

604 3RD STREET

FOR LEASE | RETAIL / FLEX SPACE IN SOUTH OF MARKET

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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PROPERTY SUMMARY

ADDRESS

604 3rd Street, San Francisco, CA 94107

AVAILABLE SPACE

+/- 2,400 Square Feet

RENTAL RATE

\$33 / Square Foot / Year, Industrial Gross

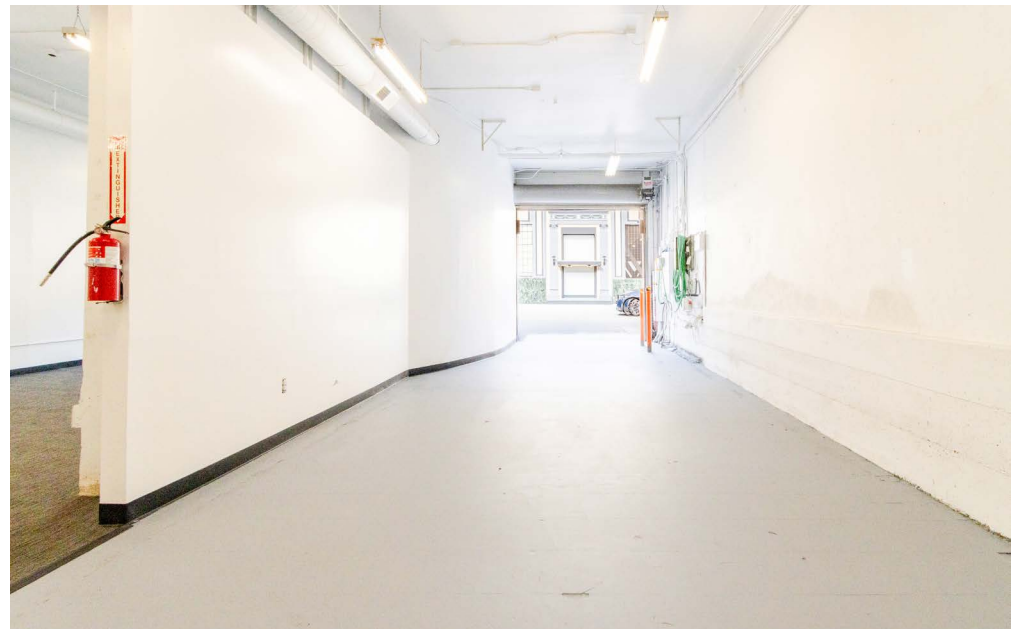
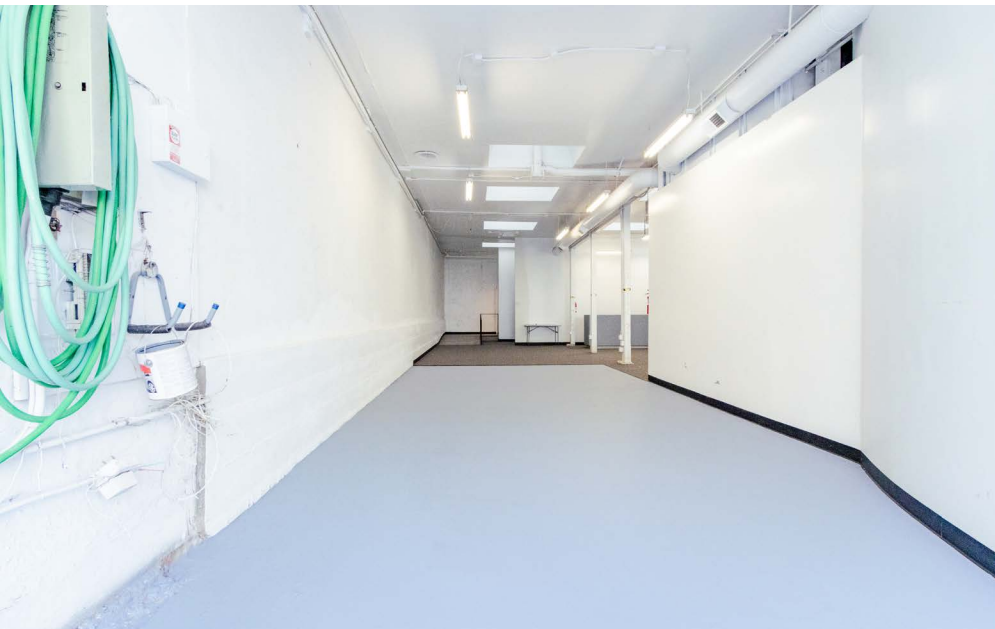
AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Ground Floor Retail / Flex Space
- + Drive-In Roll-Up Door
- + Great Signage Opportunity
- + One (1) Restroom
- + Great Natural Light
- + Skylights
- + Walkable To BART, Caltrain, and Neighborhood Amenities

