

Prime Corner Location - Mission Dolores  
Entire COMMERCIAL BUILDING FOR LEASE

# 1098 Valencia Street

San Francisco, Ca 94110



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# Property Summary

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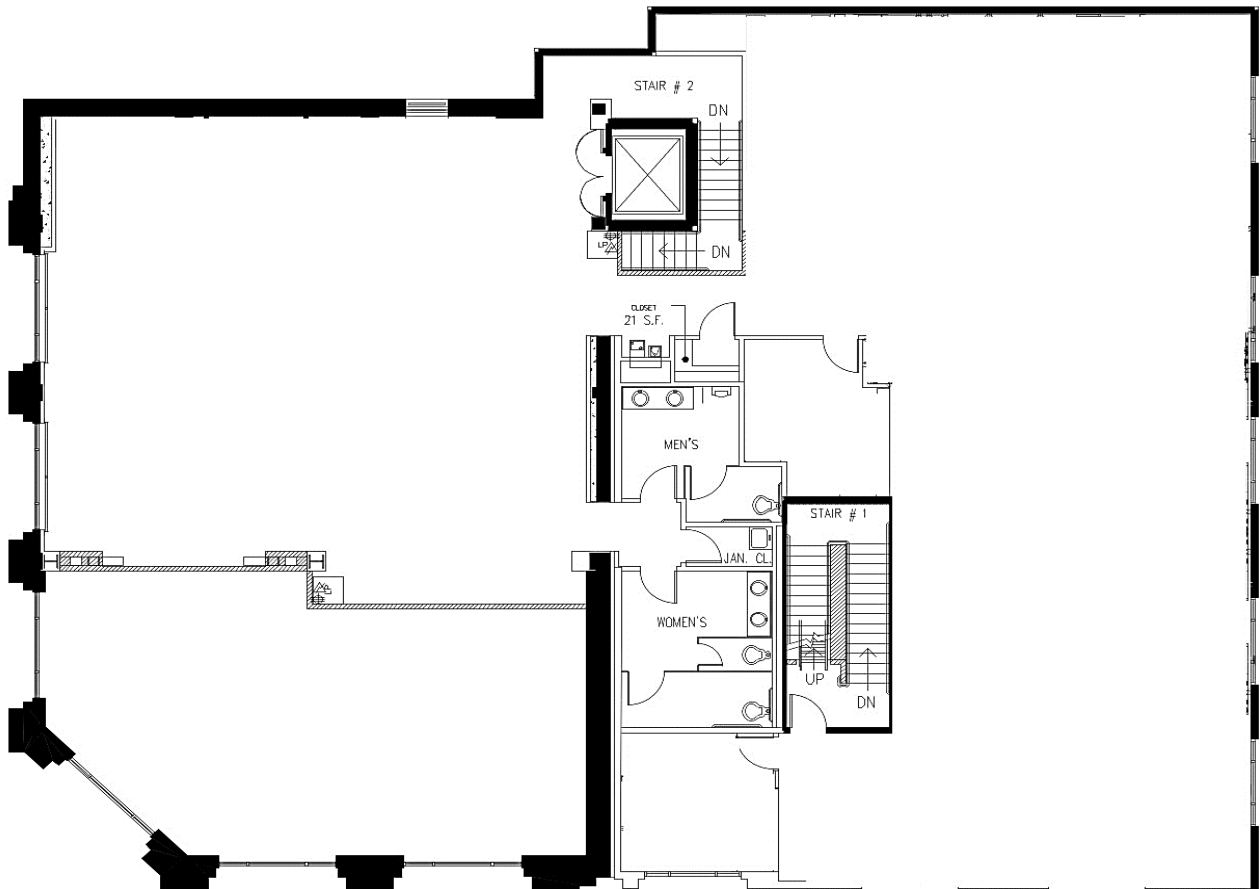
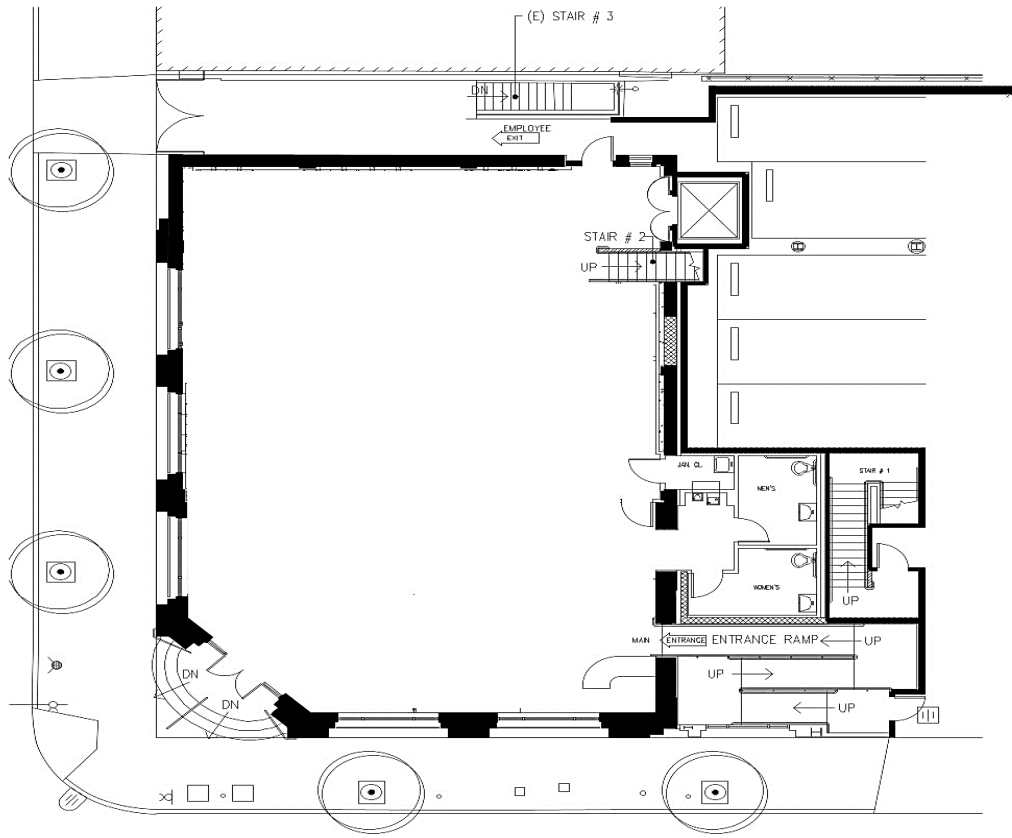
High identity mixed-use/commercial/office building on prime Valencia Street corridor. A 2-connected building, corner is a concrete and steel reinforced Renaissance Revival designed building with massive multi-story windows and mezzanine office space, Class A historic resource, has been retrofitted. Mid-block building was an addition in 1995 and presents excellent redevelopment potential.

