



RESTAURANT/RETAIL

**2623 OCEAN AVENUE**

LAKESIDE DISTRICT



**2623 OCEAN AVENUE**



The iconic Lakeside Village building is available for the first time in over 40 years. The space boasts 3,446 square feet of ground floor retail space, plus basement storage and a rare enclosed backyard.

2623 Ocean is perfect for multiple uses. It provides a great opportunity for a destination restaurant on the West Side, a home to a fabulous preschool/education facility or a retail store.

The building has prominent signage and Landlord is looking for the right tenant to help anchor their building. Additionally, the location offers easy access to parking, accommodating both employees and clients.

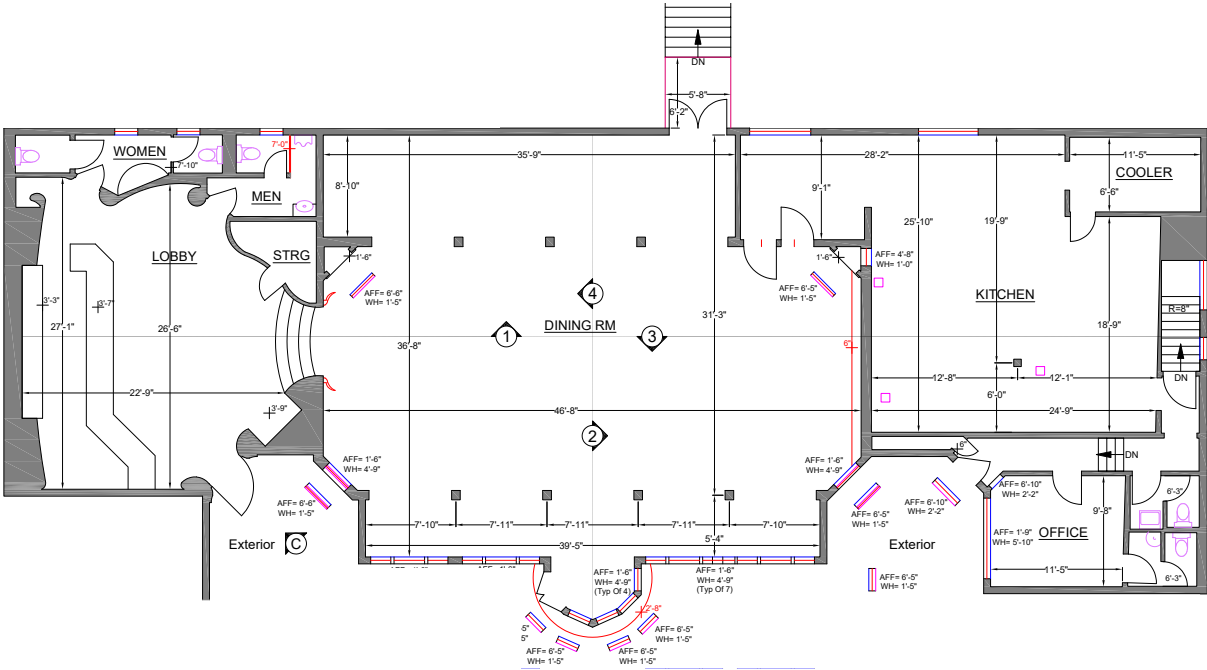


## FEATURES

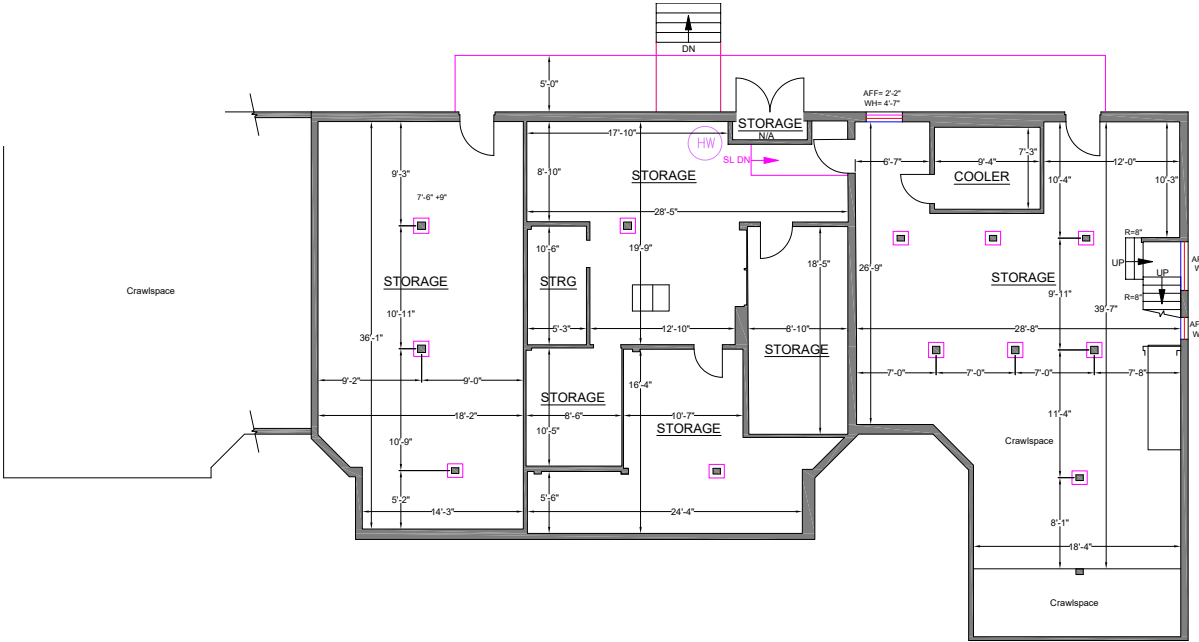
- +/- 3,466 SF Ground Floor + 2,000 SF Basement
- Large Enclosed Backyard: +/- 4,056 SF
- Great signage opportunity
- Perfect for a destination restaurant
- Open to children education centers and preschools
- Space is currently in shell condition
- Landlord is ready to bring to warm shell condition which includes base building work and ADA delivery
- Tenant allowance available
- Courtyard upgrades available
- Steps from 19th Ave and public transportation
- 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

