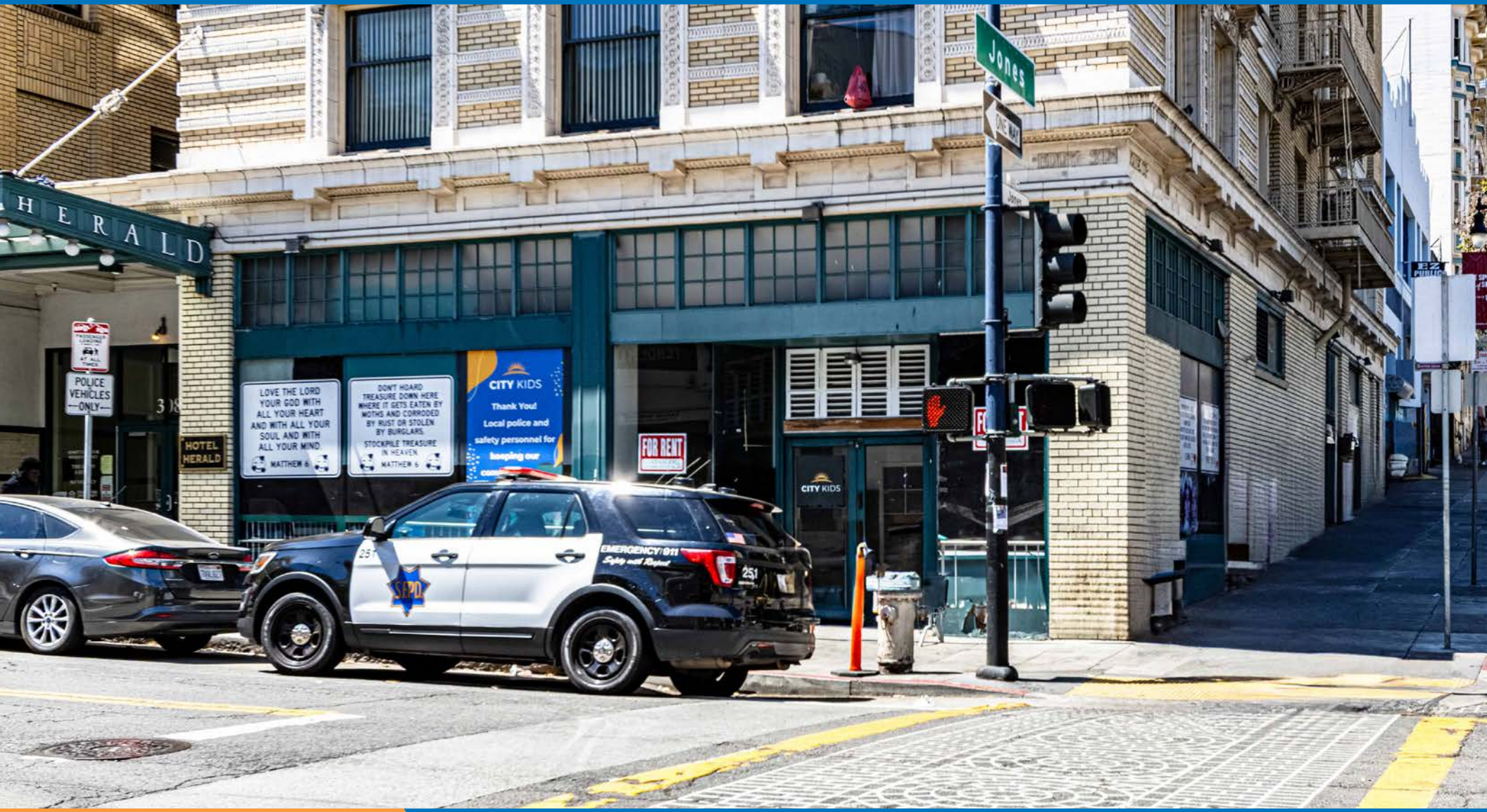


302 EDDY STREET

FOR LEASE | HARD CORNER RETAIL / SERVICES SPACE

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



WWW.TCPRE.COM

JARON ELIOPOULOS
415.608.6336 | jaron@tcpre.com

CAMERON TU
510.919.8193 | cameron@tcpre.com

302 EDDY STREET

PROPERTY SUMMARY

ADDRESS

302 Eddy St, San Francisco, CA 94102

AVAILABLE SPACE

