

# 748 VALENCIA STREET

FOR LEASE | SECOND FLOOR OFFICE SPACE IN THE HEART OF MISSION

**TCP**  
TOUCHSTONE  
COMMERCIAL PARTNERS



**ZACH HAUPERT**

415.812.1219 | [zhaupert@tcp.com](mailto:zhaupert@tcp.com)

**MICHAEL SANBERG**

415.697.6088 | [msanberg@tcp.com](mailto:msanberg@tcp.com)

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

### PROPERTY SUMMARY

#### ADDRESS

748 Valencia Street, San Francisco, CA 94103

#### AVAILABLE SPACE

+/- 1,500 Square Feet

#### RENTAL RATE

\$6,500 / Month, Industrial Gross

#### AVAILABLE

Immediately

### BUILDING ATTRIBUTES

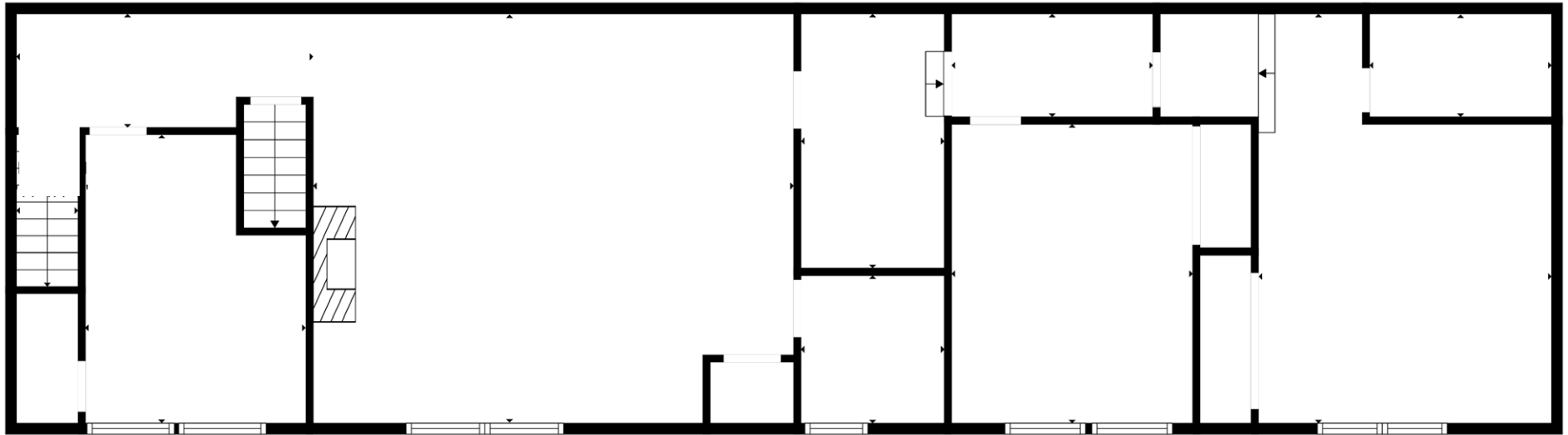
- + Walk-Up Office Space
- + Two (2) Restrooms w/ Shower
- + Kitchenette w/ Stove
- + Three (3) Meeting Rooms
- + Hardwood Floors
- + 100% Legal Office
- + Three Blocks from 16<sup>th</sup> Street BART





**FLOOR PLAN**

+/- 1,500 Square Feet



VALENCIA STREET

### LOCATION OVERVIEW

Desirable Inner Mission District location, walkable to nearby amenities and to surrounding neighborhoods.



