

# 625 3<sup>rd</sup> St.

San Francisco, CA 94107

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

## FOR LEASE

Retail • Café Opportunity

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# BUILDING SUMMARY

**Address:** 625 3<sup>rd</sup> Street

**Square Ft:** ±618 SF

**Ceiling Height:** 16' – 19'

**Rent:** Inquire with broker

**Space Type:** Retail, Café, Coffee Shop

**Terms:** Negotiable, 5 – 10 Years

**Listing type:** Lease

Take advantage of a brand-new street-front retail opportunity at 625 3rd Street—a fully upgraded landmark office building once home to Rolling Stone's headquarters. This prime ground-floor space offers excellent visibility, a timeless brick façade, and unbeatable positioning in SoMa with convenient street access. The perfect setting for retailers ready to make their mark in a historic yet modern destination.



## Flexible Floor Plan

Tenant Improvements Available



## Soaring High Ceilings

Expansive ceiling heights



## Iconic Storefront Presence

Reflective wall for function



## Premier Amenities

Dining, shopping, hotels all around



## ADA Restrooms

Toilets available in the lobby



## Interior Lobby & Street Access

Neighborhood and building amenity



## Parking Easily Available

Located between several garages



## Mid-Block Positioning

Excellent visibility from both directions



## Prime Retail Location

Heavy vehicle & foot traffic

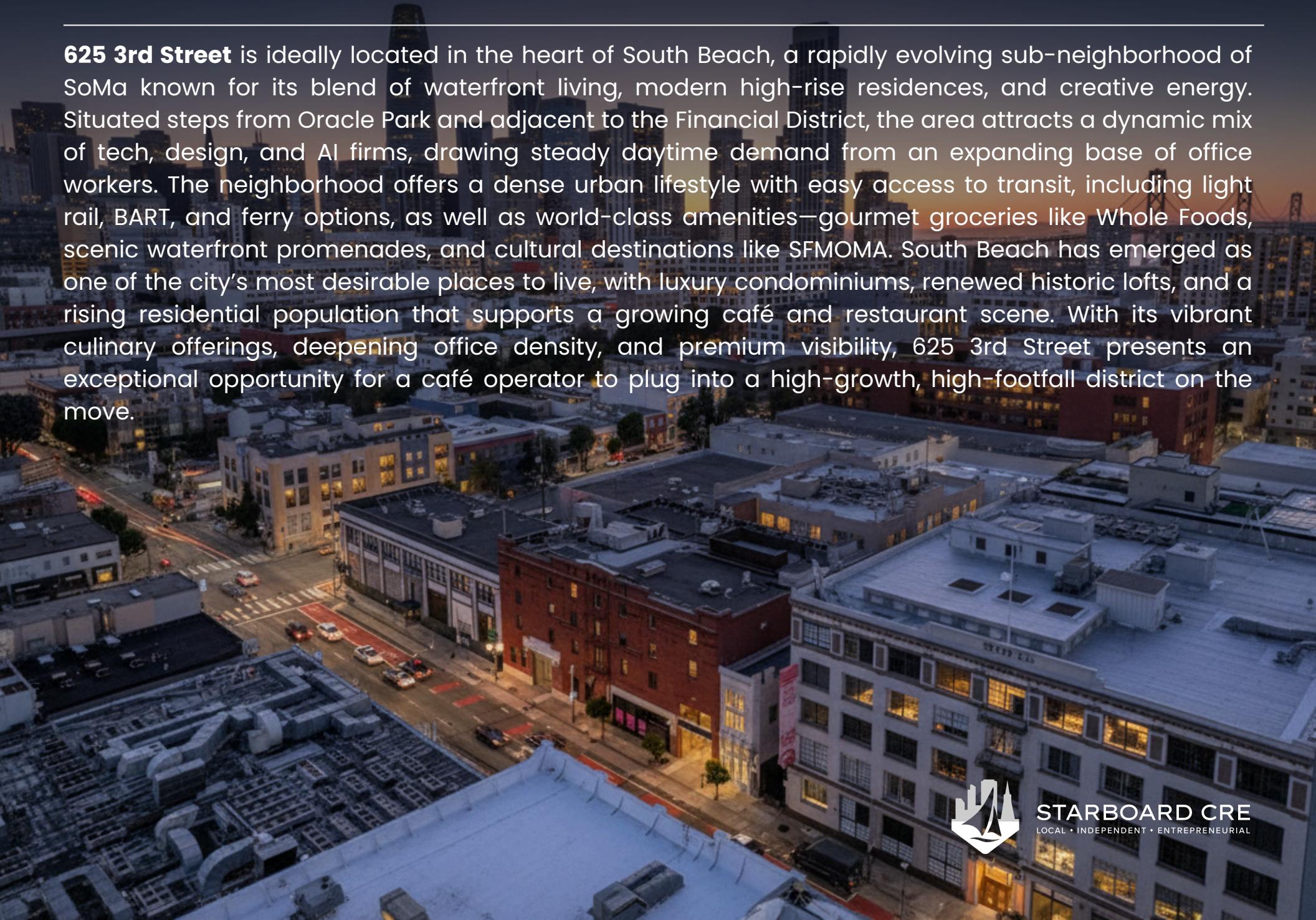


## Walker's Paradise Score

Highly walkable neighborhood

# SOUTH BEACH - ORACLE PARK

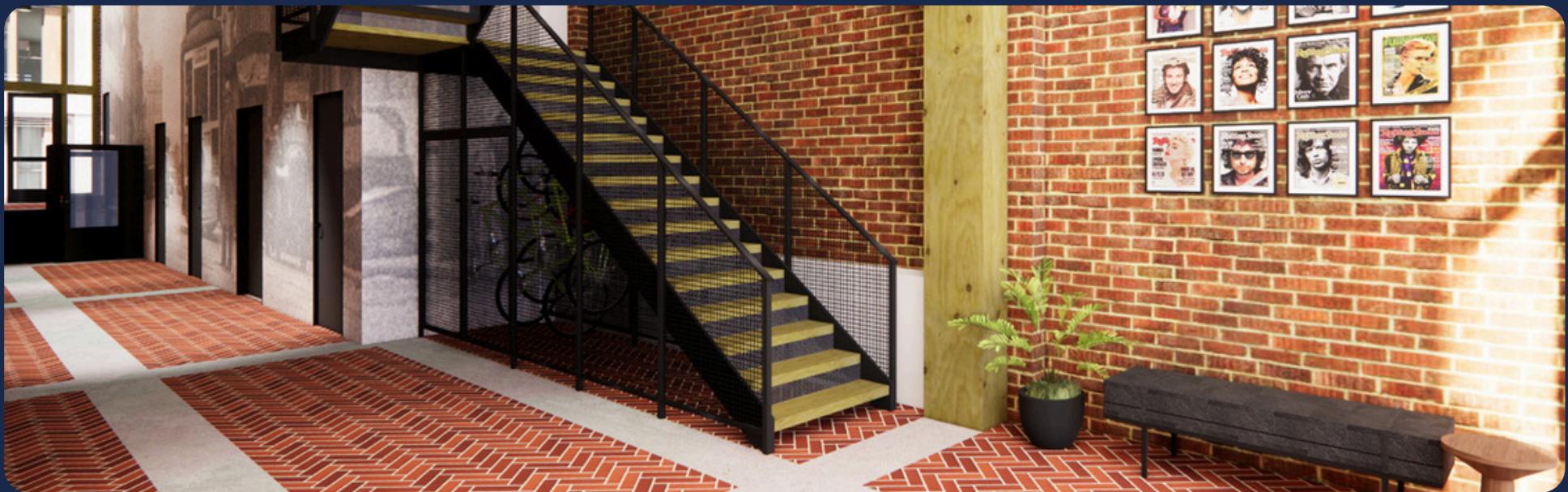
**625 3rd Street** is ideally located in the heart of South Beach, a rapidly evolving sub-neighborhood of SoMa known for its blend of waterfront living, modern high-rise residences, and creative energy. Situated steps from Oracle Park and adjacent to the Financial District, the area attracts a dynamic mix of tech, design, and AI firms, drawing steady daytime demand from an expanding base of office workers. The neighborhood offers a dense urban lifestyle with easy access to transit, including light rail, BART, and ferry options, as well as world-class amenities—gourmet groceries like Whole Foods, scenic waterfront promenades, and cultural destinations like SFMOMA. South Beach has emerged as one of the city's most desirable places to live, with luxury condominiums, renewed historic lofts, and a rising residential population that supports a growing café and restaurant scene. With its vibrant culinary offerings, deepening office density, and premium visibility, 625 3rd Street presents an exceptional opportunity for a café operator to plug into a high-growth, high-footfall district on the move.