Building Square Footage	Approx. 11004
Lot Square Footage	Approx. 10113
Basement Square Footage	Approx. 3500
Rental Rate	Upon Request
Available	Nov. 01, 2024

## Building Attributes

- Prime Corner Location
- Roll up metal gate garage w/ 12 surface parking spaces
- Historical building with/ large arch windows
- Full of natural light
- ADA Accessible
- Eateries, funky independent shops, most crowded watering holes, and eye-popping murals nearby
- 7 minutes' walk to 24 street Bart Station





SECOND FLOOR SPACE PLAN







**WELCOME TO THE VALENCIA CORRIDOR**

The nation's only 2 mile-long chain-store-free shopping corridor.

You have found a collection of 100+ mostly quirky, sometimes fancy, always independent merchants, restaurants, theaters, and bars. Within a few blocks, you'll find used books, carnivorous plants, pirate supplies, vintage and vintage clothing, alternative theaters and some of the best food in the world. By day you can gorge on Mission burritos and by night dine among Michelin stars.

Welcome to our sunny, vibrant, bustling, bohemian Valencia corridor. We're glad you're here.

**STUFF** Vintage - Modern Furnishings. 150 Valencia St. 415.864.2988 stuffSF.com

**PIZZA ZONE N GRILL** Pizza, Burgers & Hot Sandwiches. 178 Valencia St. 415.701.7300 pizzazonengrill.com

**FRED'S LIQUOR** Convenience Store. 200 Valencia St. 415.621.2500.

**FIX STUDIOS:** Skincare & Deplitorie. 228 Valencia St. 415.626.6228 fixstudios.com

**NOSTRA SPAGUETTERIA & BAR MIA** Italian Restaurant. 280 Valencia St. 415.655.9510 nostraf.com

**BOX DOG BIKES:** Bicycle Sales & Service. 494 14th St.

**ASTA YOGA:** Yoga Studio. 417 14th St. 415.701.1888 astayoga.com

**GLAMA-RAMA** Hair Salon & Art Gallery. 304 Valencia St. 415.861.4526 glamarama.com

**BODY CHEMISTRY** Pilates and Gyrotonic Studio. 312 Valencia St.

**MARC JOSEF** Interior Design. 309 Valencia St.

**MUNROE MOTORS** Motorcycle Dealership. 412 Valencia St. 415.626.3456 munroemotors.com

**TIME FRAME** Vintage, Unusual Eyewear and Watches. 412 Valencia St. 415.346.4111 timeframef.com

**STAGE WERX:** Theatre. 446 Valencia St. 415.905.0775 stagewerx.org

**AMBERSAND** Flower Shop & Design Studio. 80 Albion St.

**ELIXIR** Bar. 3200 16th St. 415.552.1633 elixirf.com

**EYEDARE OPTOMETRIC** Optometrist. 3199 16th St.

**BERS ROS** Thai Restaurant. 3189 16th St.

**BELLIAR** Clothing & Jewelry Boutique. 3187 16th St. 415.626.1749 shopbelliar.com

**SUNHEE MOON** Women's Clothing Boutique. 3167 16th St.

**BENNY GOLD** Men's Clothing Boutique. 3169 16th St.

**KATZ BAGEL** Bagel Shop. 3149 16th St.

**RANDA'S MARKET** Convenience Store. 3131 16th St.

**ROXY THEATER** Cinema. 3117 16th St.

**FIVE & DIAMOND** Men's & Women's Boutique. 510 Valencia St. 415.255.9747 fiveanddiamond.com Su 1-8PM, M-Sa 12-8PM Since 2007, Five & Diamond has pioneered alternative fashion and supported independent designers from all over the world. Carrying men's and women's clothing, jewelry, accessories, and shoes - there is something for everyone.

