



For Lease

2146-2148 3rd Street

COMPASS  
COMMERCIAL

Flagship Retail, Showroom, or Experiential Space in the Heart of Dogpatch



Prime Dogpatch  
Location

Situated along 3rd Street  
corridor, near Mission Bay,  
UCSF, and Chase Center in  
one of the city's fastest-  
growing creative and  
innovation districts.



Ideal for Lifestyle Brands  
or Tech Companies

The layout supports  
flagship retail concepts,  
product showcases,  
AI demonstrations,  
experiential activations,  
and client engagement  
spaces.

3 Story - Retail & Events Space

Total SQFT:

**4,687 SF**

**1,588 SF | The Loft**

**1,458 SF | The Commons**

**1,641 SF | The Speakeasy**

\*Opportunity to lease entire building or individual levels

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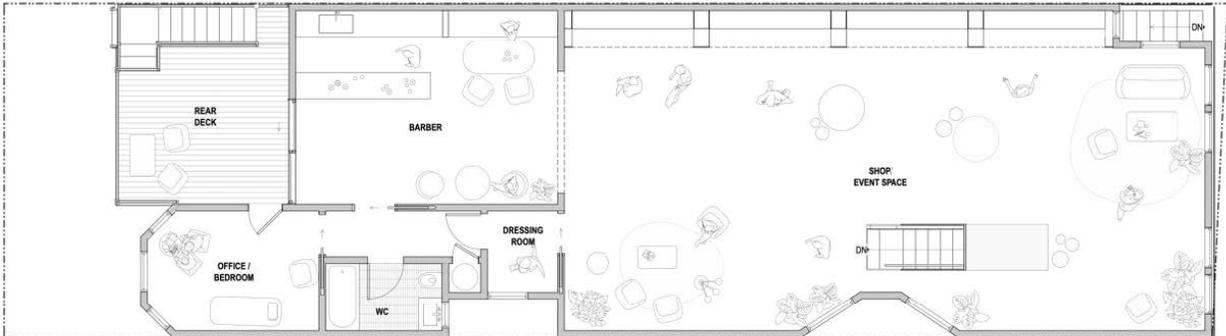
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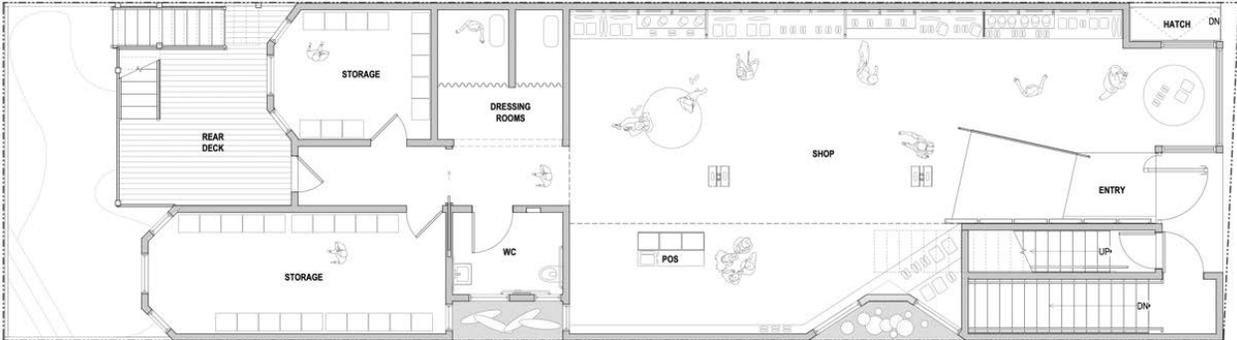
# 2146-2148 3rd Street

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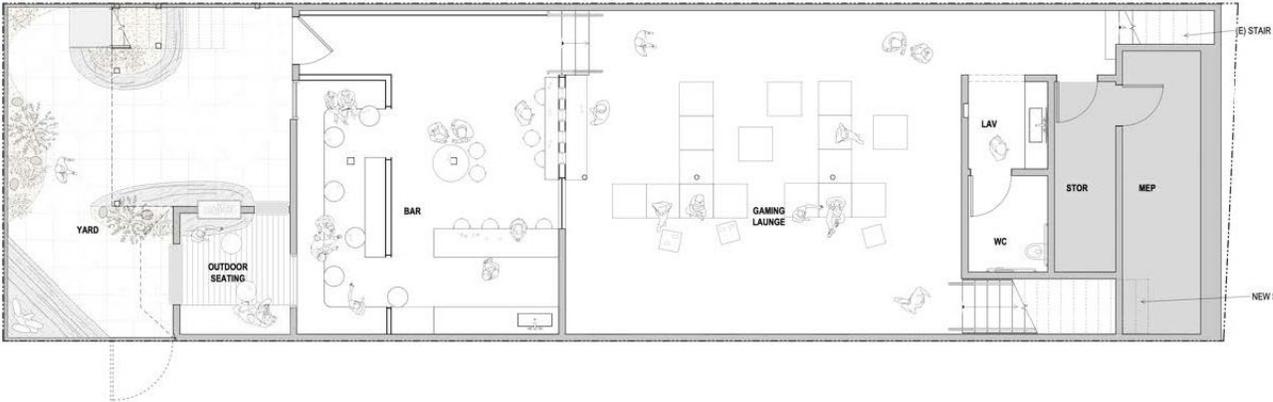
## Loft Level - 1,588 SF



## Commons Level - 1,458 SF



## Speakeasy Level - 1,641 SF\*





## The Loft | 1,588 SF

### The Top Level

Located on the top floor of the building, The Loft provides 1,588 SF of open, adaptable space defined by its 27-foot high ceilings and exposed cross beams, creating a sense of scale that works for a variety of layouts. Whether used for a private gathering or a creative production, the floor plan is designed to flow naturally under the building's original structural elements.





