

FOR LEASE

2480 MISSION STREET

LOS PORTALES MEDICAL &
DENTAL CENTER

San Francisco, CA 94110

PRESENTED BY:

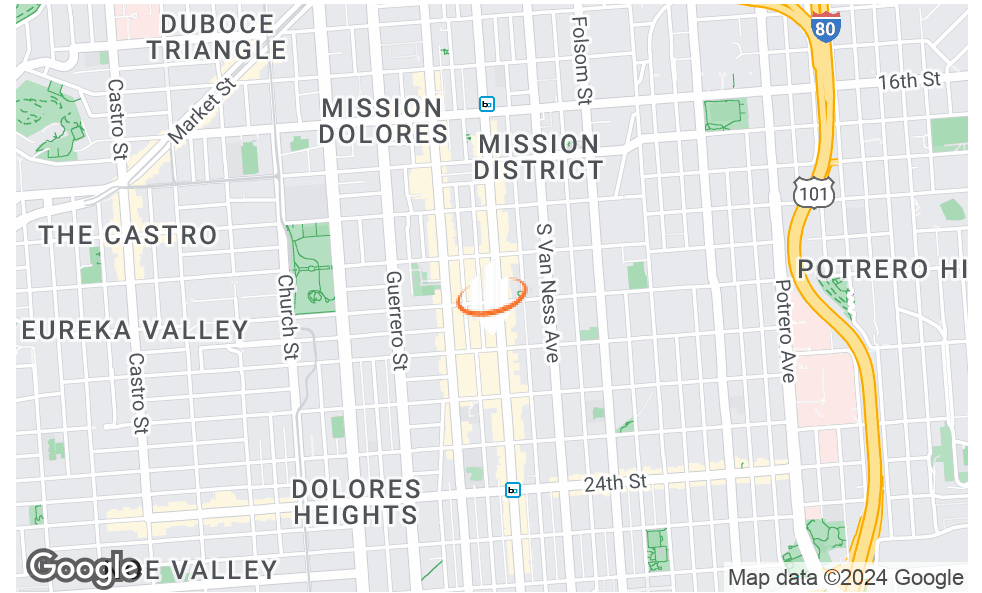
CATHERINE HOUSE, CRE, CCIM,
FRICS

O: 415.464.6401

catherineh@svn.com

CalDRE #01327824





OFFERING SUMMARY

LEASE RATE:	\$3.25-\$3.75/SF/MO/NNN
NNN EXPENSES:	\$1.26/SF/MO
BUILDING SIZE:	±36,969 SF
AVAILABLE SF:	±11,372 SF
LOT SIZE:	0.3 Acres
ZONING:	Mission Street NCT
MARKET:	Mission District
TRAFFIC COUNT:	8,318
APN:	3609-119

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

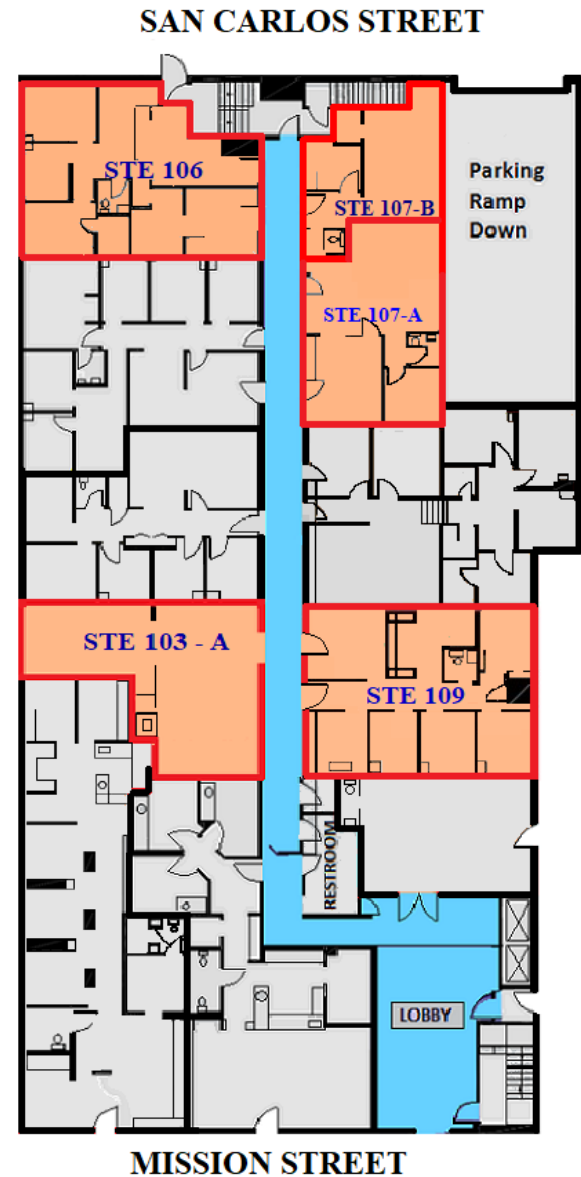
- Direct Street and Ground Floor Lobby Entrance Spaces
- Excellent visibility from Mission Street
- Parking garage in building accessible from San Carlos Avenue
- Minutes walk from BART 24th Street Mission Station & from MUNI 21 Street Transit Stop
- Sutter Health's CPMC Mission Bernal Campus and Zuckerberg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