# FLOOR PLANS

FIRST FLOOR



BASEMENT





RESTAURANT



PRESCHOOL

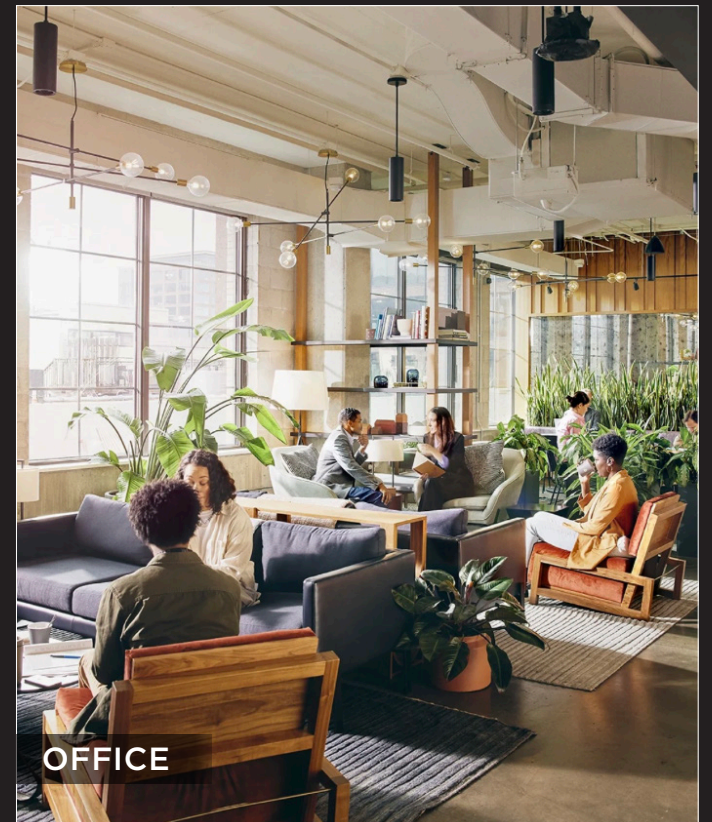
## POTENTIAL USES



RESTAURANT



FITNESS



OFFICE

# NEIGHBORHOOD

↑ STERN GROVE PARK

WEST PORTAL SHOPPING

GREG ANGELO'S VELOCITY  
ARTS & ENTERTAINMENT

CHEZ SYLVA  
MYSTIC GARDEN FLORIST  
MY CUP OF TEA  
LUCHO'S  
BAY POCHA  
YY COFFEE & MILK TEA

BMO  
DR. MONETTA OPTOMETRY

AMBROSIA BAKERY  
OCEAN THAI  
OFENA  
DINOSAURS SANDWICHES  
X CORE SF  
OCEAN/JUNIPERO  
SERRA PARK

COMMODORE SLOAT  
ELEMENTARY SCHOOL

FAMILY YMCA  
ST. STEPHEN SCHOOL



BANH MI LOVE

PERIGON HOSPITAL

RUSSIAN SCHOOL OF  
MATHEMATICS

ST. FRANCIS CHURCH

CITY SPORTS CLUB



CHINESE AMERICAN  
INTERNATIONAL SCHOOL

BIOMETRIX

GLITZ HAIR SALON

CRADLE OF THE SUN

LAKESIDE CHIROPRACTIC

GOLDEN GATE WINE CELLARS

STONESTOWN  
GALLERIA

CROOKS TOUR  
OF SF



WALK/BIKE/TRANSIT SCORE

90

WALK SCORE

79

TRANSIT SCORE

BUS LINES: M, S, L, KT

2623  
OCEAN AVE



**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.**

Lakeside is characterized by its tree-lined streets, well-maintained single-family homes, and a strong sense of community. The neighborhood's design includes varied architectural styles, such as Art Deco and Spanish Revival, with homes featuring front yards, driveways, and garages—a rarity in San Francisco. At the heart of the neighborhood lies Lakeside Village. This three-block strip offers a variety of local businesses, including restaurants like Lucho's and Ocean Thai, and many others.



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