## The Commons | 1,458 SF Ground Level

The 1,458 SF retail environment is defined by a premium aesthetic specifically designed to position products as the hero of the space. The Commons offers a meticulously curated selection of footwear, apparel, headwear, and accessories from both established global brands and emerging labels.





## Speakeasy | 1,641 SF Sublevel

Accessible via its own main entrance/street-level hatch, the sublevel features a speakeasy-style lounge designed for sports, gaming, and private events. An intimate bar and outdoor patio provide a versatile setting for a variety of events. Wooden slating and custom accent lighting define the space, creating a distinct aesthetic departure from the street-level retail floor.

Your Event, Defined. The Speakeasy, Yours. Our sublevel event suite is now available for rent.





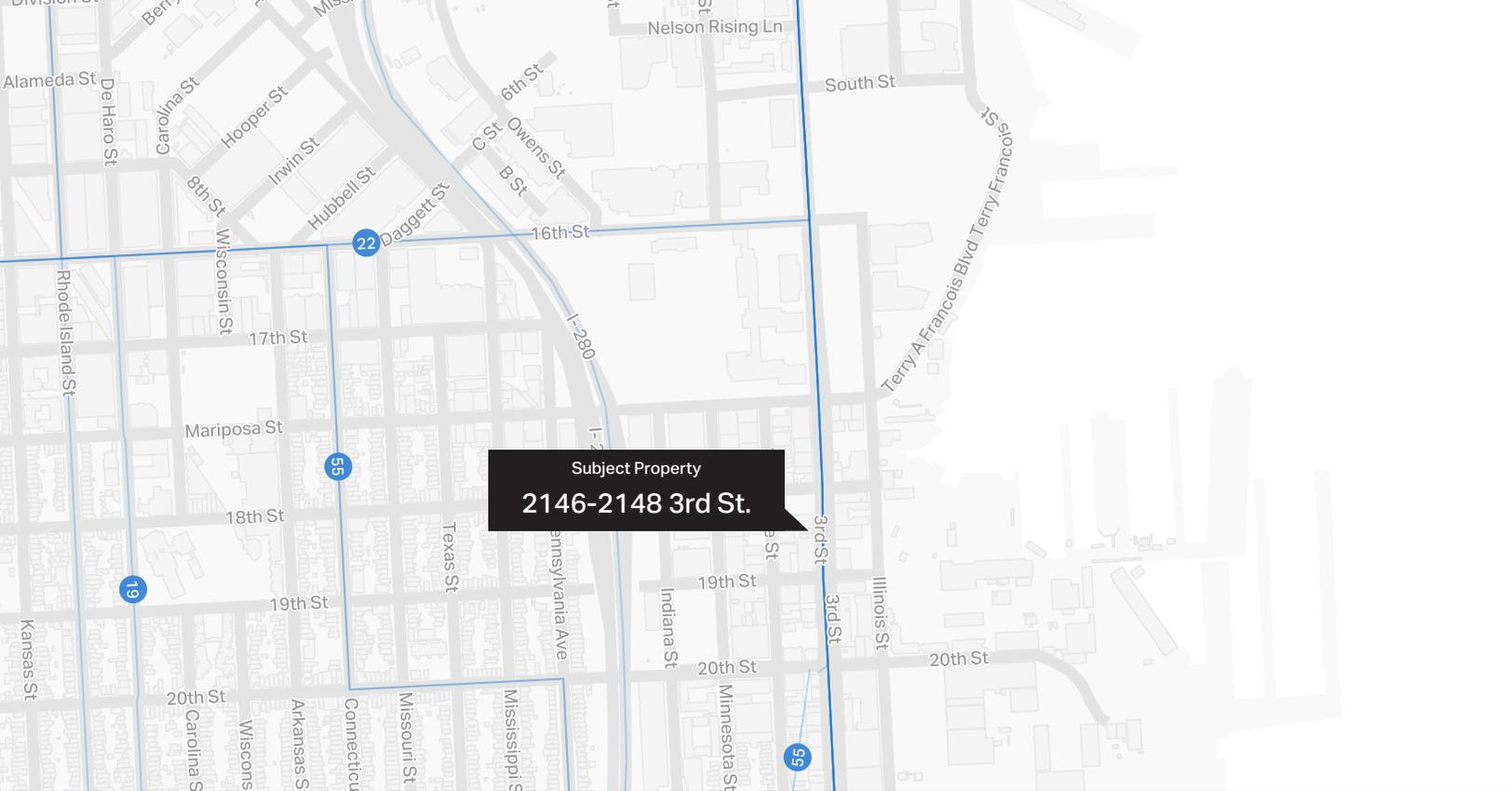
[view more of LEVELS](#)



