

1270 VALENCIA STREET

FOR LEASE | TURNKEY RESTAURANT WITH 2ND FLOOR OFFICE

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



1270 VALENCIA STREET

PROPERTY SUMMARY

ADDRESS

1270 Valencia Street, San Francisco, CA 94110

AVAILABLE SPACE

Second Floor Office	+/- 400 Square Feet
Ground Floor	+/- 1,700 Square Feet
TOTAL:	+/- 2,100 Square Feet

RENTAL RATE

Second Floor Office	\$1,750 / Month, Industrial Gross
Ground Floor	\$9,000 / Month, Industrial Gross

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Two (2) ADA Restrooms
- + ADA Entrance
- + Permitted Parklet with Electric Heaters
- + Type 1 Hood
- + Type 2 Hood
- + Includes Additional Storage Space
- + High Ceilings & Skylights
- + 2nd Floor Office with Restroom / Kitchen



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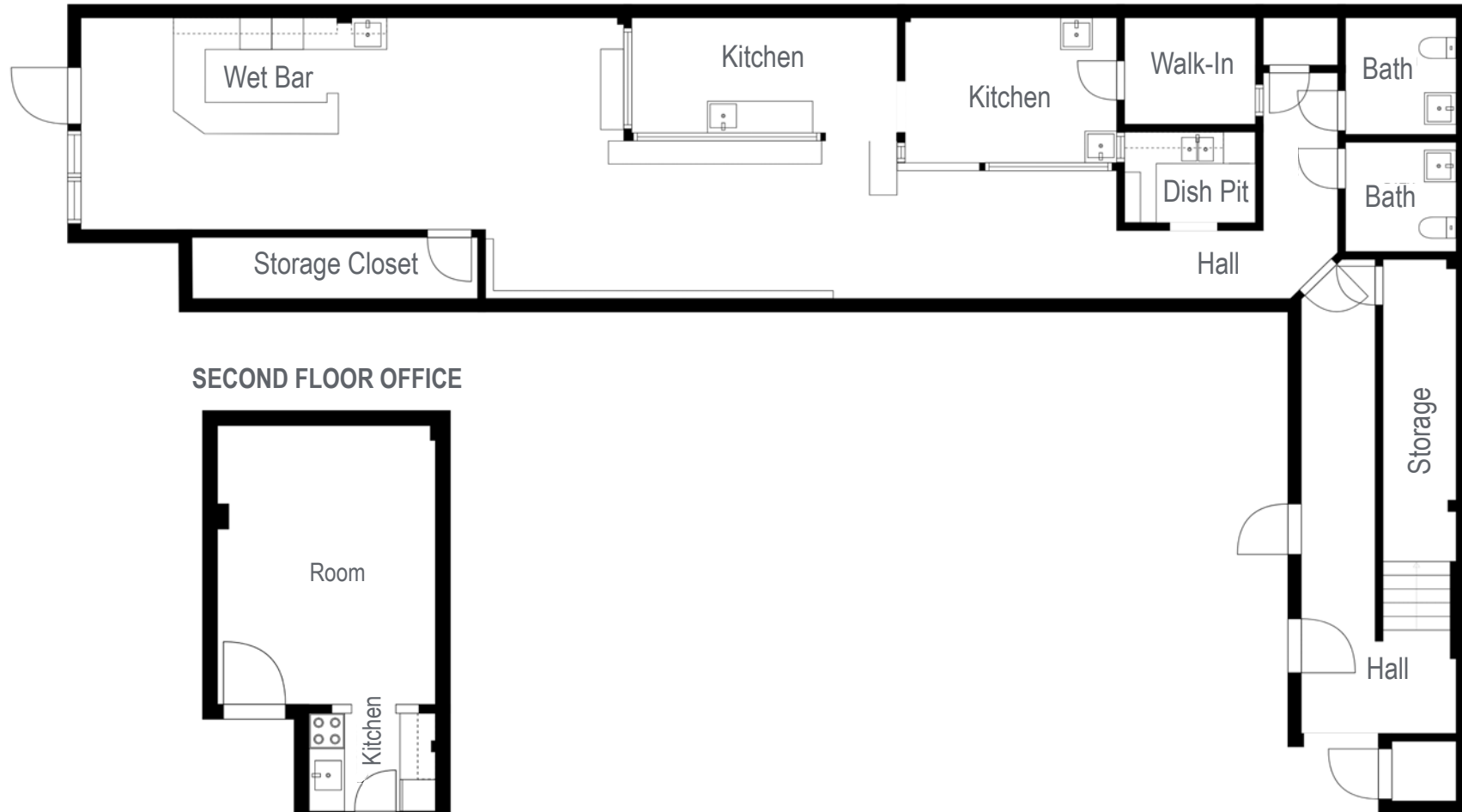
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FLOOR PLAN

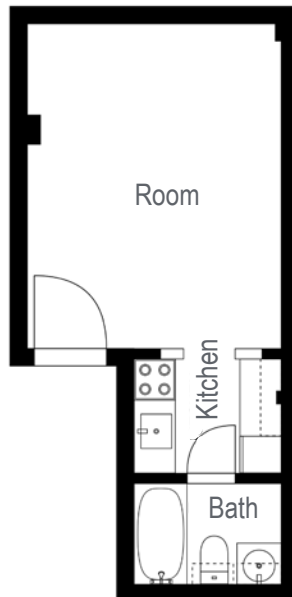
Ground Floor: +/- 1,700 Square Feet

Second Floor Office: +/- 400 Square Feet

GROUND FLOOR RESTAURANT



SECOND FLOOR OFFICE



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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.