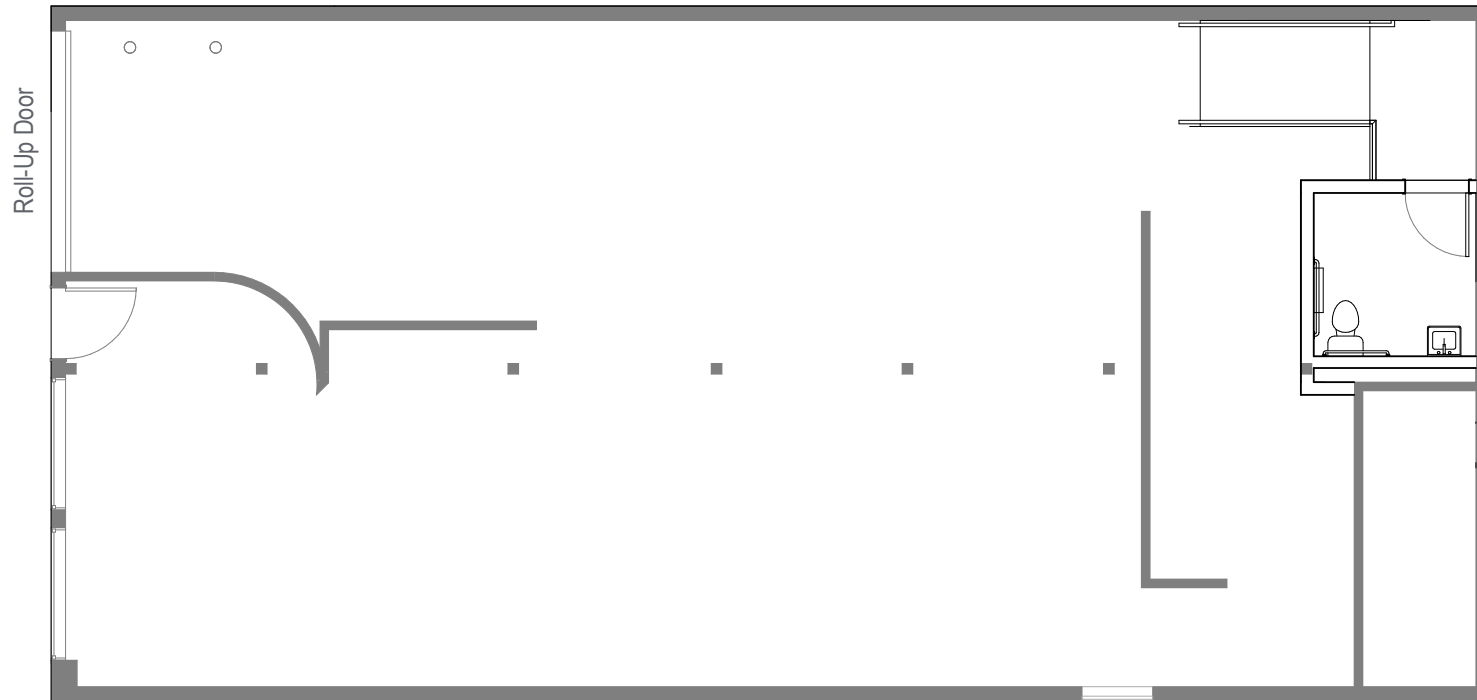




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Floor Plans

+/- 2,400 Square Feet



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LOCATION OVERVIEW

Desirable South of Market location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



