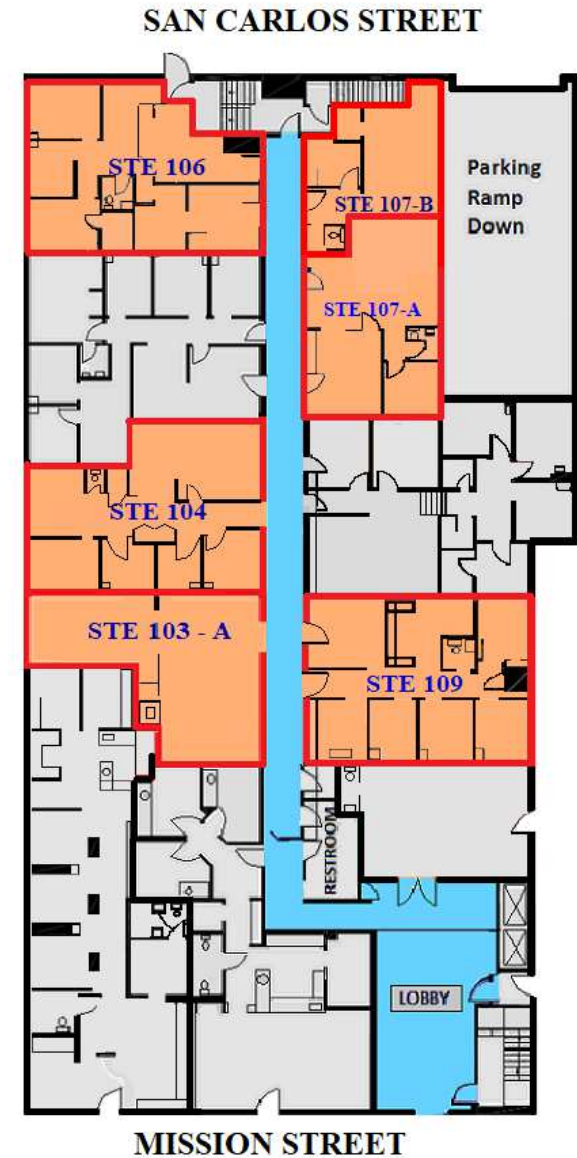
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AVAILABLE SPACES

| SUITE # | RENT RATE | SPACE USE |
|------------------------|------------|----------------------|
| Suite 103 A (±801 RSF) | Negotiable | Office/Medical Space |
| Suite 104 (±975 RSF) | Negotiable | Office/Medical Space |
| Suite 106 (±992 RSF) | Negotiable | Plumbed Dental 2 Ops |
| Suite 107 A (±727 RSF) | Negotiable | Office/Medical Space |
| Suite 107 B (±445 RSF) | Negotiable | Office/Medical Space |
| Suite 109 (±1,054 RSF) | Negotiable | Office/Medical Space |

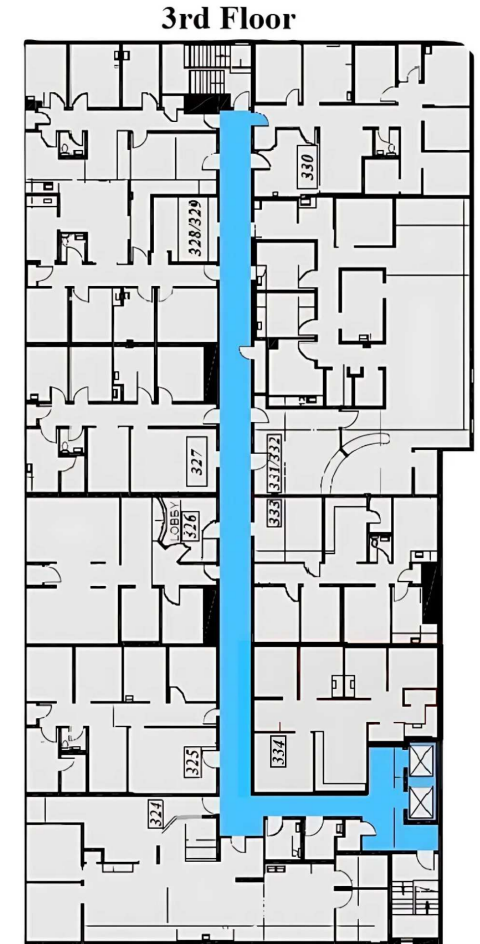
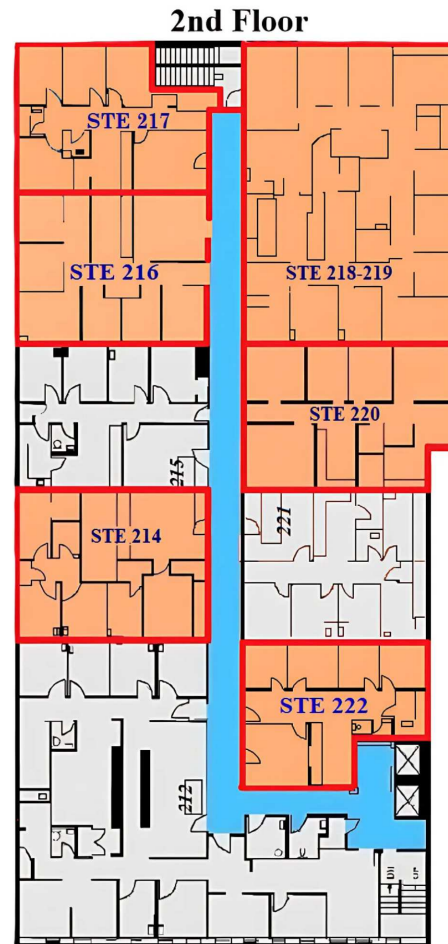