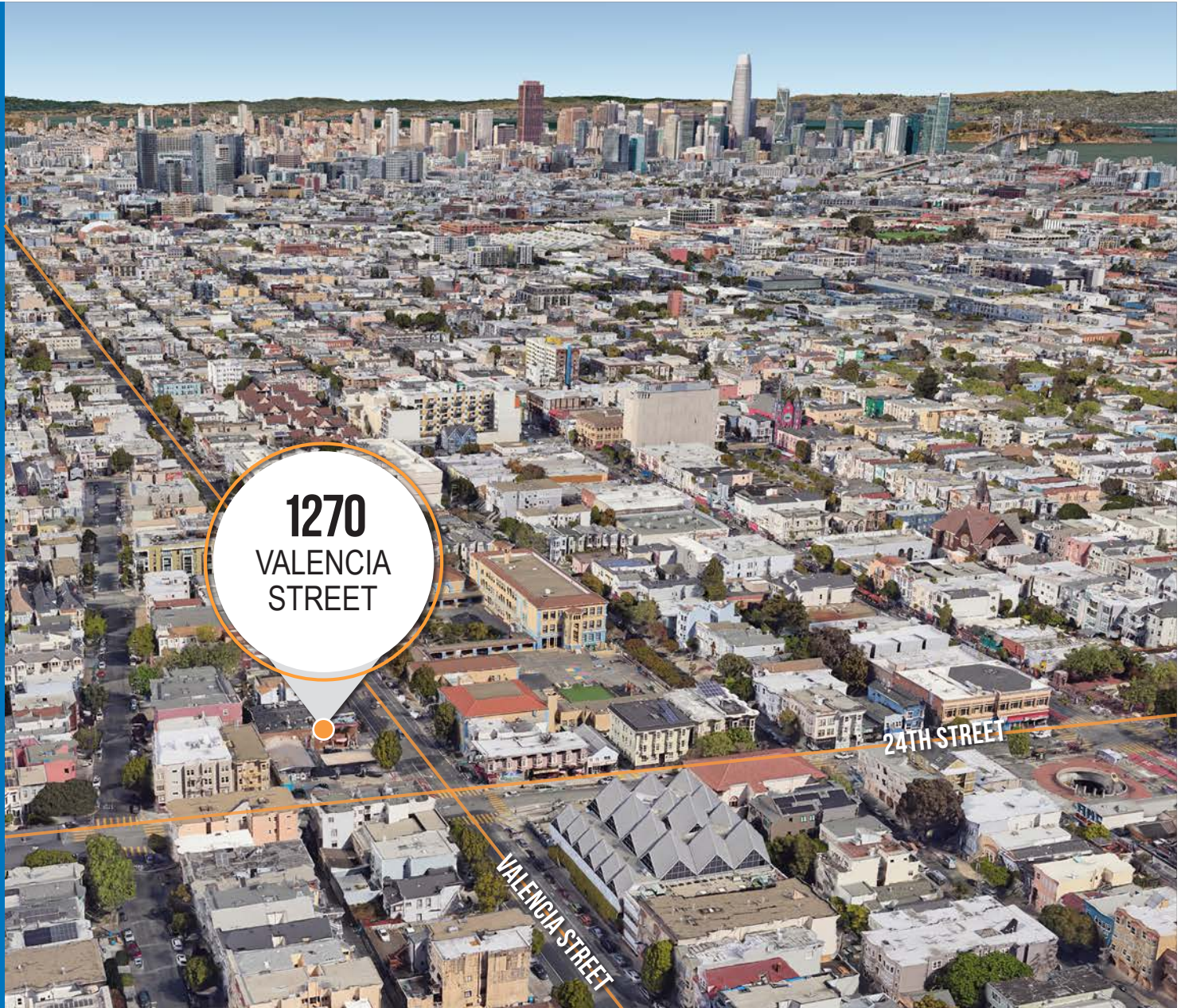
03 MIN to 24th Street Bart
08 MIN to Church St Muni
14 MIN to Dolores Park



