

# 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
<b>TOTAL:</b>	<b>+/- 2,100 Square Feet</b>

### 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
- + 2<sup>nd</sup> Floor Office with Restroom / Kitchen



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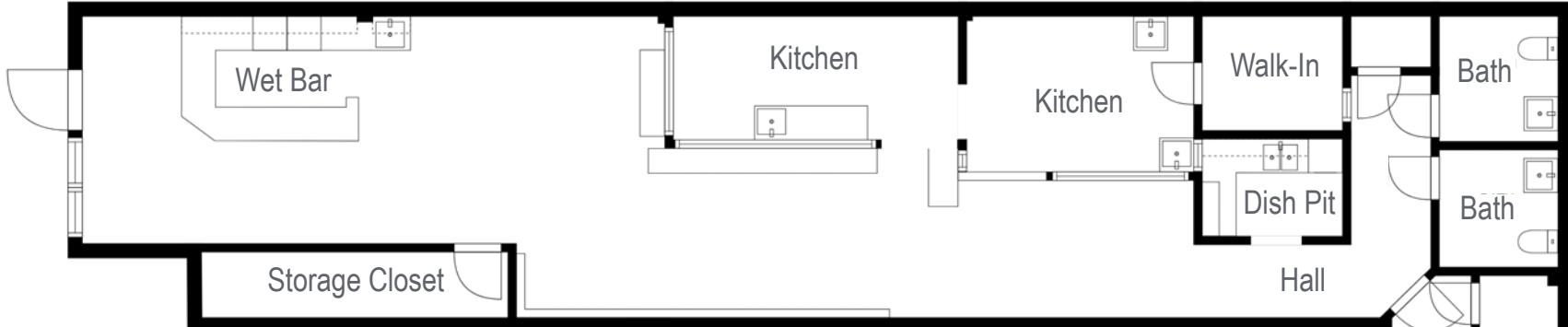
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## FLOOR PLAN