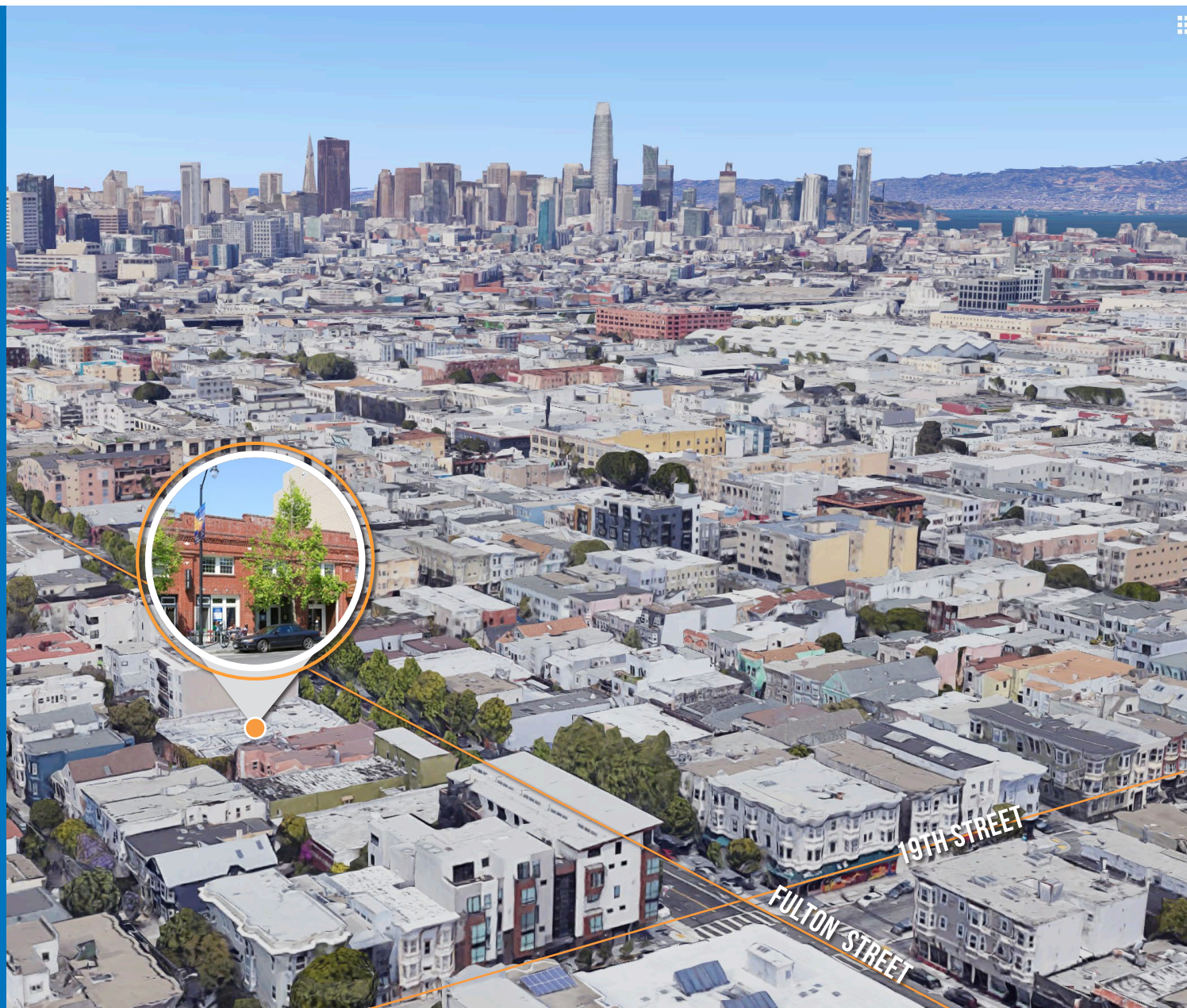
**05 MIN** to Dolores Park  
**08 MIN** to 16th St Bart  
**15 MIN** to Buena Vista Park