Ground Floor: +/- 2,000 Square Feet

Lower Level: +/- 2,000 Square Feet

TOTAL: +/- 4,000 Square Feet

RENTAL RATE

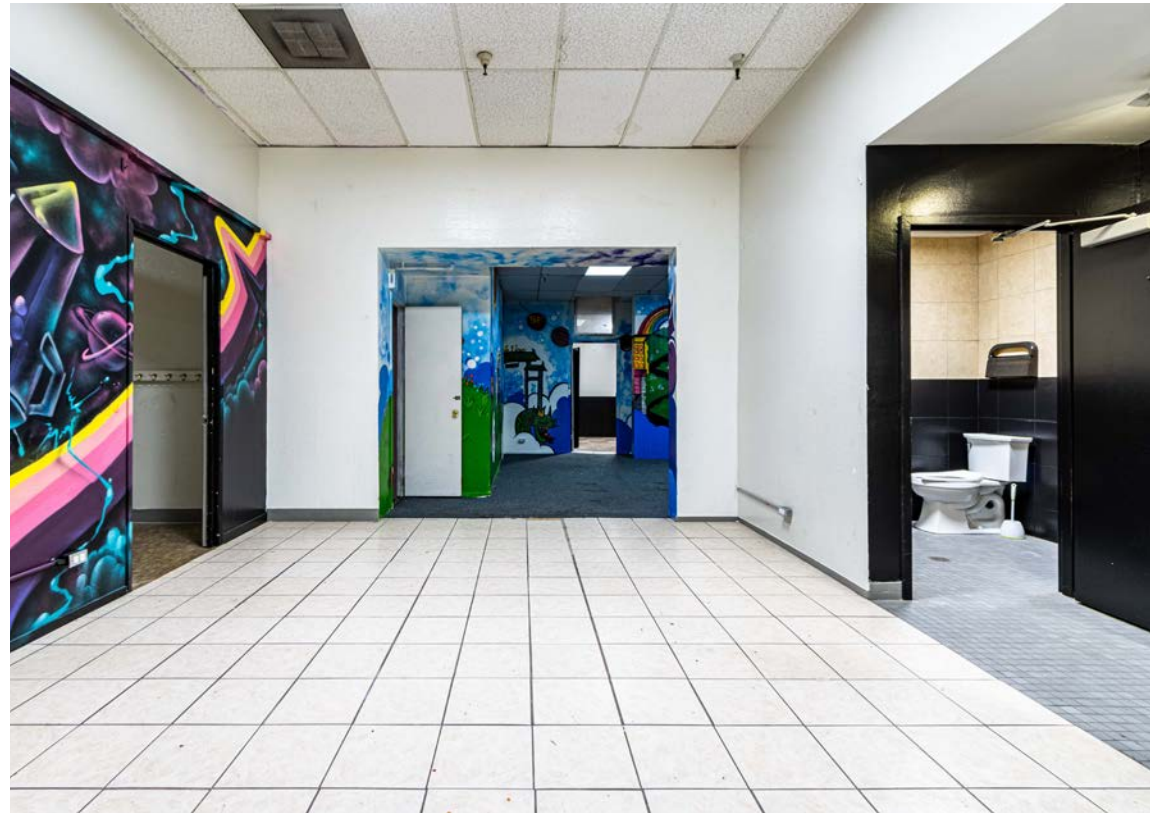
\$4,000 / Month, Industrial Gross

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Hard Corner Location
- + Open Floor Plan
- + Sprinklered
- + 3 Means Of Egress
- + Multiple Restrooms
- + Internal Access To Large Basement