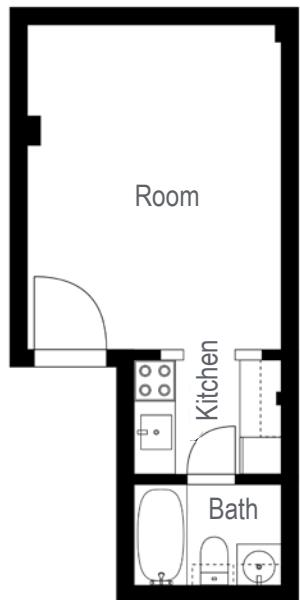
Ground Floor: +/- 1,700 Square Feet

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



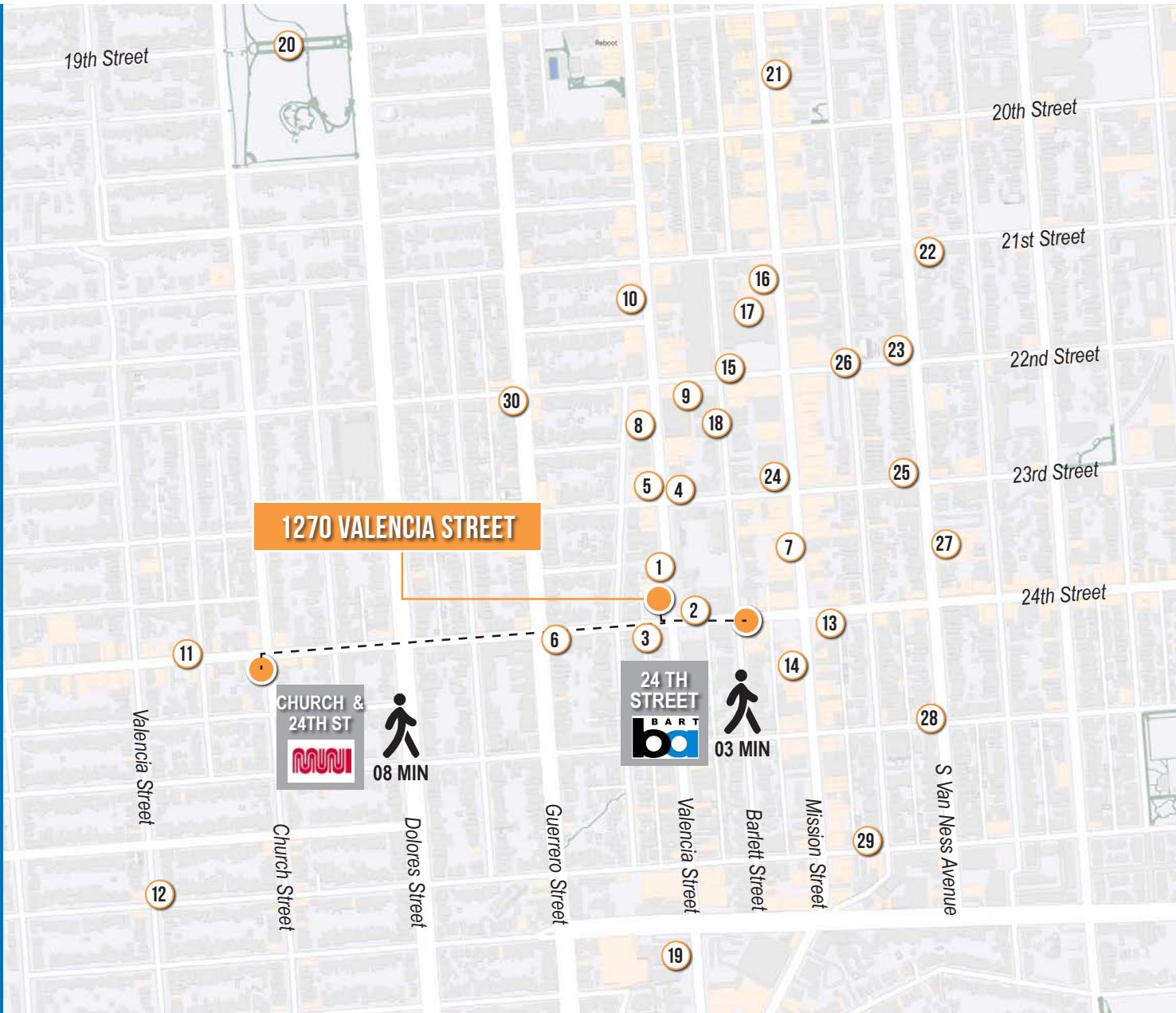
**07 MIN** to 101 On-Ramp  
**12 MIN** to 280 On-Ramp  
**17 MIN** to 80 On-Ramp



**1270** VALENCIA  
STREET

## 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



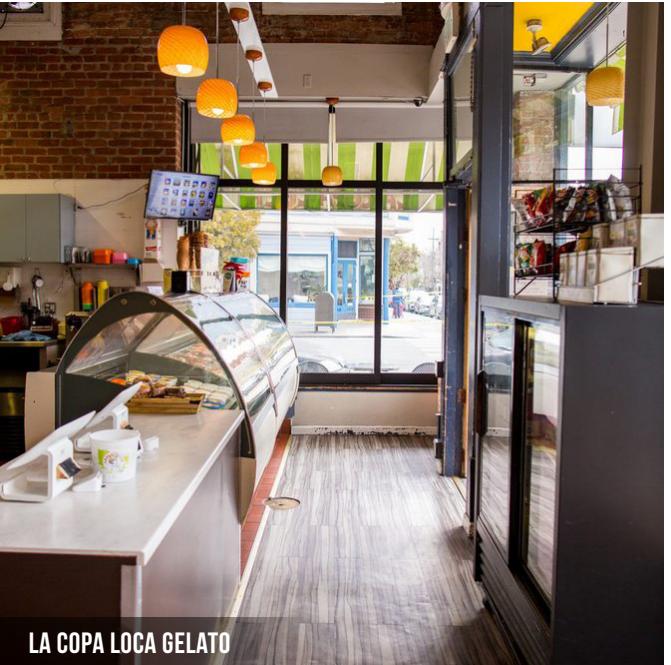
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BERETTA



LOLINDA



LA COPA LOCA GELATO



LIMON ROTISSERIE



RITUAL COFFEE ROASTERS

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