

# 1085 VALENCIA STREET

FOR LEASE | RETAIL / MEDICAL CLINIC OPPORTUNITY IN THE MISSION

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

**CAMERON TU**

510.919.8193 | [cameron@tcpre.com](mailto:cameron@tcpre.com)

**JARON ELIOPOULOS**

415.608.6336 | [jaron@tcpre.com](mailto:jaron@tcpre.com)

# 1085 VALENCIA STREET

## PROPERTY SUMMARY

### ADDRESS

1085 Valencia Street, San Francisco, CA 94110

### AVAILABLE SPACE

Ground Floor: +/- 1,450 Square Feet

Lower Level: +/- 300 Square Feet

**TOTAL: +/- 1,750 Square Feet**

### RENTAL RATE

\$8,000 Per Month, IG

### AVAILABLE

Immediately

## BUILDING ATTRIBUTES

- + Former Dignity Health Medical Clinic
- + One (1) Plumbed Exam Room
- + Five (5) Dry Exam Rooms
- + ADA Compliant Entrance
- + Two (2) ADA Compliant Restrooms
- + Break Room in Lower Level
- + 20' of Valencia Street Frontage
- + All Glass Facade
- + High Foot Traffic
- + High Vehicle Traffic



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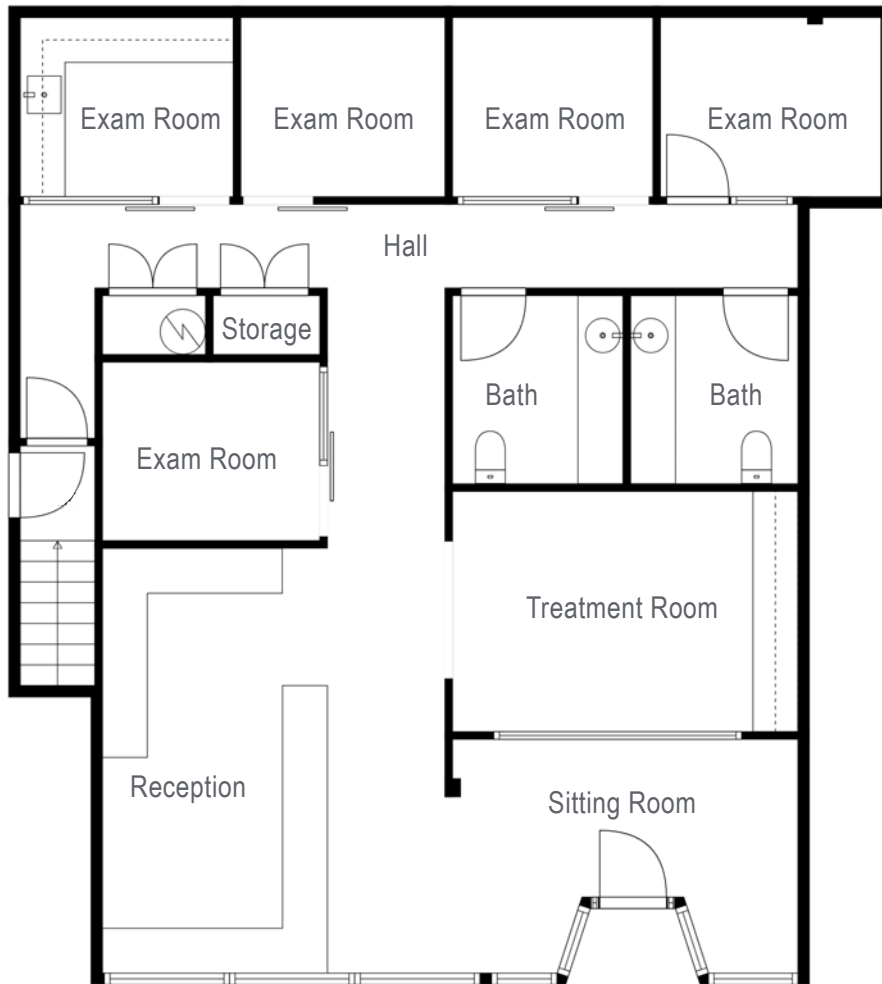
## FLOOR PLAN