**ERIC QUEZADA** Community Space. 518 Valencia St.

**PUERTO ALEGRE** Restaurant & Bar. 546 Valencia St. 415.637.1536 Est. 1975

**WEST OF PECOS** Restaurant. 550 Valencia St. 415.252.7000

**BLU DOT** Design Showroom. 560 Valencia St. 415.255.2345 bludot.com

**FELLOW BARBER** Barbershop. 696 Valencia St. 415.621.9000 fellowbarber.com

**FIVE & DIAMOND**

**APEDOGOOD PRINTING**

**BENCHMADE MODERN**

**LE POINT** Women's & Men's Clothing. 301 Valencia St. 415.400.4275 ShopLePoint.com

**TRADESMEN** Art & Antiques. 311 Valencia St.

**FOUR BARREL COFFEE** Coffee Shop. 375 Valencia St. 415.896.4289 fourbarrelcoffee.com

**ACCIDENT & ARTIFACT** Petite Art Gallery & Shop. 381 Valencia St. 415.437.9700 accidentandartifact.com

**TAYLOR STITCH** Menswear, Ready to Wear and Custom Shirting 383 Valencia St. 414.322.8773 taylorstitch.com

**NOOWORKS** Clothing Boutique & Art Gallery. 395 Valencia St. 415.829.7623 nooworks.com

**APE DO GOOD** Screen Printing Shop. 1672 15th St. 415.826.0277 apedogood.com M-F 9AM-5PM Ape Do Good specializes in screen printing t-shirts, sweatshirts, and most other garments, as well as paper printing. We offer up to 10-color automatic printing with hand printing available. Ape Do Good is run by artists reproducing your work.

**PICA PICA AREPA KITCHEN** Restaurant. 401 Valencia St. 415.400.3453 picapica.com

**SAMOVAR** Tea Bar | Cafe. 411 Valencia St. 415.553.6887 samovartea.com

**ACACIA** Home Goods + Decor | Natural Skin Care. 415 Valencia St. 415.643.4847 AcaciaSF.com

**VENGA EMPANADAS** Argentine Eatery. 445 Valencia St. 415.552.5859 vengapastadas.com

**BENCHMADE MODERN** Furniture Store. 445 Valencia St. Unit C. 415.930.4400 benchmademodern.com

**SERVICE WORKERS ACUPUNCTURE SERVICES** Acupuncture. 513 Valencia St, Suite 7

**CASANOVA LOUNGE** Cocktail Lounge. 527 Valencia St. 415.863.9328 casanovaf.com

**MISSION WORKSHOP** Weatherproof Bags and Technical Apparel. 541 Valencia St.

**THERAPY** Clothing Boutique. 545 Valencia St. 415.865.0981 SHOPATTHERAPY.com

**LOCANDA** Restaurant. 557 Valencia St. 415.863.6800 locandaf.com

**WESTON BOUTIQUE** Women's Boutique. 569 Valencia St. 415.621.3480 westonf.com

**HARRINGTON GALLERIES** Vintage, New and Custom Furniture. 599 Valencia Street.

**CORE PILATES** Pilates, Massage, Physical Therapy Studio. 3388 17th St.

**GOOD VIBRATIONS** Women-friendly Sex Toy Boutique. 603 Valencia St. 415.503.9522 goodvibes.com

**COMMUNITY THRIFT STORE** Thrift Store. 623 Valencia St. 415.861.4910 communitythriftsf.com

**LEXINGTON STANDARD** Apparel, Shoes, Accessories & Home Decor. 3469 18th St. 415.474.3190 lexingtonstandard.co

**TACCOLICIOUS** Restaurant. 741 Valencia St.

**THE VESTRY** Restaurant. 761 Valencia St.

**THE CHAPEL** Music Venue. 777 Valencia St.

**PAXTON GATE'S CURIOSITIES FOR KIDS** Nostalgic Toys & Games. 766 Valencia St. 415.252.9900 paxtongate.com Su 11AM-7PM 7 Days/Week A nostalgic assortment of toys and games evoking the pre-digital era. For kids and kids at heart from 0 to 110!

**THEBALM COSMETICS** Cosmetics & Waxing Services. 788 Valencia St. 415.817.1800 theBalm.com

**SCHAUPLATZ** Vintage Clothing. 791 Valencia St. 415.864.3665 schauplatzvintage.com

**PAXTON GATE** Natural Science, Plants & Oddities. 824 Valencia St. 415.824.1872 paxtongate.com Su-W 11AM-7PM, Th-Sa 11AM-8PM Curiously mind-expanding treasures and oddities inspired by the garden and natural sciences. Taxidermy, skulls & bones, plants, home-wares, jewelry, gifts and more.