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AVAILABLE SPACES

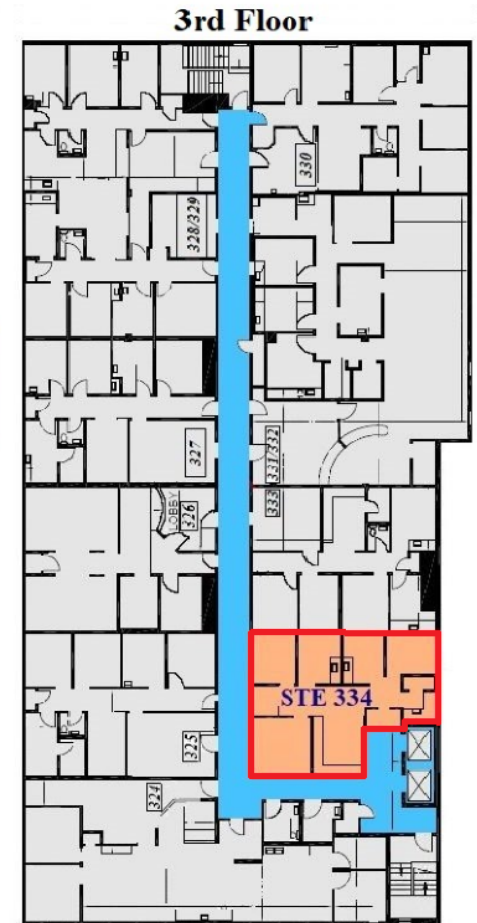
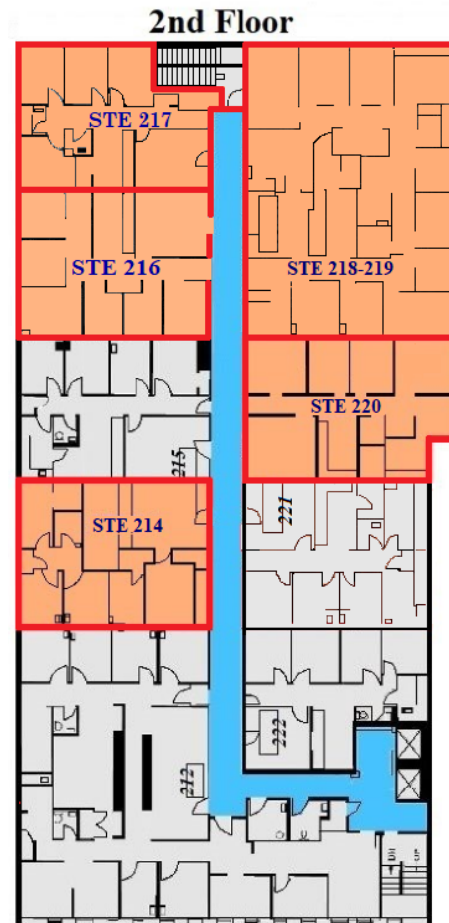
SUITE #	RENT RATE	SPACE USE
Suite 103 A (±801 RSF)	\$3.25 PSF – NNN	Office/Medical Space
Suite 106 (±992 RSF)	\$3.25 PSF – NNN	Plumbed Dental 2 Ops
Suite 107 A (±727 RSF)	\$3.25 PSF – NNN	Office/Medical Space
Suite 107 B (±445 RSF)	\$3.75 PSF – NNN	Office/Medical Space
Suite 109 (±1,054 RSF)	\$3.25 PSF – NNN	Office/Medical Office



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AVAILABLE SPACES

SUITE #	RENT RATE	SPACE USE
Suite 214 (±1,109 RSF)	\$3.25 PSF – NNN	Plumbed Dental 2 Ops
Suite 216 (±1,129 RSF)	\$3.25 PSF – NNN	Office/Medical Office
Suite 217 (±1,009 RSF)	\$3.25 PSF – NNN	Office/Medical Office
Suite 218-219 (±2,548 RSF)	\$3.25 PSF – NNN	Plumbed Dental 4 Ops
Suite 220 (±1,176 RSF)	\$3.25 PSF – NNN	Office/Medical Office
Suite 334 (±918 RSF)	\$3.25 PSF – NNN	Plumbed Dental 2 Ops