GROUND FLOOR





LOWER LEVEL



302 EDDY STREET

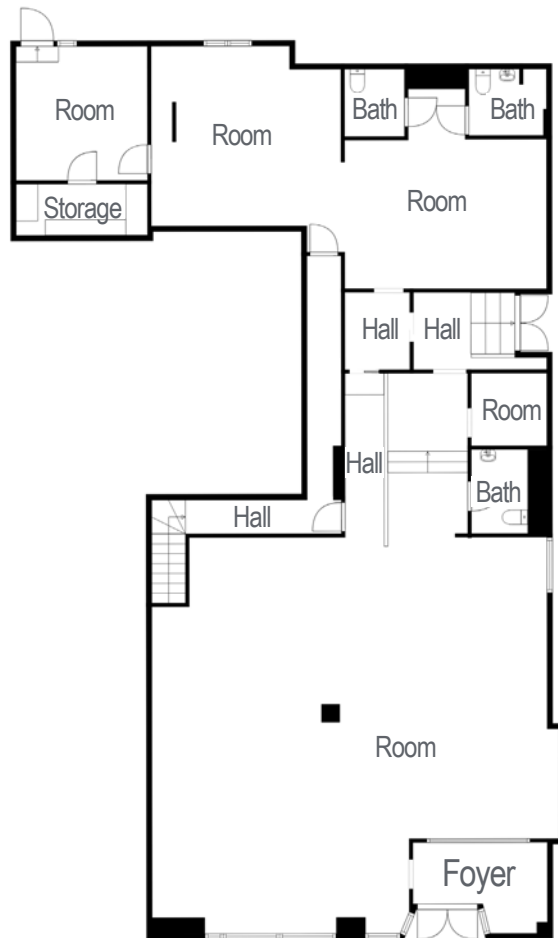
FLOOR PLAN

Ground Floor: +/- 2,000 Square Feet

Lower Level: +/- 2,000 Square Feet

TOTAL: +/- 4,000 Square Feet

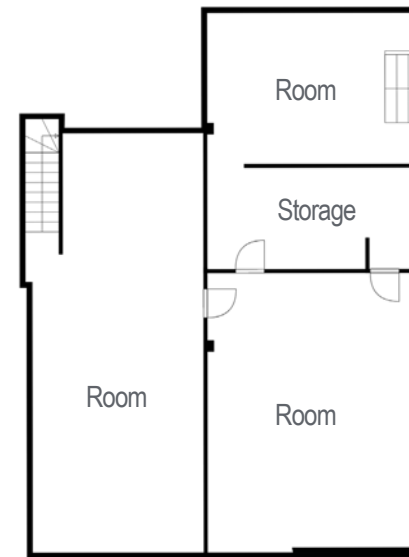
GROUND FLOOR



Eddy Street