**826 VALENCIA PIRATE SUPPLY STORE** Non Profit | Gift Shop. 826 Valencia St. 826valencia.org

**LITTLE PAPER PLANES** Art & Gift Shop. 855 Valencia St. 415.643.4616 littlepaperplanes.com

**STORK'S SKIN THERAPY** Skin Care Practice & Natural Beauty Boutique. 3520 20th St, Suite C. storksintotherapy.com

**DOG EARED BOOKS** Bookstore. 900 Valencia St. 415.282.1901 dogearedbooks.com

**RETRO FIT:** Vintage Clothing. 910 Valencia St.

**THE FREEWHEEL BIKE SHOP:** Bike Shop. 914 Valencia St. 415.643.9213 thefreewheel.com

**AZALEA** Boutique. 956 Valencia St. 415.682.6988 azaleaf.com

**CHROME INDUSTRIES** Messenger Bags and Urban Gear. 962 Valencia St. 415.874.9232 chromeindustries.com

**LOLO** Restaurant & Bar. 974 Valencia St. 415.643.5656 lolof.com

**RITUAL COFFEE ROASTERS** Coffee. 1026 Valencia St. 415.641.1011 ritualroasters.com Su 7AM-8PM, M-Th 6AM-8PM, F 6AM-10PM, Sa 7AM-10PM Ritual Coffee started here, on a sleepy stretch of Valencia in 2005. The idea was to bring the best coffee to the underserved masses of a great city. Within days the line wrapped around the block. San Francisco's coffee revolution had begun.

**DEMA** Clothing Boutique. 1038 Valencia St. godemago.com

**THE MARSH** Performing Arts Theater. 1062 Valencia St. 415.641.0235 themarsh.org

**SUTTER PACIFIC MEDICAL FOUNDATION** Health Care. 899 Valencia Street. 800.699.3627 sutterhealth.org/sanfrancisco Opening in summer 2016, Sutter Pacific Medical Foundation's Valencia Care Center provides adult and pediatric primary care, lab and imaging services, specialty services based on need and extended hours. Not-for-profit SPMF is part of Sutter Health.

