



FOR SALE 1031 VALENCIA STREET

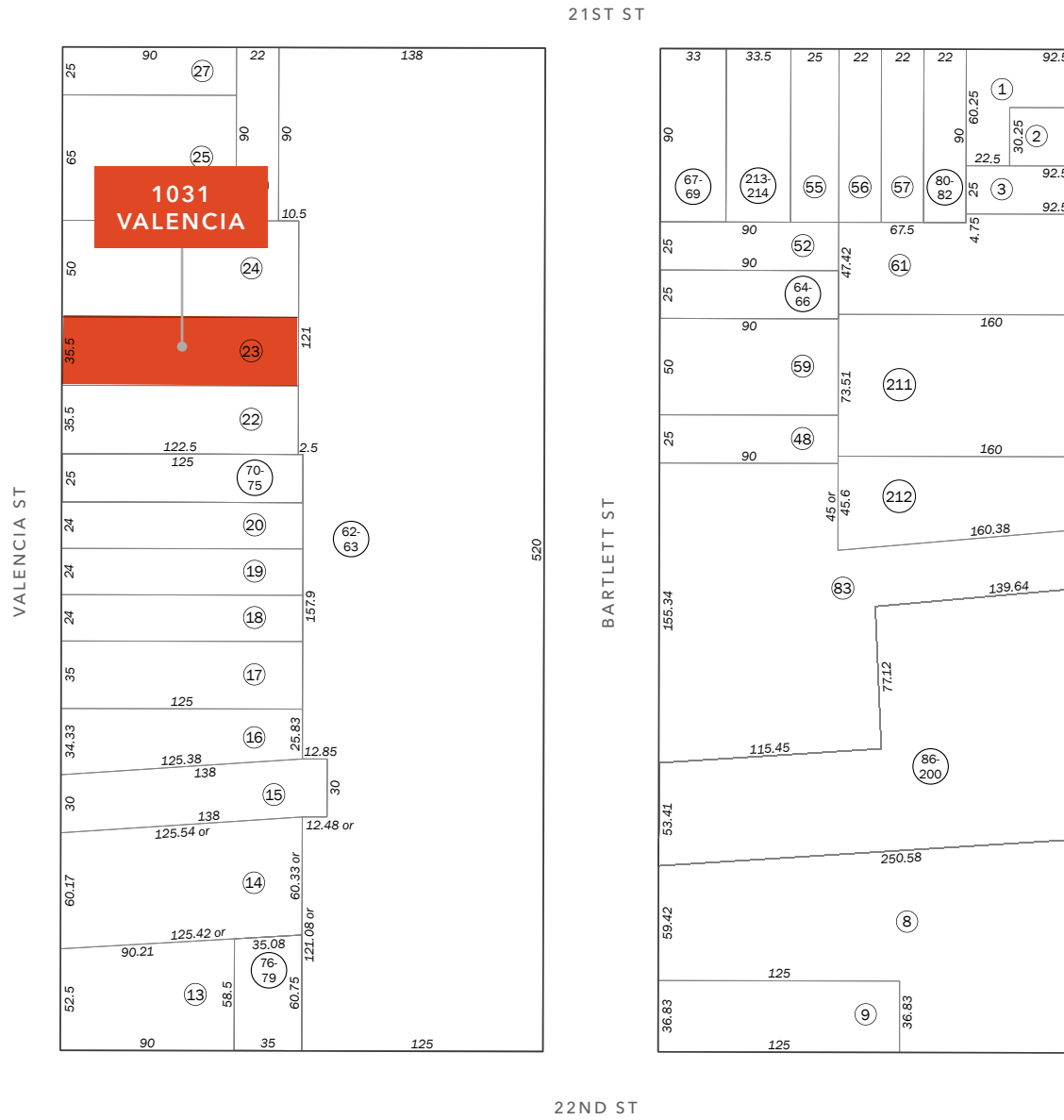
SAN FRANCISCO, CA 94111

*±8,019 SF Rare and Unique
Owner-User Opportunity
in the Heart of the Vibrant
Valencia Corridor.*