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AVAILABLE SPACES

| SUITE # | RENT RATE | SPACE USE |
|---------------------------------|-----------------------|----------------------|
| Suite 214 (±992 RSF) | Negotiable | Plumbed Dental 2 Ops |
| Suite 216 (±1,129 RSF) | Negotiable | Office/Medical Space |
| Suite 217 (±1,009 RSF) | Negotiable | Office/Medical Space |
| Suite 218-219 (±2,548 RSF) | Negotiable | Plumbed Dental 2 Ops |
| Suite 220 (±1,176 RSF) | Negotiable | Office/Medical Space |
| Suite 222 (±926 RSF) | Negotiable | Office/Medical Space |
| Suite 334 (±918 RSF) | Negotiable | LEASED |

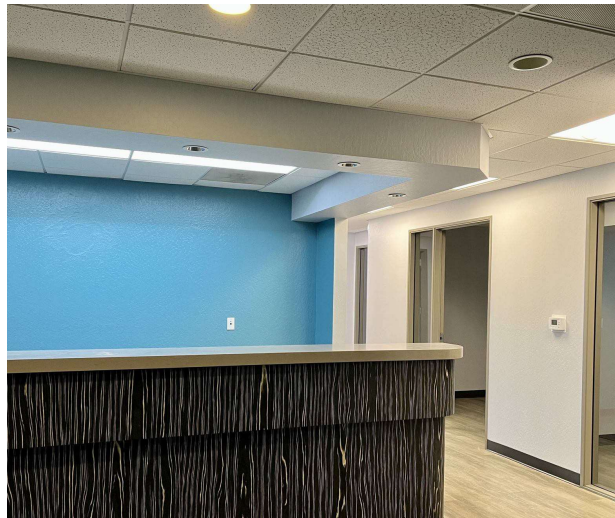


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Newly Refurbished Lobby



Suite Reception Area



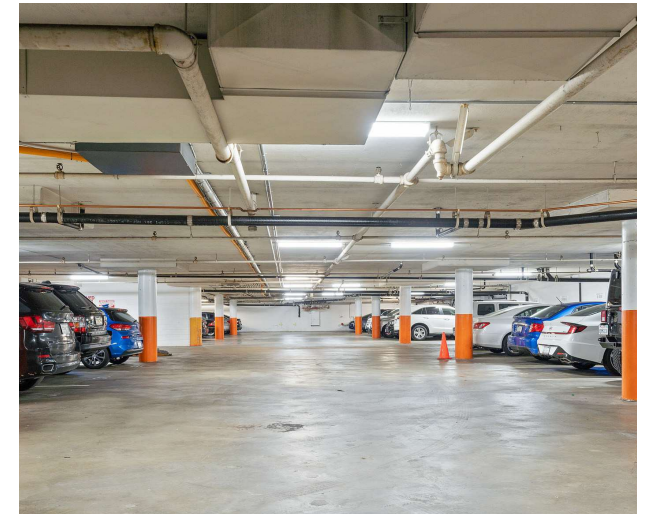
Suite 107-B Interior



Typical Suite



Roof Deck



Underground Parking Garage

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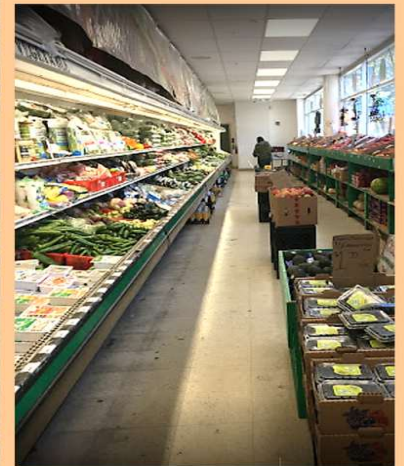
