



2633 OCEAN AVENUE

Lakeside District

OFFICE/ RETAIL

maven
RETAIL

2633 OCEAN AVENUE

The commercial space at 2633 Ocean Avenue in San Francisco's Lakeside District offers a versatile opportunity for businesses seeking a well-located, move-in-ready office or retail environment. Previously occupied, the space has been thoughtfully renovated.

The layout allows for potential demising into two separate units, providing flexibility for various business needs. The building boasts prominent signage and excellent visibility, enhancing brand exposure. Additionally, the location offers easy access to parking, accommodating both employees and clients.





FEATURES

- +/- 2,166 - 4,333 SF
- Great signage opportunity
- Ample natural light
- Steps from 19th Ave and public transportation
- Landlord open to multiple uses
- 9 Existing private offices
- Conference room
- Kitchenette
- Restrooms on each level
- Easy accessibility and parking
- Nearby neighbors include XCore, Ambrosia Bakery, Philz Coffee, Stonestown Galleria, Whole Foods, SF City College, SF State University, Family YMCA and many more.

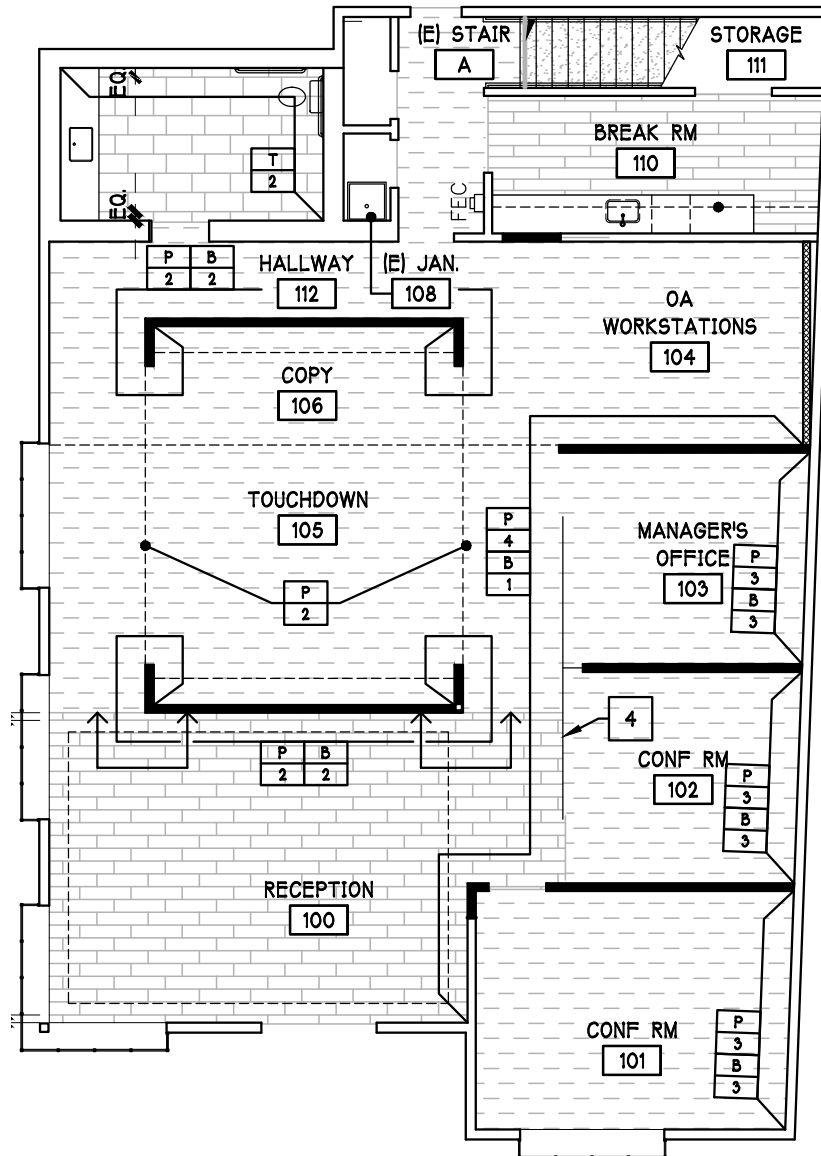


GROUND FLOOR

- 2,166 SF
- Open layout
- Two private offices and a conference room
- Large reception area
- Kitchenette