REMINGTON HEATLEY
650.430.1562
remington.heatley@kidder.com
LIC N° 01907186

KIDDER.COM





Property Summary

ADDRESS	1031 Valencia Street San Francisco, CA 94111
TOTAL SIZE	±8,019 SF
GROUND FLOOR	±4,349 SF
BASEMENT	±3,015 SF
MEZZANINE	±655 SF
APN	3616-023
PSF PRICE	\$473
ZONING	NCT - Valencia Street Neighborhood Commercial Transit. Link to Zoning Table

\$3,795,000.00
ASKING PRICE

1031 VALENCIA

Property Highlights

Single-identity

Small showroom with large windows

Clear span warehouse

Freight lift servicing the basement

Fully sprinklered basement

Full HVAC in office areas

Two (2) restrooms

Skylights throughout

Large grade level loading door

Two (2) meeting/conference rooms

35.5' of street frontage with blade sign

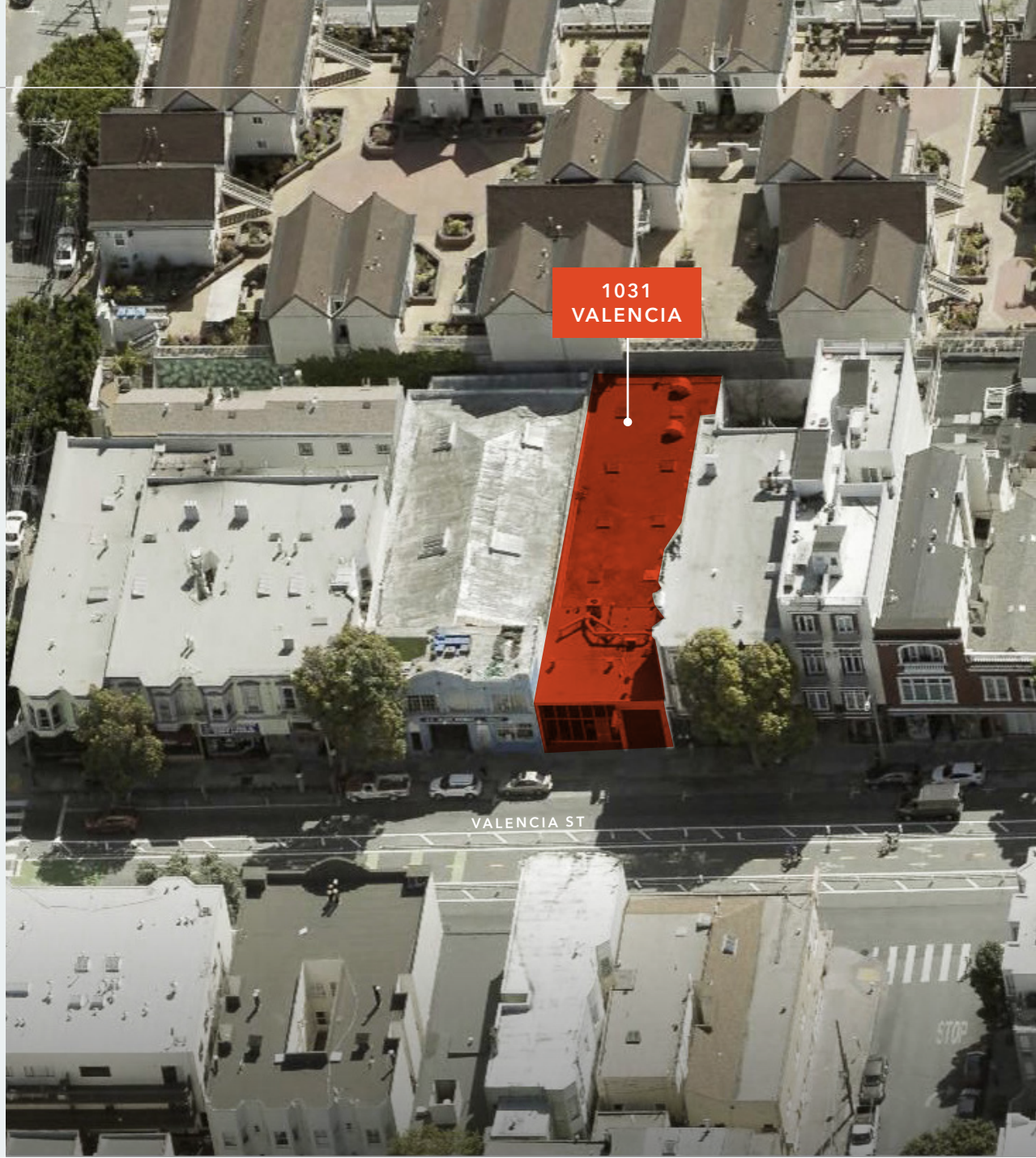
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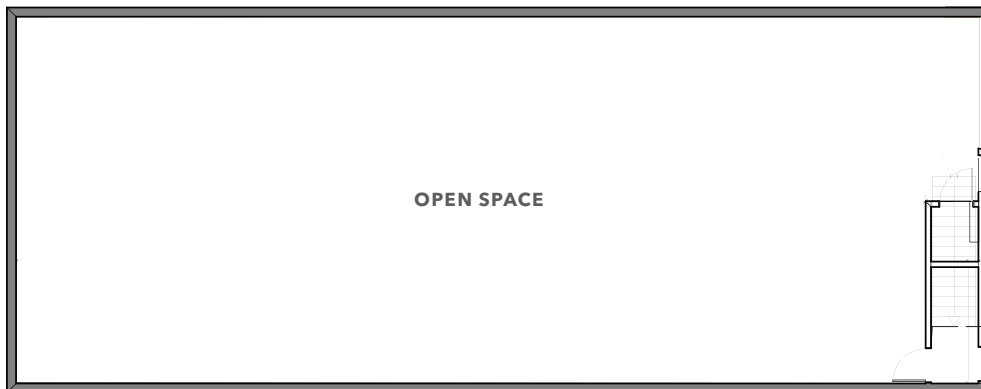