Jones Street

LOWER LEVEL

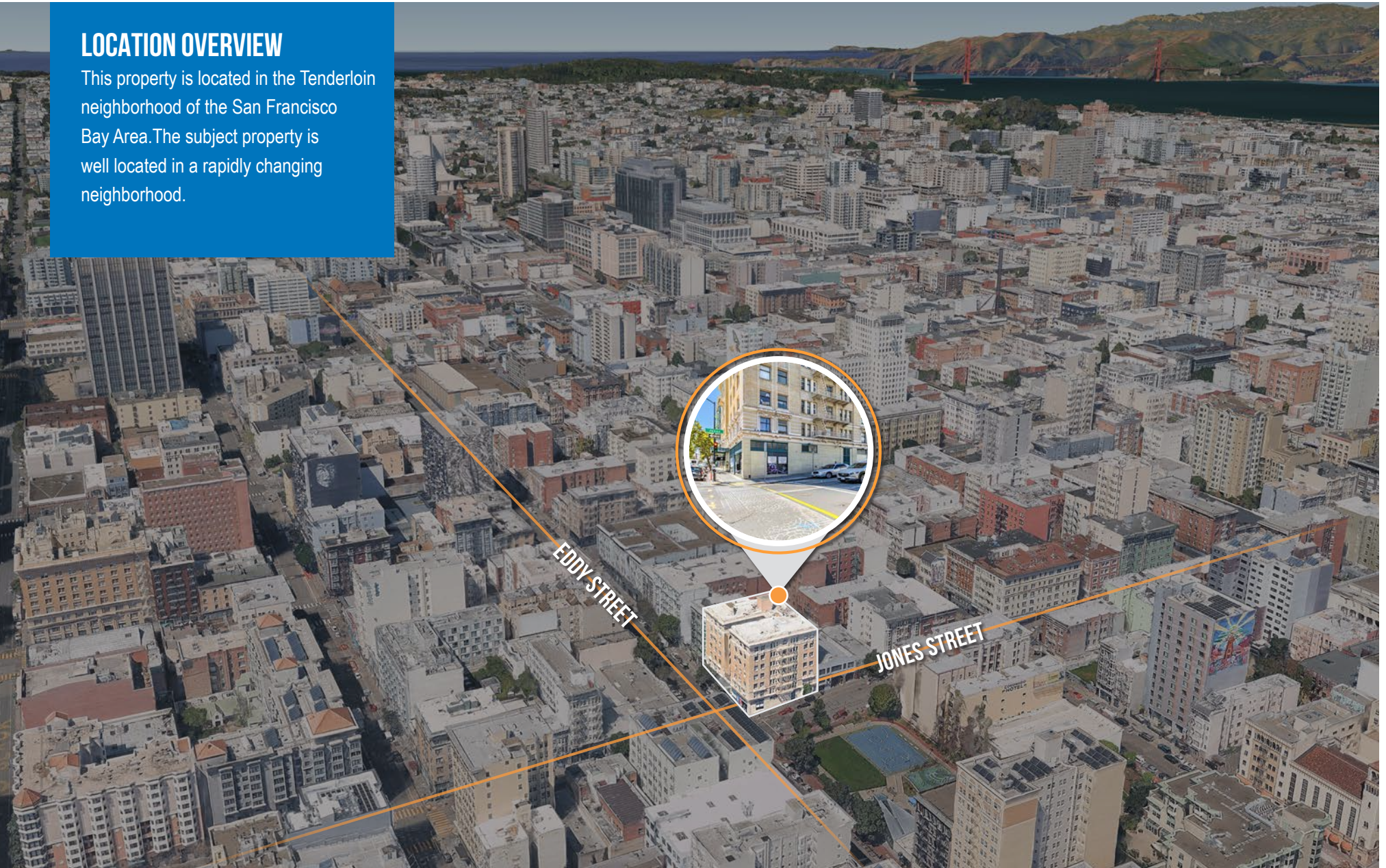


Eddy Street

Jones Street

LOCATION OVERVIEW

This property is located in the Tenderloin neighborhood of the San Francisco Bay Area. The subject property is well located in a rapidly changing neighborhood.