# DOGPATCH

The Dogpatch district has evolved from a 19th-century shipbuilding hub into San Francisco's premier "maker" district, where historic cottages sit alongside repurposed brick warehouses. This industrial soul is now anchored by the Chase Center, home of the Golden State Warriors, which has infused the waterfront with a high-energy pulse of sports and entertainment. From the artisan workshops of the American Industrial Center to the reclaimed beauty of Crane Cove Park, the neighborhood blends its blue-collar heritage with a sophisticated, modern edge.



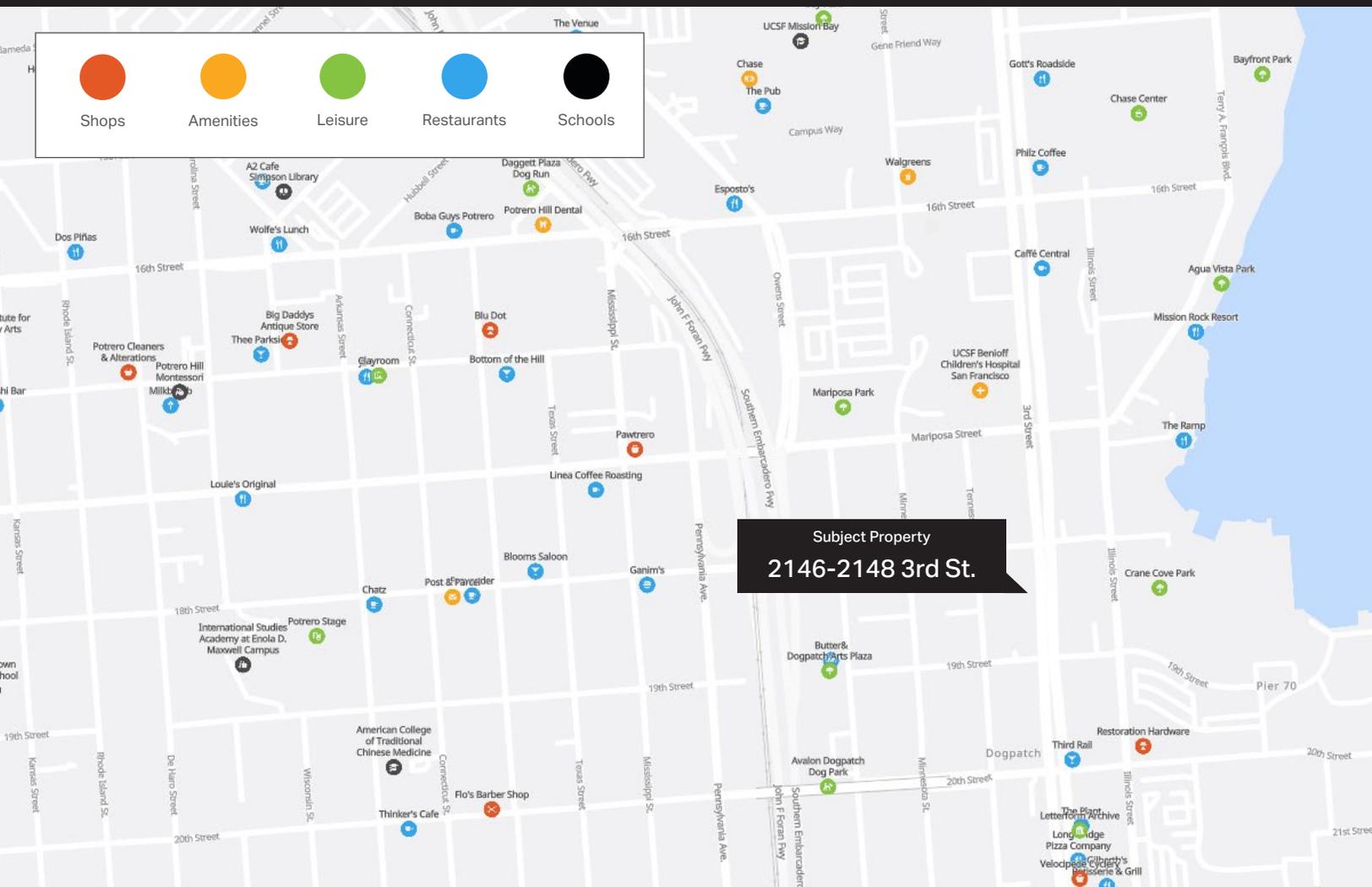


Subject Property  
**2146-2148 3rd St.**

Convenient access to MUNI T-Third Street line, Caltrain, I-280, and Highway 101.

Located near Mission Bay biotech campuses, UCSF, Chase Center events, and a thriving mix of restaurants, creative studios, and emerging brands.

				
Shops	Amenities	Leisure	Restaurants	Schools



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## Contact

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