**XANATH ORGANIC ICE CREAM** Ice Cream Parlor. 951 Valencia St. 415.648.8996 xanathron.com

**SYNERGY** Women's Clothing Store. 969 Valencia St. 415.939.0612 synergyclothing.com

**TIGERLILY PERFUMERY** Perfume Boutique. 975 Valencia St. 910.230.7975 tigerlilyperfumery.com

**ILLUMINATA SKIN CARE** Skin Care Studio. 977 Valencia St. 415.971.3943 illuminata.com

**BARBARA BERKELEY D.C.** Chiropractic Office. 977 Valencia St. 415.285.2500 barbaraberkeley.com

**FAZE APPAREL** Men's Clothing Boutique. 3236 21st St. 415.695.2915 fazesapparel.com

**BURN PILATES:** Fitness Studio. 1043 Valencia St.

**CASA BONAMPAK:** Latin Cultural Store. 1051 Valencia St. 415.642.4079 mexeventos.com

**MIRA MIRA:** Clothing Boutique. 3292 22nd St. 415.648.6513 miramiraf.com

**THE PRETTY PRETTY COLLECTIVE** Hair Salon and Gallery. 3290 22nd Street. 415.282.2002 theprettyprettycollective.com

**MISSION PICNIC** Sandwich & Salad Shop. 3275 22nd St.

**LOVE & LUXE:** Jewelry Atelier and Art. 1169 Valencia St. 415.648.7881 loveandluxef.com

**CURATOR** Clothing & Gift. 1175 Valencia St.

**SCARLET SAGE HERB CO** Health and Wellness Retail. 1193 Valencia St. 415.821.0997 scarletsageherb.com

**PHAT PHILLY** Restaurant. 3388 24th St.

**CAMPFIRE GALLERY** Art Gallery. 3344 24th St.

**CAFE LA BOHEME** Coffee & Food. 3328 24th St.

**NATURAL RESOURCES** Pregnancy & Baby - Retail & Classes. 1367 Valencia St. 415.550.2611 naturalresources-ef.com

**COLLEEN MAUER DESIGN** Jewelry Showroom & Studio. 1406 Valencia St, Suite B. 415.637.7762 colleenmauerdesigns.com

**LA NEE THAI MASSAGE** Traditional Thai Massage. 1453 Valencia St. 415.282.2236 laaneethai.com

**-1- STUFF** Vintage - Modern Furnishings. 150 Valencia St. 415.864.2988. stuffSF.com 10AM-9PM 7 Days/Week All things Retro, Vintage, Modern, and stylish. 17,000 sq/ft ALL-IN-STOCK. Mid-Century Modern Furniture to Antiques, Danish Modern, Chinese, Art, Home Decor, Lighting, Vinyl Records, Books, Vintage Clothing, Collectibles & so much more. Plus parking!

**-2- FRED'S LIQUOR** Convenience Store. 200 Valencia St. 415.621.2500 7 Days/Week

**-3- ASTA YOGA** Yoga Studio. 417 14th Street. 415.701.1888 astayoga.com 7 Days/Week AstaYoga is San Francisco's home for Rocket Yoga, a progressive approach to Ashtanga yoga that will get you to your goals faster. It's the next level. It's the real San Francisco treat. Get strong. Get Flexible. Get your Asta Yoga.

**-4- TAYLOR STITCH** Menswear, Ready to Wear and Custom Shirting 383 Valencia St. 414.322.8773 taylorstitch.com 11AM-7PM 7 Days/Week A pop-up shop turned brick-and-mortar, this men's and women's clothing delivers timeless apparel—both rugged and refined—with an unwavering focus on fit and construction. For quality merchandise and impressive customer service, look no further.

**-5- APE DO GOOD:** Screen Printing Shop. 1672 15th St. 415.826.0277 apedogood.com M-F 9AM-5PM Ape Do Good specializes in screen printing t-shirts, sweatshirts, and most other garments as well as paper printing. We offer up to 10-color automatic printing with hand printing available. Ape Do Good is run by artists reproducing your work.

**-6- ACACIA** Home Goods + Decor | Natural Skin Care. 415 Valencia St. 415.643.4847 AcaciaSF.com Su 12-6PM, M-W 11AM-7PM A collection of thoughtfully considered home goods, decor and personal accessories balancing modern design with warmth, craft and utility. Acacia is also home to Heliotrope SF, a line of locally made, all-natural skincare, body care, soaps, and candles.

**-7- BENCHMADE MODERN:** Furniture Store. 445 Valencia St, Unit C. 415.930.4400 benchmademodern.com Tu-Sa 10AM-6PM We are a new custom sofa company on the clothing block with a robotic fit Shop gives you the ability to customize your sofa, by the inch, and have it manufactured and shipped to you in as little as 24 hours.

**-8- ELIXIR:** Bar. 3200 16th St. 415.552.1633 elixirf.com Su 7PM-2AM, Sa 12PM-2AM, 10AM NFL Sundays. Elixir dates to at least 1858 and is listed as one of the "Best Bars in America" by numerous media. From IV sports and Quis Night to world-renowned cocktails and over 375 whiskies, there's something for everyone in this historic neighborhood saloon.

**-9- FIVE & DIAMOND:** Men's & Women's Boutique. 510 Valencia St. 415.255.9747 fiveanddiamond.com Su 1-8PM, M-Sa 12-8PM Since 2007, Five & Diamond has pioneered alternative fashion and supported independent designers from all over the world. Carrying men's and women's clothing, jewelry, accessories, and shoes - there is something for everyone.

**-10- WEST OF PECOS:** Restaurant. 550 Valencia St. 415.252.7000 westofpecos.com 7 Days/Week Su 11AM-10PM, M-Th 5:30-10PM, F 5:30-11PM, Sa 5-11PM Southwestern inspired restaurant & cocktail bar. Happy hour Monday-Friday 5-6:30 PM. Brunch Saturday and Sunday, 11AM - 3PM.