**07 MIN** to Potrero Hill  
**16 MIN** to SOMA  
**20 MIN** to Financial District

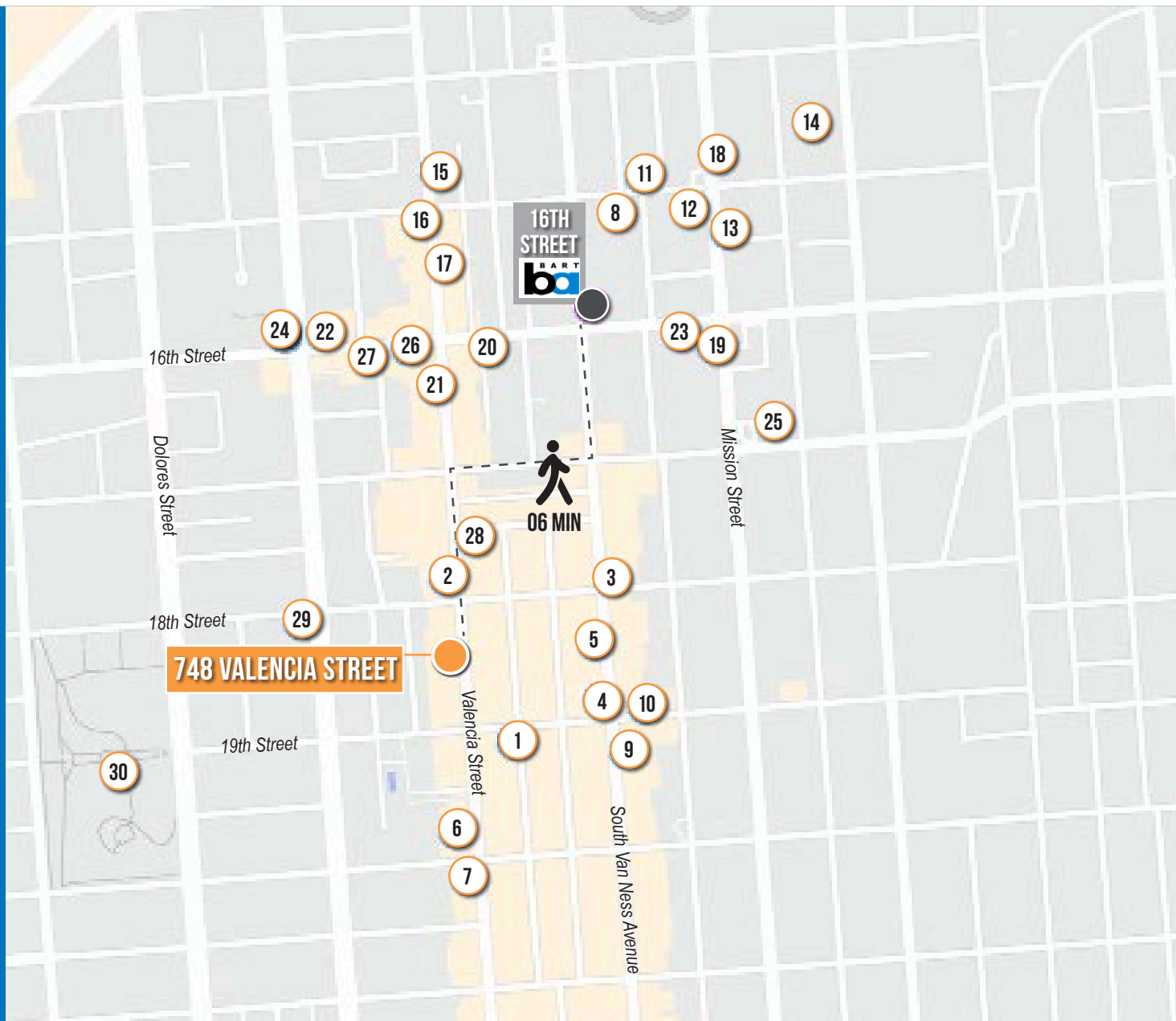


**05 MIN** to 101 On-Ramp  
**10 MIN** to 280 On-Ramp  
**12 MIN** to 80 On-Ramp



### NEARBY AMENITIES

- 1 Media Noche
- 2 Hawker Fare
- 3 Grand Mission Donuts & Bakery
- 4 Taqueria Cancun
- 5 Mission Chinese Food
- 6 Cafe Ethopia
- 7 Smitten Ice Cream
- 8 La Noisette
- 9 Teeth
- 10 Bissap Baobab
- 11 Sixth Course
- 12 Khamsa
- 13 Flying Pig Bistro Pub
- 14 Foods Co.
- 15 Four Barrel Coffee
- 16 Little Star Pizza
- 17 Venga Empanadas
- 18 Walzwerk
- 19 Tselogs
- 20 Pancho Villa Taqueria
- 21 Limon Rotisserie
- 22 Double Dutch
- 23 State
- 24 Elixir
- 25 Mission Bowling Club
- 26 Roxie Theater
- 27 The Monk's Kettle
- 28 The Valencia Room
- 29 The Panhandle
- 30 Mission Dolores Park





FOUR BARREL COFFEE



KHAMASA



LA NOISETTE



SLATE



WALZWERK

# 748 VALENCIA STREET



Corp. Lic. 01112906  
www.tcppe.com

**ZACH HAUPERT** DRE # 01822907  
415.812.1219 | [zhaupert@tcppe.com](mailto:zhaupert@tcppe.com)

**MICHAEL SANBERG** DRE # 01930041  
415.697.6088 | [msanberg@tcppe.com](mailto:msanberg@tcppe.com)

This document has been prepared by Touchstone Commercial Partners for advertising and general information only. Touchstone Commercial Partners makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Touchstone Commercial Partners excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Touchstone Commercial Partners and/or its licensor(s). ©2026. All rights reserved.