FLOOR PLAN | GROUND FLOOR



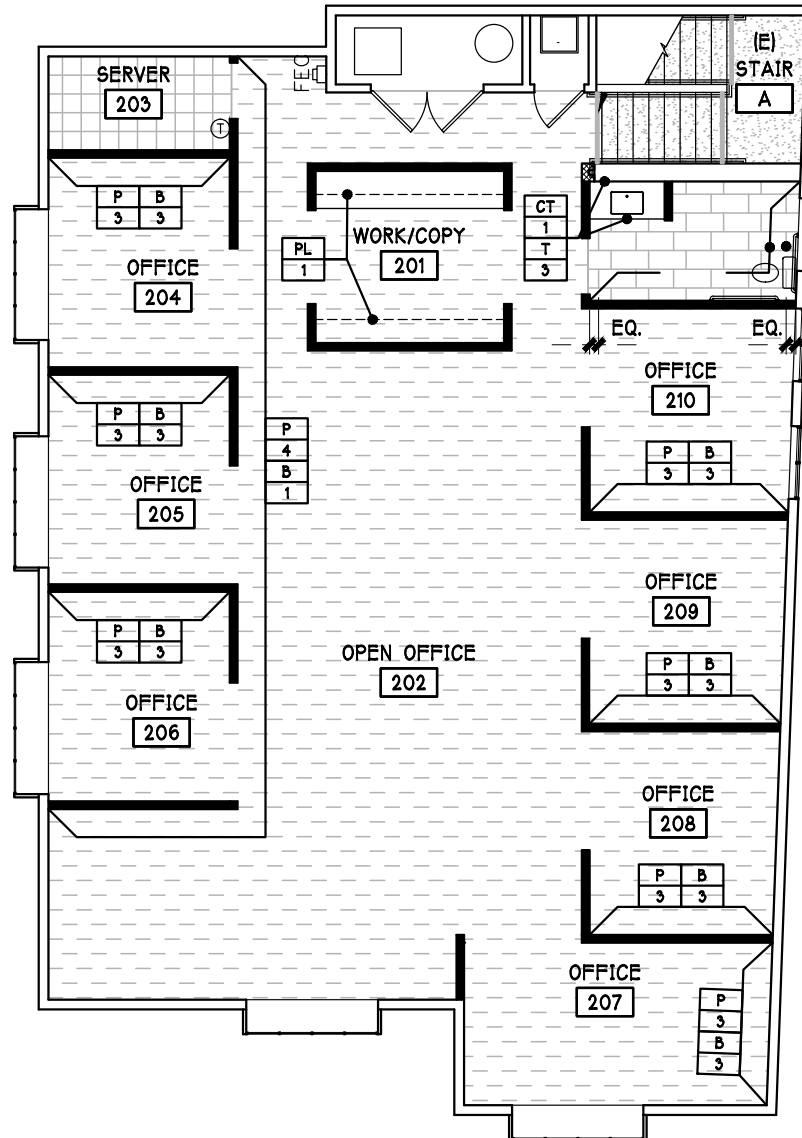
FINISHED PLAN



SECOND FLOOR

- **2,166 SF**
- **Potential for separate street level entrance if demised**
- **Open desk plan in the center of the floor plan with seven private offices**

FLOOR PLAN | SECOND FLOOR



FINISHED PLAN

NEIGHBORHOOD

2633 OCEAN AVE.



2633 OCEAN AVE.

2633 OCEAN AVE.



WALK/BIKE/TRANSIT SCORE

90	79
WALK SCORE	TRANSIT SCORE

BUS LINES: M, S, L, KT



SF STATE UNIVERSITY



LUCHO'S



OCEAN/JUNIPERO SERRA PARK



BAY POKHA



STONESTOWN GALLERIA



AMBROSIA BAKERY



FAMILY YMCA



MY CUP OF TEA



MYSTIC GARDEN FLORIST



X'CORE

LAKESIDE DISTRICT

The Lakeside Village commercial corridor, located along Ocean Avenue between Junipero Serra Boulevard and 19th Avenue, serves as the area's bustling center for shopping, dining, and daily needs.

Lakeshore is known for its family-friendly atmosphere, with highly rated public schools and a strong sense of community. The neighborhood boasts an A+ grade for families and outdoor activities, and its residents enjoy an urban feel with a diverse mix of bars, restaurants, coffee shops, and parks.



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