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POPULATION

0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	8,842	30,278	92,070
AVERAGE AGE	33.6	33.9	35.7
AVERAGE AGE (MALE)	34.6	34.5	36.1
AVERAGE AGE (FEMALE)	32.8	33.2	35.0

HOUSEHOLDS & INCOME

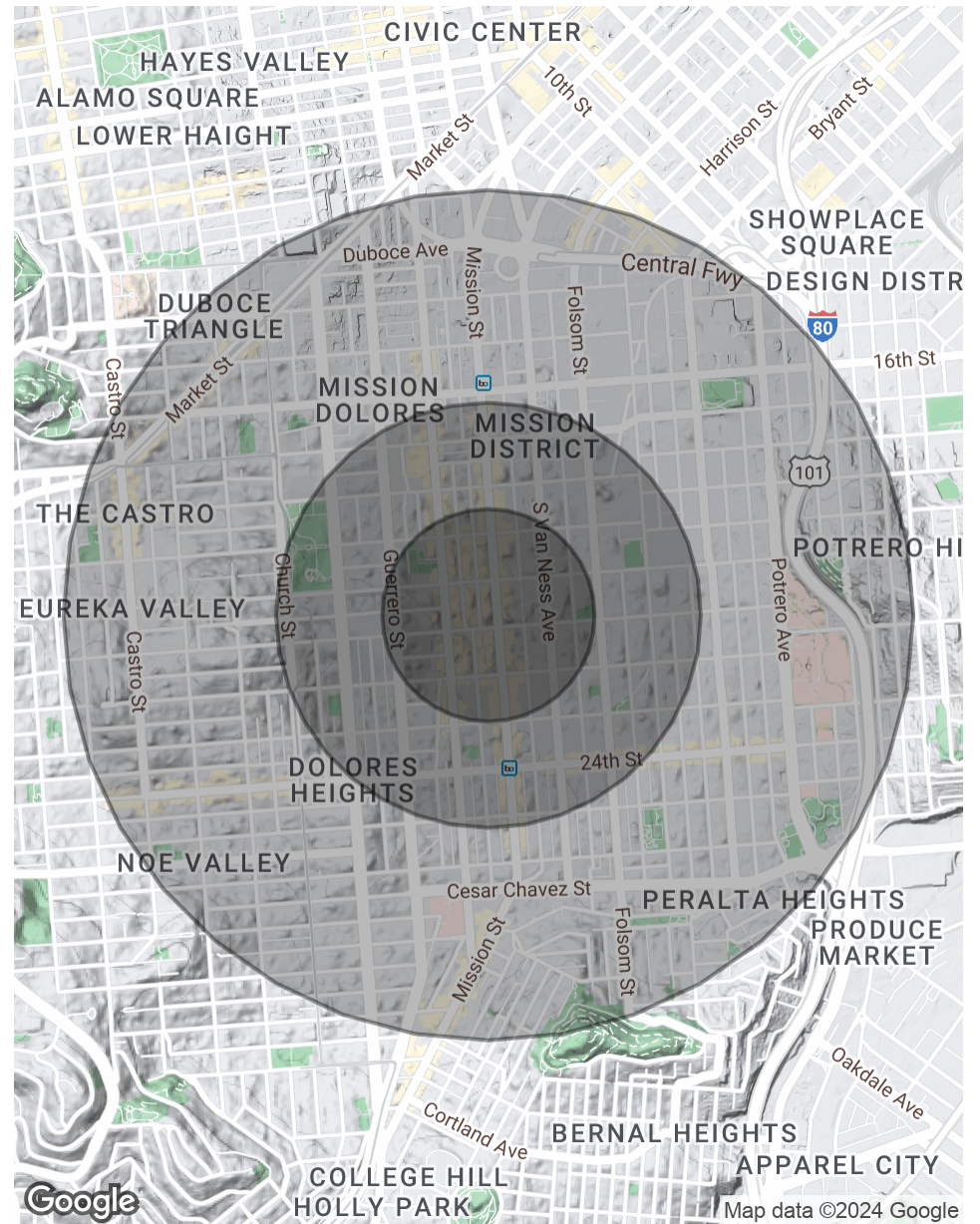
0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	3,456	12,333	39,314
# OF PERSONS PER HH	2.6	2.5	2.3
AVERAGE HH INCOME	\$88,509	\$97,763	\$104,707
AVERAGE HOUSE VALUE	\$909,840	\$902,703	\$853,347

TRAFFIC COUNTS

BETWEEN 20TH AND 21ST STREETS	8,318/day
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* Demographic data derived from 2020 ACS - US Census



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