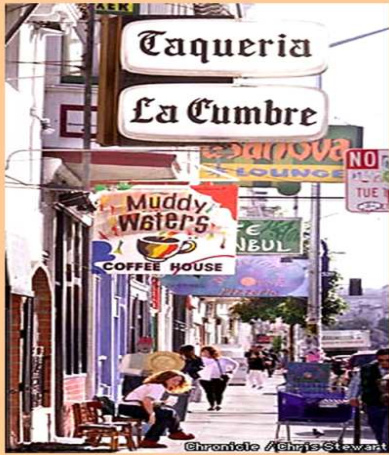
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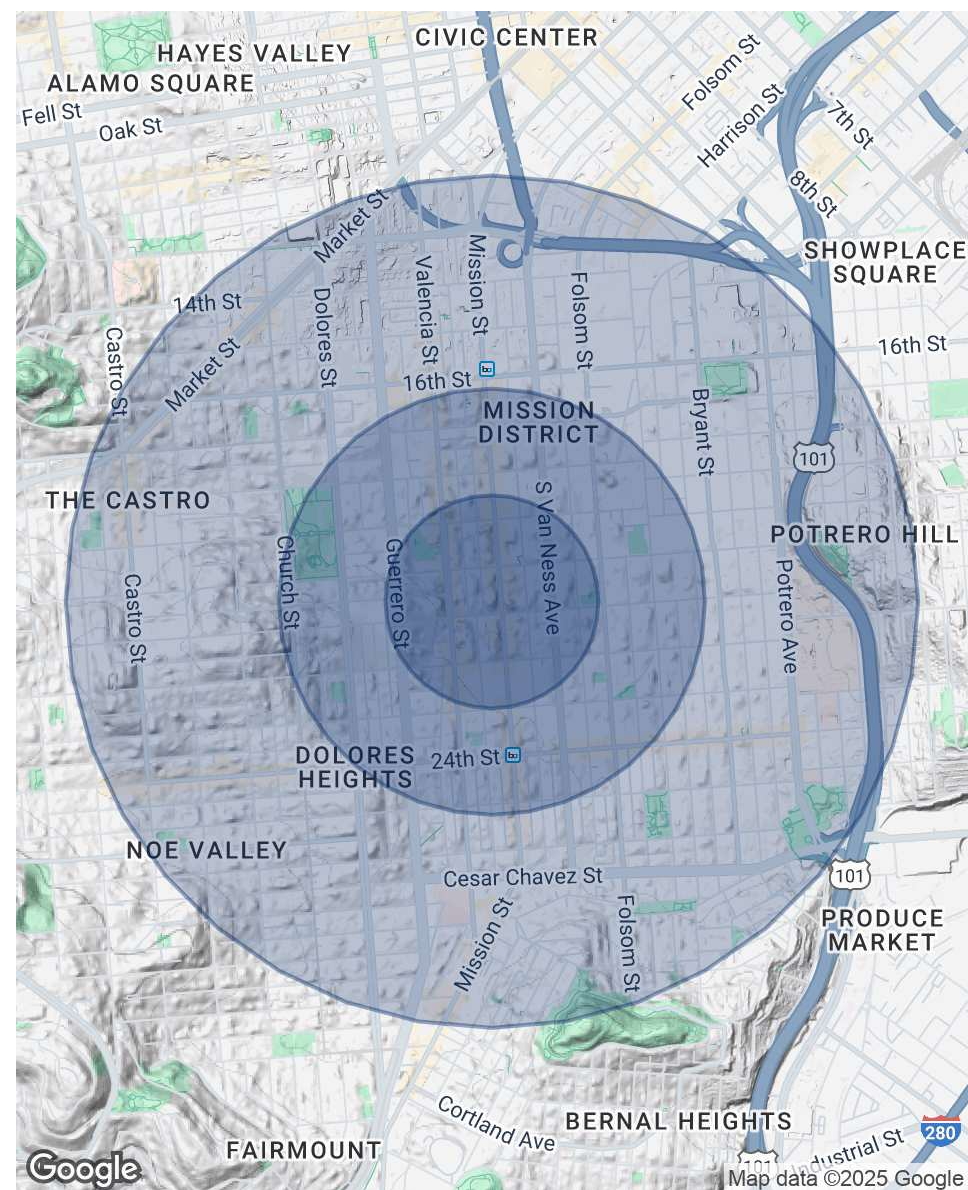
| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| TOTAL POPULATION | 8,338 | 29,673 | 92,638 |
| AVERAGE AGE | 37.1 | 37.9 | 38.1 |
| AVERAGE AGE (MALE) | 36.7 | 37.7 | 38.6 |
| AVERAGE AGE (FEMALE) | 36.3 | 37.1 | 37.3 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-------------|-------------|
| TOTAL HOUSEHOLDS | 3,601 | 13,132 | 42,999 |
| # OF PERSONS PER HH | 2.3 | 2.3 | 2.2 |
| AVERAGE HH INCOME | \$154,077 | \$163,484 | \$171,953 |
| AVERAGE HOUSE VALUE | \$941,910 | \$1,013,826 | \$1,195,566 |

TRAFFIC COUNTS

| | |
|-------------------------------|-----------|
| BETWEEN 20TH AND 21ST STREETS | 8,318/day |
|-------------------------------|-----------|

* Demographic data derived from 2020 ACS - US Census



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