Ground Floor: +/- 1,450 Square Feet

Lower Level: +/- 300 Square Feet

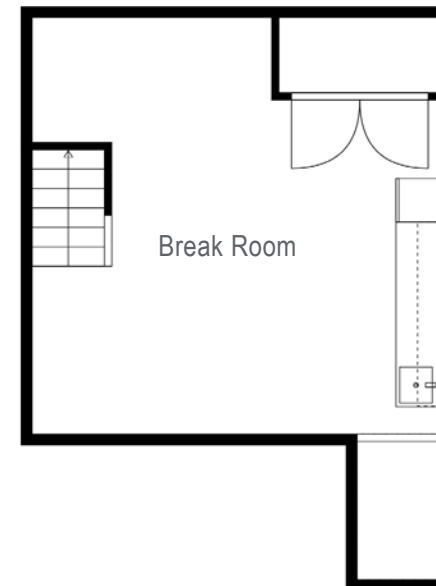
**TOTAL: +/- 1,750 Square Feet**

### GROUND FLOOR



Valencia Street

### LOWER LEVEL



Valencia Street

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## LOCATION OVERVIEW

Located in the heart of San Francisco's Mission District, the subject property is well located in a rapidly changing neighborhood.



**07 MIN** to 24th Street Bart  
**12 MIN** to Church St Muni  
**10 MIN** to Dolores Park



**09 MIN** to Zuckerberg Hospital  
**15 MIN** to South of Market  
**20 MIN** to Financial District



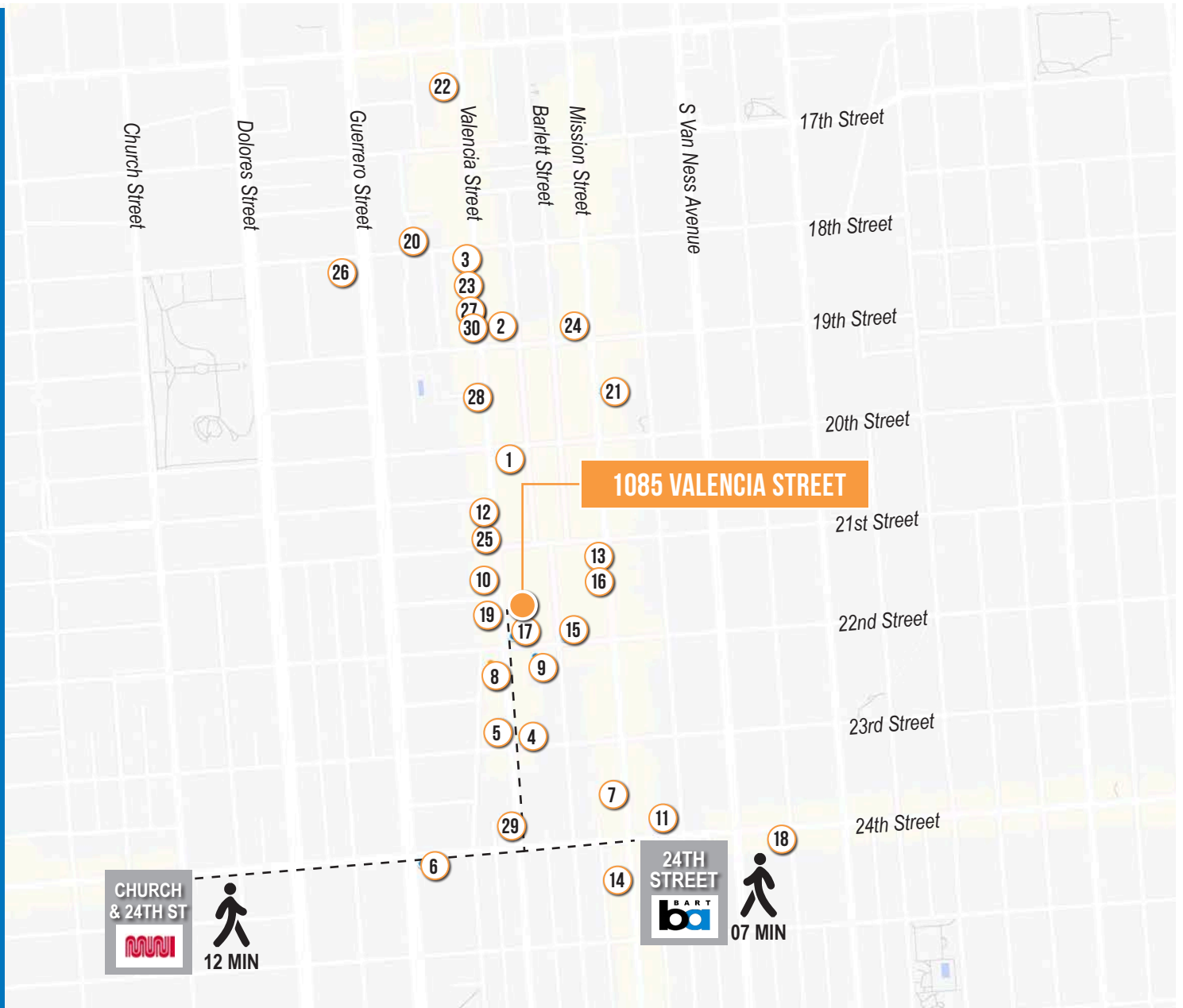
**07 MIN** to 101 On-Ramp  
**12 MIN** to 280 On-Ramp  
**17 MIN** to 80 On-Ramp