05 MIN to Mission District
15 MIN to South of Market
20 MIN to Financial District



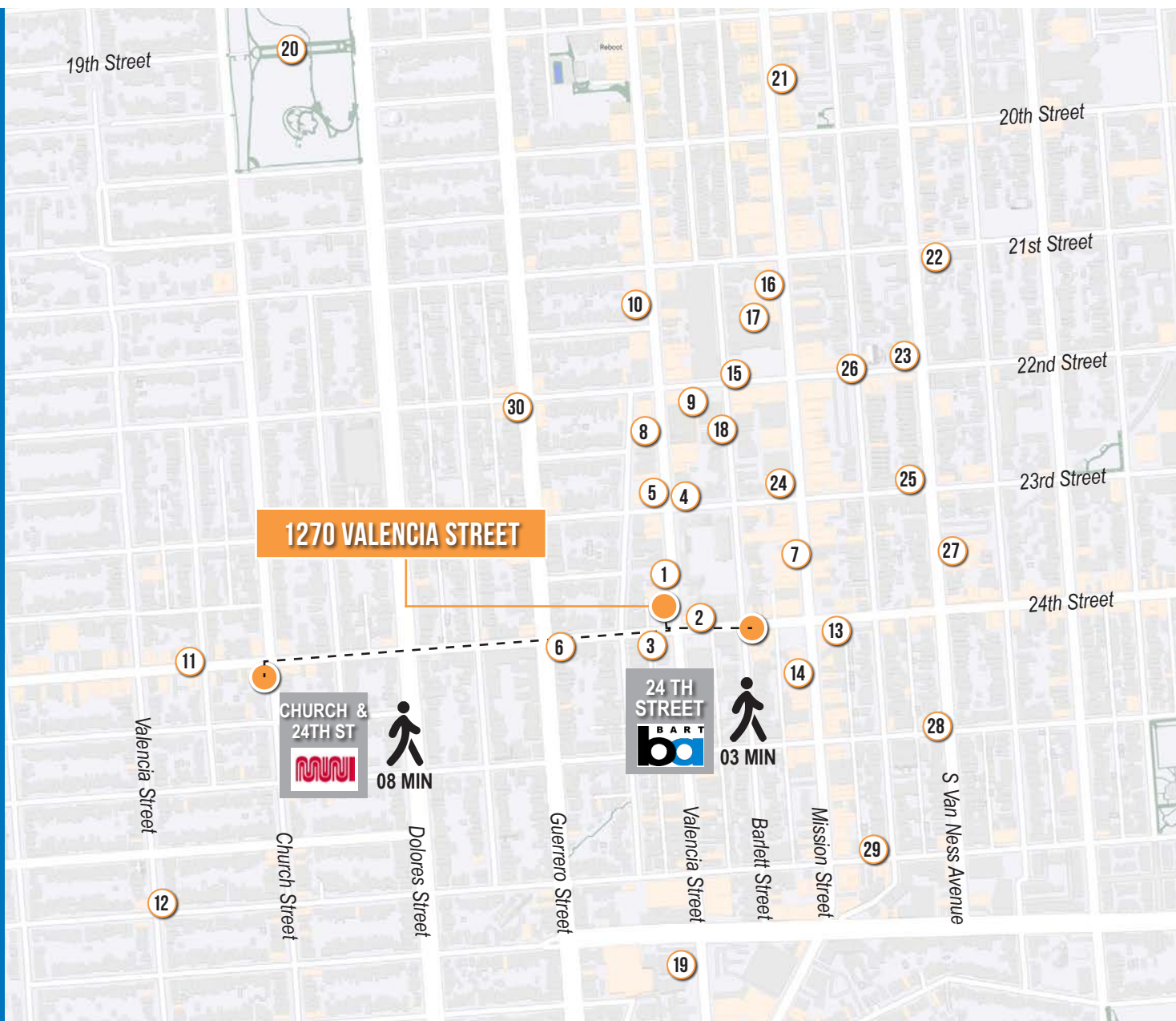
07 MIN to 101 On-Ramp
12 MIN to 280 On-Ramp
17 MIN to 80 On-Ramp



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NEARBY AMENITIES

- 1.....Cafe Valencia San Francisco
- 2.....Phat Philly
- 3.....Papalote
- 4.....Beretta
- 5.....Third Culture Bakery Valencia
- 6.....Fiore Caffe
- 7.....Pollo Campero
- 8.....BOTTEGA
- 9.....Breakfast Little
- 10.....Ritual Coffee Roasters
- 11.....Saru Sushi Bar
- 12.....Noe Cafe
- 13.....McDonald's
- 14.....Rosamunde Sausage Grill
- 15.....Ivory & Vine SF
- 16.....Lolinda
- 17.....Grand Coffee Too
- 18.....City College of SF
- 19...CPMC Mission Bernal Campus
- 20.....Mission Dolores Park
- 21.....Casements Bar
- 22.....Limón
- 23.....Urban Putt
- 24.....Walgreens
- 25.....United States Postal Service
- 26.....La Copa Loca Gelato
- 27.....Grocery Outlet
- 28.....Phone Booth
- 29.....Rincon Peruano
- 30.....Plain Jane



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