**-11- LOCANDA:** Restaurant. 557 Valencia St. 415.863.6800 locandaf.com Su-Th 5:30-10PM, F-Sa 5:30-11PM. Locanda is a Roman-inspired restaurant offering a daily-changing menu of handmade pastas, charcoal grilled meats and fish, and seasonal antipasti created from the Bay Area's finest farms and purveyors.

**-12- HARRINGTON GALLERIES** Vintage, New and Custom Furniture. 599 Valencia Street. 415.861.7300 harringtongalleries.com Su-Tu 11AM-6PM, Th-Sa 11AM-7PM A more curated version of our eclectic flagship around the corner. NEMO & WOMEN'S APPAREL: Rachel Comey, Henrik Vihavok, LEWIS AIRLINE. DENIM: 3x1, Frame, Cella, Henrik SUEBIS: Martinianno, Zeppa, Loeffler Randall. FURNISHINGS/DECOR: Tom Dixon, Muuto.

**-13- GOOD VIBRATIONS** Women-friendly Sex Toy Boutique 603 Valencia St. 415.503.9522 goodvibes.com Su-Th 10AM-10PM, F-Sa 10AM-11PM Good Vibrations has been the premier sex-positive retail store for safer sex supplies & sex toys since 1977. Emphasizing education and personal pleasure, we helped usher in the sexual revolution to the Bay Area. We now with 4 boutiques in San Francisco!

**-14- LEXINGTON STANDARD** Apparel, Shoes, Accessories & Home Decor. 3469 18th Street. 415.474.3190. lexingtonstandard.co Su 12-6PM, M-Sa 11AM-7PM A more curated version of our eclectic flagship around the corner. NEMO & WOMEN'S APPAREL: Rachel Comey, Henrik Vihavok, LEWIS AIRLINE. DENIM: 3x1, Frame, Cella, Henrik SUEBIS: Martinianno, Zeppa, Loeffler Randall. FURNISHINGS/DECOR: Tom Dixon, Muuto.

**-15- THREAD LOUNGE** Boho Chic Home and Clothing. 724 Valencia St. 415.269.3557 threadlounge.com 12-8PM 7 Days/Week Where design meets innovation individually & the world meets color with textures. At thread lounge we shop the globe for you. We work with artisans internationally to get the most inspiration and newness to create for you. We are all heart & soul.

**-16- MISSION BICYCLE COMPANY** Custom Bicycle Sales & Rentals. 766 Valencia St. 415.683.6166 missionbicycle.com Su 11AM-6PM, M-Sa 11AM-7PM We're a gallery inspired custom bicycle shop focused exclusively on computers. We build and rent single speed and unique city bikes, as well as stocked a curated selection of geared gifts and gear for everyday adventure. Grab a rental to see SF by bike.

**-17- PAXTON GATE'S CURIOSITIES FOR KIDS** Nostalgic Toys & Games. 766 Valencia St. 415.252.9900 paxtongate.com 11AM-7PM 7 Days/Week A nostalgic assortment of toys and games evoking the pre-digital era. For kids and kids at heart from 0 to 110!

**-18- AGGREGATE SUPPLY** Men's & Women's Apparel, Accessories, and Home Decor. 806 Valencia St. 415.474.3190 aggregateupplyf.com Su 12-6PM, M-Sa 11AM-7PM Turk-Turkey is our own brand of locally manufactured men's and women's apparel. Aggregate Supply is a lifestyle destination that translates our vision, aesthetic and philosophy of unique, hand-crafted products to the home and beyond.

**-19- DIGITAL FIX** Electronics + Design Store. 820 Valencia St. 415.666.2256 digitalfix.com 10AM-8PM 7 Days/Week Digital Fix is a designer electronics wonderland filled with fascinating gadgets and music-inspired products sourced from around the globe.