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## NEARBY AMENITIES

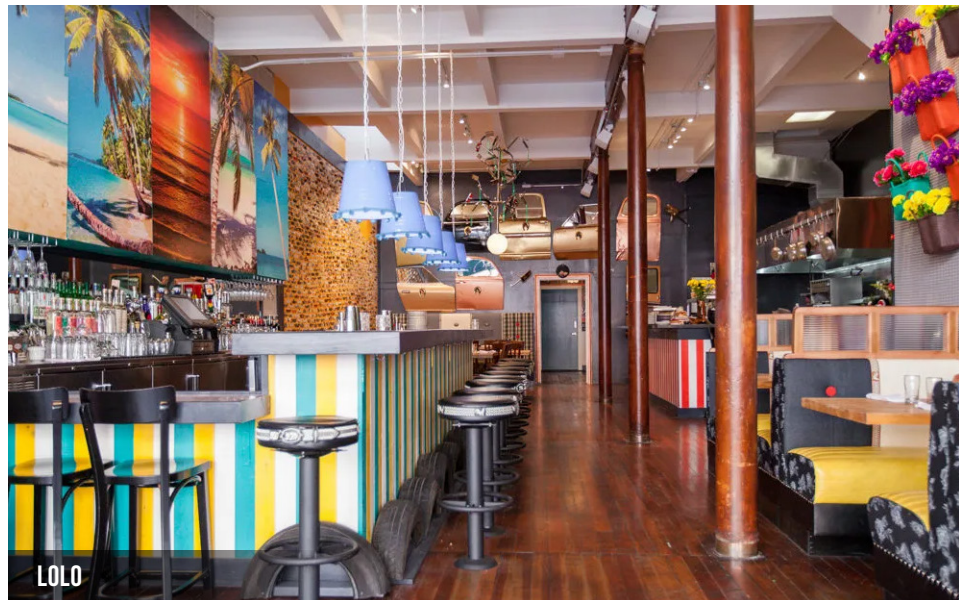
- 1..... Mixt
- 2..... Curio
- 3..... Yellow Moto
- 4..... Beretta
- 5..... Sanguchon Eatery
- 6..... Fiore Caffe
- 7..... Pollo Campero
- 8..... BOTTEGA
- 9..... Breakfast Little
- 10..... Ritual Coffee Roasters
- 11..... Itria
- 12..... Loló
- 13..... Arcana
- 14..... Rosamunde Sausage Grill
- 15..... Ivory & Vine SF
- 16..... Lolinda
- 17..... Boogaloos
- 18..... DONAJI
- 19..... Alnico
- 20..... Good Good Culture Club
- 21..... Casements Bar
- 22..... Limón
- 23..... Craftsman and Wolves
- 24..... Lazy Bear
- 25..... Señor Sisig
- 26..... Pizzeria Delphina
- 27..... Soulva
- 28..... The Beehive
- 29..... Arizmendi Bakery
- 30..... Dandelion Chocolate



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BERETTA



LOLO



SEÑOR SISIG



BREAKFAST LITTLE



RITUAL COFFEE ROASTERS

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Corp. Lic. 01112906  
www.tcpre.com

**CAMERON TU** DRE # 02100436  
510.919.8193 | [cameron@tcpre.com](mailto:cameron@tcpre.com)

**JARON ELIOPOULOS** DRE # 01975155  
415.608.6336 | [jaron@tcpre.com](mailto:jaron@tcpre.com)

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