EDDY STREET

JONES STREET

302 EDDY STREET

TRANSIT OVERVIEW



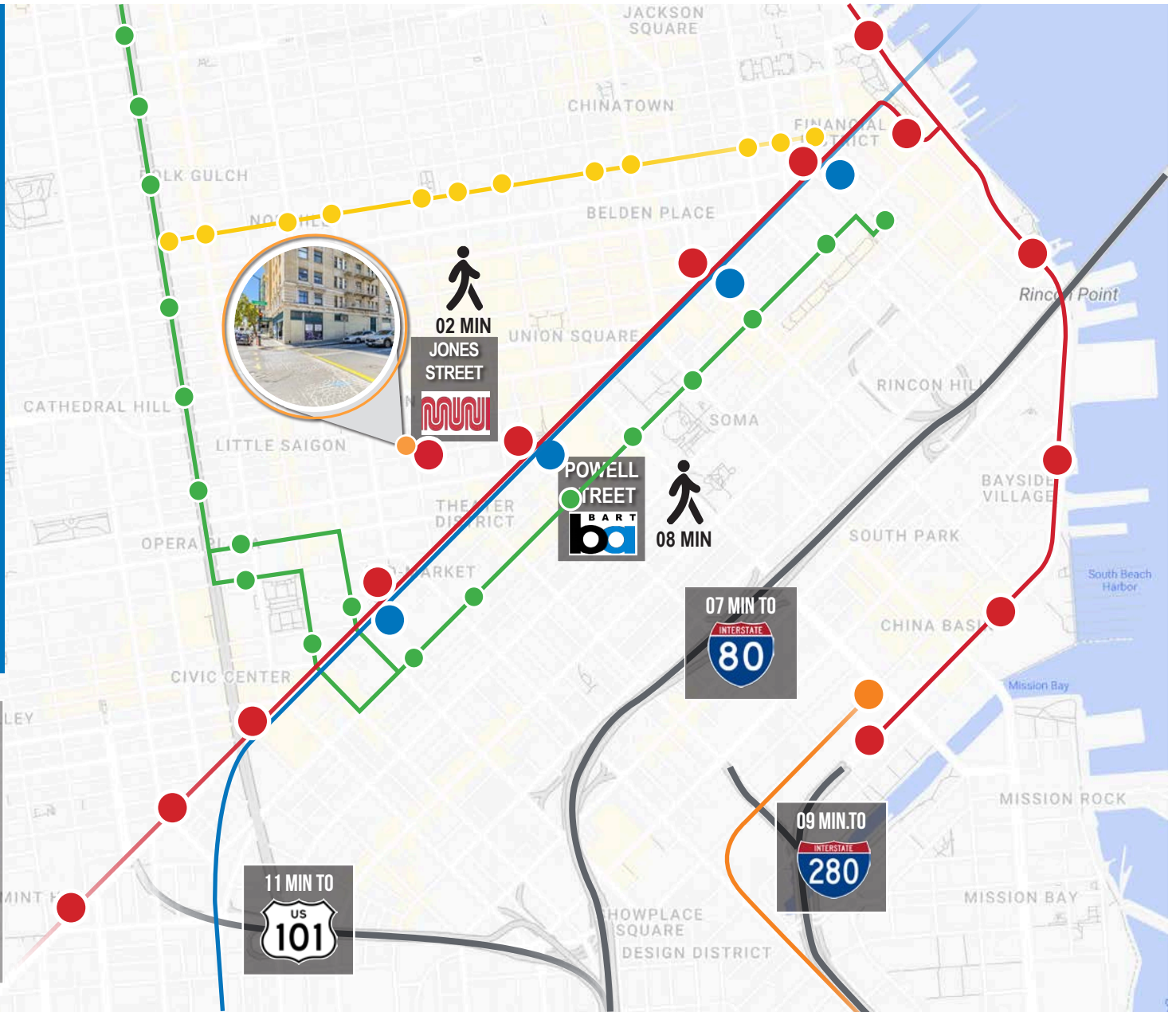
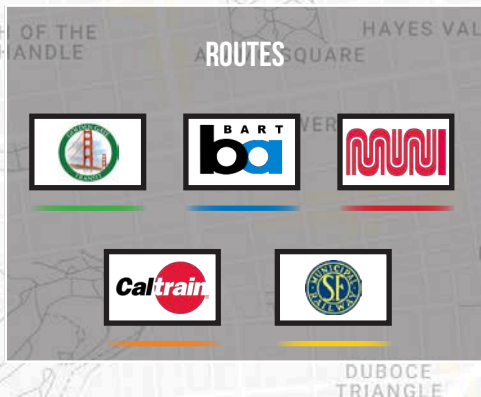
02 MIN to Jones Muni
06 MIN to Powell St Bart
13 MIN to Union Square