**-20- PAXTON GATE** Natural Science, Plants & Oddities. 824 Valencia St. 415.824.1872 paxtongate.com Su-W 11AM-7PM, Th-Sa 11AM-8PM Curiously mind-expanding treasures and oddities inspired by the garden and natural sciences. Taxidermy, skulls & bones, plants, home-wares, jewelry, gifts and more.

**-21- SUTTER PACIFIC MEDICAL FOUNDATION** Health Care 899 Valencia St. 800.699.3627 sutterhealth.org/sanfrancisco Opening in summer 2016, Sutter Pacific Medical Foundation's Valencia Care Center provides adult and pediatric primary care, lab and imaging services, specialty services based on need and extended hours. Not-for-profit SPMF is part of Sutter Health.

**-22- DOG EARED BOOKS** Bookstore. 900 Valencia St. 415.282.1901 dogearedbooks.com Su 10AM-9PM, M-Sa 10AM-10PM We sell new, used & remaindered books - as well as magazine, calendars, and notebooks - with a special focus on off-beat, beat, and locally sourced literature.

**-23- TIGERLILY PERFUMERY** Perfume Boutique. 975 Valencia St. 910.230.7975 tigerlilyperfumery.com Su 12-5PM, M-Th 12-6PM, F 12-10PM, Sa 12-3:30PM San Francisco's only boutique dedicated entirely to artisan and niche perfumes, creating a deep collection of unique and beautifully crafted US indie fragrances alongside hard-to-find international cult favorites.

**-24- RITUAL COFFEE ROASTERS** Coffee. 1026 Valencia St. 415.641.1011 ritualroasters.com Su 7AM-8PM, M-Th 6AM-8PM, F 6AM-10PM, Sa 7AM-10PM Ritual Coffee started here, on a sleepy stretch of Valencia in 2005. The idea was to bring the best coffee to the underserved masses of a great city. Within days the line wrapped around the block. San Francisco's coffee revolution had begun.

**-25- CASA BONAMPAK** Latin Cultural Store. 1051 Valencia St. 415.642.4079 mexeventos.com Hours vary, check website. Fair Trade Imports from Latin America: Folk art, Clothing, Jewelry, Decorations, Pilates & more. Handmade Indigenous crafts. Dedicated to Preserving Latin Traditions. Online, Retail. Dedicated to Preserving Latin Traditions. Online, Retail. Wholesale. Since 1996 - a 19 year Mission Landmark!

**-26- MIRA MIRA** Clothing Boutique. 3292 22nd St. 415.648.6513 miramiraf.com Su 12-5PM, M-Sa 12-7PM Mira Mira is a neighborhood clothing boutique specializing in unique, independent designers from around the world.

**-27- LOVE & LUXE** Jewelry Atelier and Art. 1169 Valencia St. 415.648.7881 loveandluxef.com Su 12-5PM, M-Th 12-6PM, F 12-7PM, Sa 11AM-7PM Art meets fashion at Love & Luxe, San Francisco's premier handcrafted art gallery. Artist-in-residence Betty Barron curates a unique collection of wearable art and alternative wedding jewelry from some of today's most exciting talents.

**-28- NATURAL RESOURCES** Pregnancy & Baby - Retail & Classes. 1367 Valencia St. 415.550.2611 naturalresources-ef.com Su 11AM-9PM, M-Sa 10AM-9PM More than a store, Natural Resources is a community space for new families. You can feed & change your baby, connect with other parents, get advice, try out baby carriers, rent birth tub or breast pump, take a class, stock up on essentials and more.

**-29- EHS PILATES** Pilates & Wellness. 1452 Valencia St. 415.205.5080 ehsPilates.com 7 days/week. EHS strives to create an environment that embraces community, diversity and total well being. We are a Pilates based movement studio & private instruction. We offer a large array of group classes & private instruction.





DANDELION  
SMALL BATCH  
CHOCOLATE



**LAZY BEAR**



**WILDHAWK**



**EL TECHO**



**HAWKER FARE**



**DOLORES PARK**