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# BUILDING SNAPSHOT

LOBBY



CAFE EXTERIOR



# NEIGHBORHOOD SNAPSHOT



# LOCAL RETAILERS

**625 3rd Street** has a Walk Score of 96 out of 100. This location is a Walker's Paradise so daily errands do not require a car.



**18-minute walk**  
To BART (Montgomery st)



## Unmatched Transit Access

Surrounded by major bike lanes and MUNI stops



## Premier Amenities

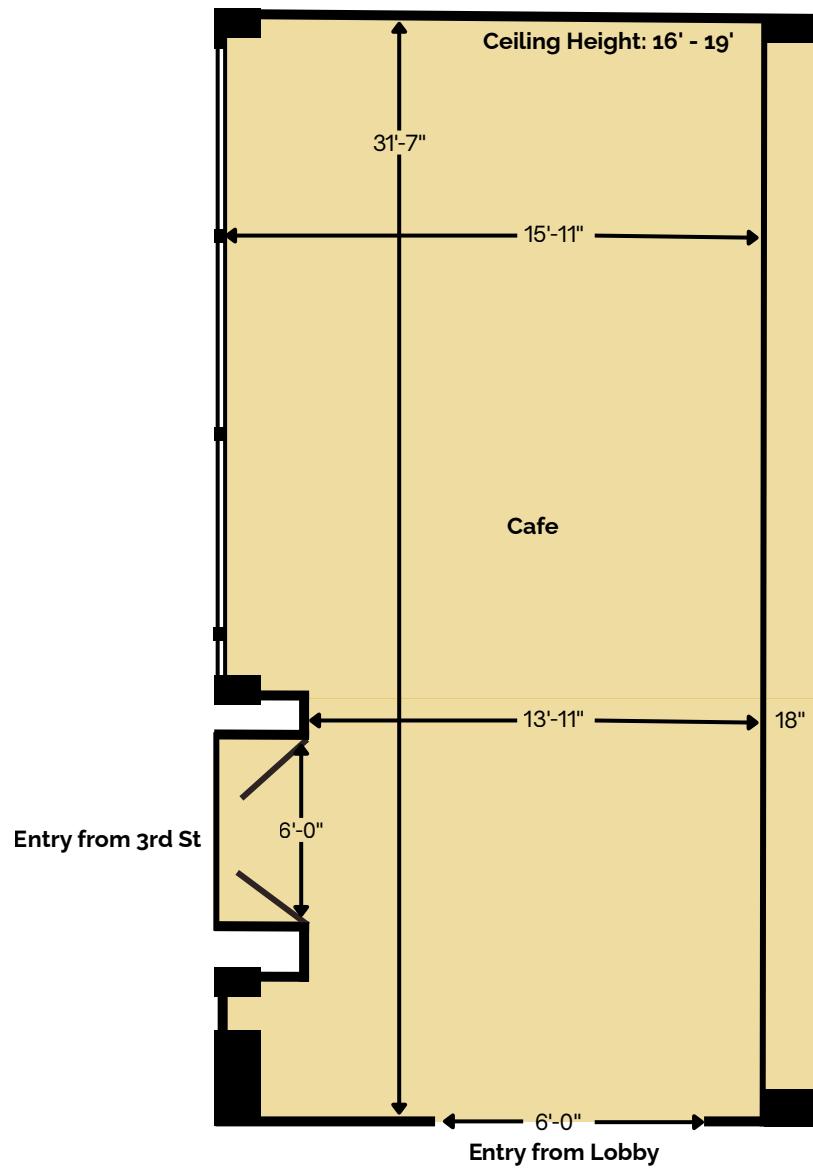
Steps from Oracle Park, Van Ness Station, and China Basin Park.



# CAFE RENDERING



# FLOORPLAN



# AGENT



## Javier Rodriguez

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Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

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