FLOOR PLAN

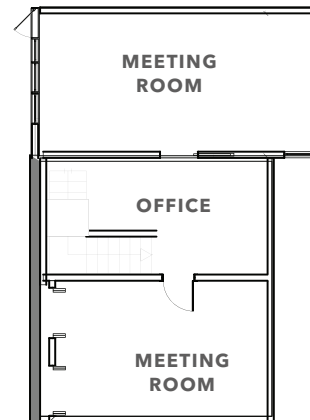
GROUND FLOOR

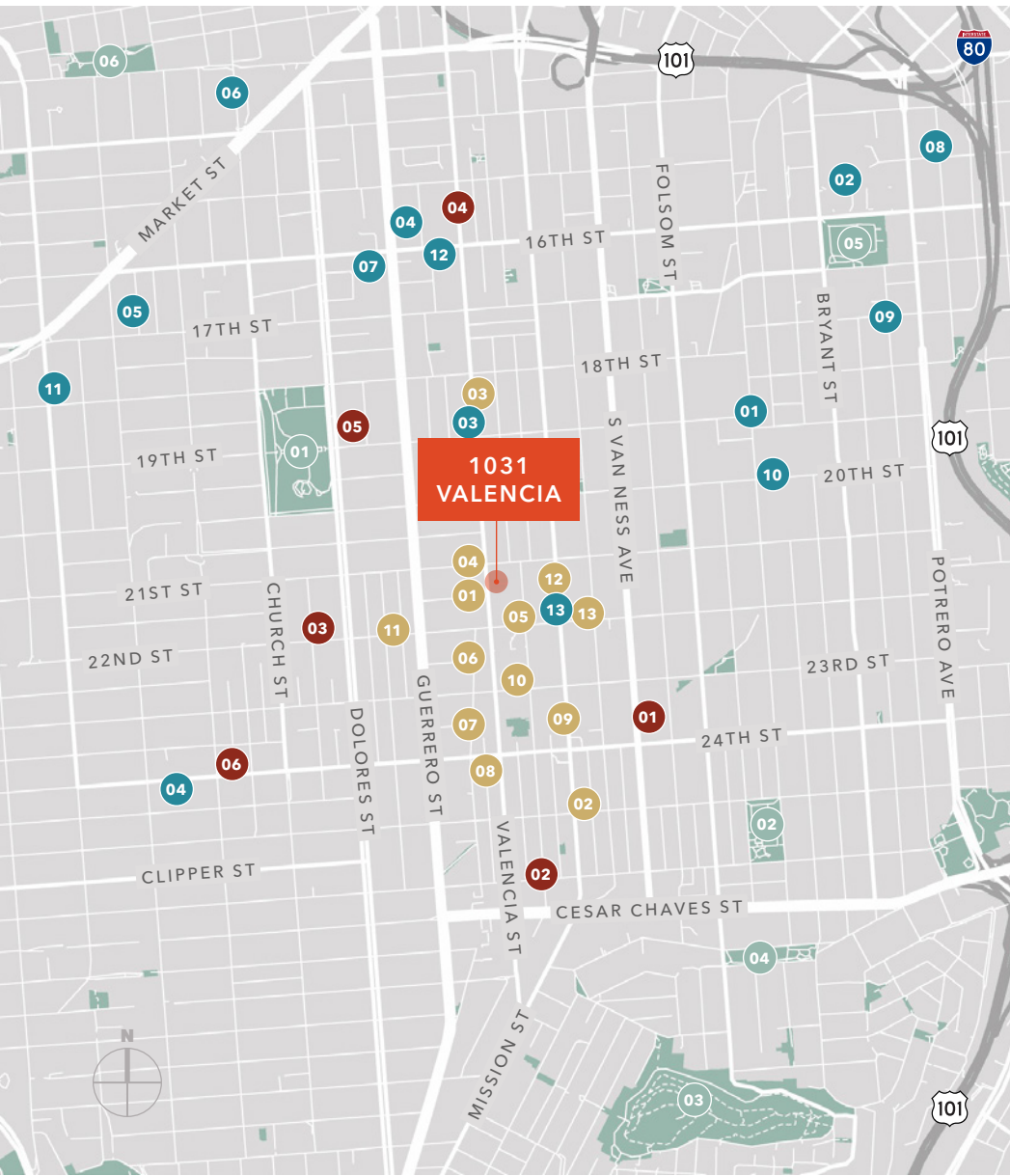


BASEMENT



MEZZANINE





NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Ritual Coffee
- 02 La Taqueria
- 03 Taqueria El Buen Sabor
- 04 Señor Sisig
- 05 Breakfast Little
- 06 Bottega
- 07 Arizmendi Bakery
- 08 Papalote
- 09 Pollo Campero
- 10 Beretta Valencia
- 11 The Liberties
- 12 El Techo
- 13 La Copa Loca Gelato

RETAIL

- 01 Grocery Outlet
- 02 Salvation Army Thrift
- 03 Dolores Deluxe
- 04 Everlane
- 05 Bi-Rite Market
- 06 Whole Foods Market

LIFESTYLE & FITNESS

- 01 Mission Cliffs Gym
- 02 24 Hour Fitness
- 03 Live Fit Gym
- 04 MX3 Fitness
- 05 Fitness SF
- 06 Flagship Castro
- 07 Creativity Explored
- 08 Catherine Clark Gallery
- 09 Verdi Club
- 10 Southern Exposure
- 11 Cliff's Variety
- 12 Roxie Theatre
- 13 Alamo Drafthouse Cinema

RECREATION & PARKS

- 01 Mission Dolores Park
- 02 Garfield Square
- 03 Bernal Heights Park
- 04 Precita Park
- 05 Franklin Square
- 06 Duboce Park

TRANSIT MAP



For more information, contact

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