04 MIN to Civic Center
11 MIN to Financial District
12 MIN to Mission District



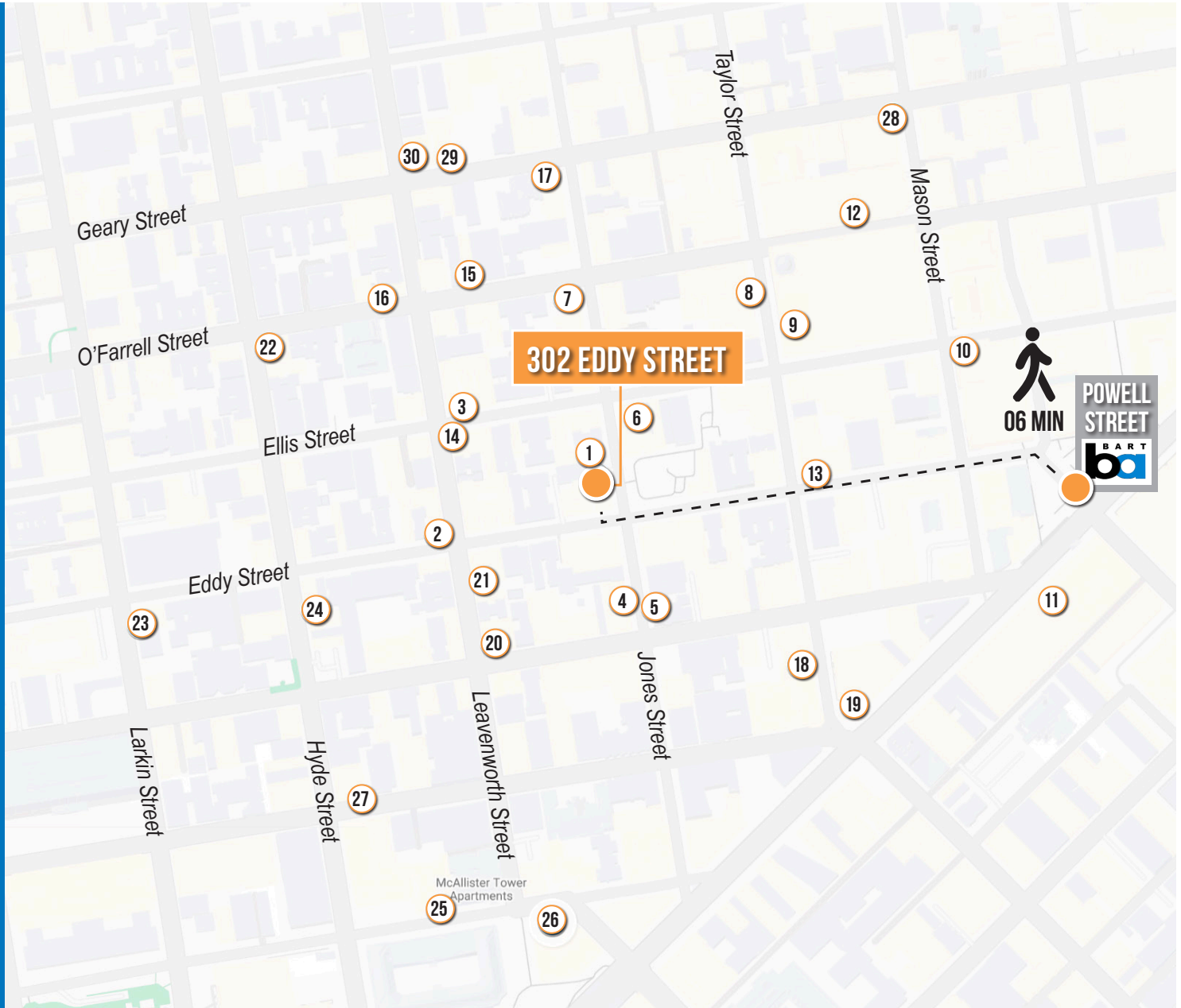
08 MIN to 80 On-Ramp
09 MIN to 280 On-Ramp
11 MIN to 101 On-Ramp



302 EDDY STREET

NEARBY AMENITIES

- 1.....Lin's Kitchen
- 2.....Black Cat Jazz Supper Club
- 3.....Tadu Ethiopian Kitchen
- 4.....Yemen Kitchen
- 5.....Grits
- 6.....Cinnabar
- 7....Pakwan Restaurant - Tenderloin
- 8.....Taylor Street Coffee Shop
- 9.....Cityscape
- 10.....Kin Khao
- 11.....The Melt
- 12.....The Halal Guys
- 13.....Daldas Grocery
- 14.....Azalina's
- 15.....Cantoo Latin Asian Rotisserie
- 16.....Ararat Kebab & Gyros
- 17.....Kinara Fusion Kitchen
- 18...Yemeni kabab & Mediterranean
- 19.....Habibi's Birria Inc.
- 20.....Casa Mayah Restaurant
- 21.....KH-Chicken King
- 22.....Nite Cap Bar
- 23.....Saigon Sandwich
- 24.....Mong Thu Cafe
- 25.....Paris Cafe
- 26.....Arsicault Bakery
- 27.....Himalayan Pizza & Momo
- 28.....Pinecrest Diner
- 29.....Mensho Tokyo SF
- 30....Osha Thai BBQ San Francisco





OSHA THAI BBQ SAN FRANCISCO



MENSHO TOKYO SF



ARSICAULT BAKERY



BLACK CAT JAZZ SUPPER CLUB



SAIGON SANDWICH

302 EDDY STREET



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