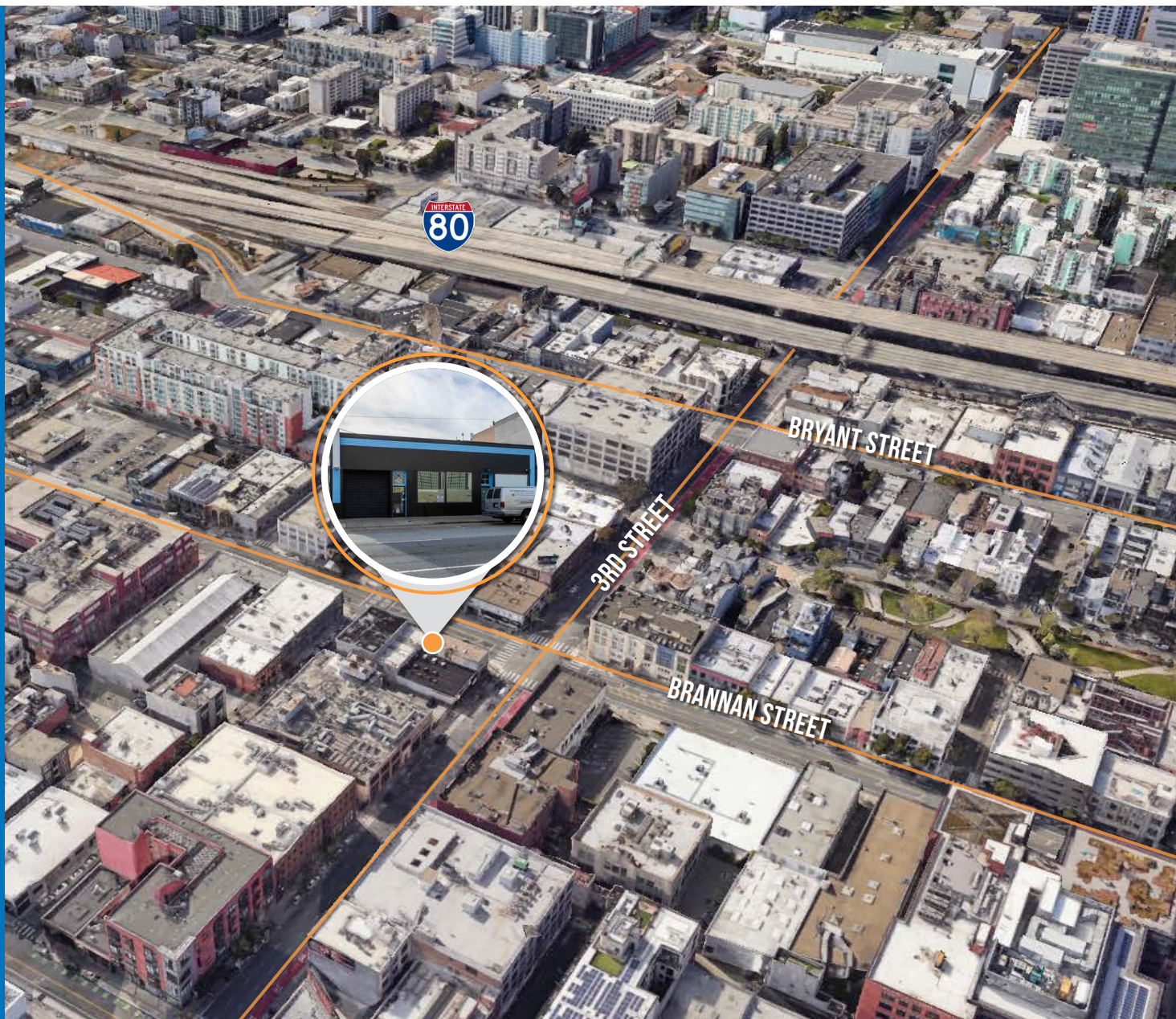
04 MIN to 3rd St Muni
07 MIN to 4th St Caltrain
23 MIN to Montgomery St BART



05 MIN to Union Square
06 MIN to Mission Bay
07 MIN to Financial District



02 MIN to 80 On-Ramp
04 MIN to 280 On-Ramp
07 MIN to 101 On-Ramp



604 3RD STREET

NEARBY AMENITIES

- 1..... Black Hammer Brewing
- 2..... Hakashi Japanese Sushi
- 3..... Garaje
- 4..... Flour & Branch
- 5..... Shell Gas Station
- 6..... The Hotel Utah Saloon
- 7..... Brickhouse
- 8..... Wabi Sabi
- 9..... ROOFTOP 25
- 10..... Local Tap
- 11..... Marlowe
- 12..... Little Skillet
- 13..... Alchemist Bar & Lounge
- 14..... Thriller Social Club
- 15..... Whole Foods Market
- 16..... The UPS Store
- 17..... Walgreens
- 18..... Safeway
- 19..... Gus's Community Market
- 20..... Lucky Strike SF
- 21..... Oracle Park
- 22..... Caffe Centro
- 23..... Movida
- 24..... SF Flower Mart
- 25..... All Star Donuts



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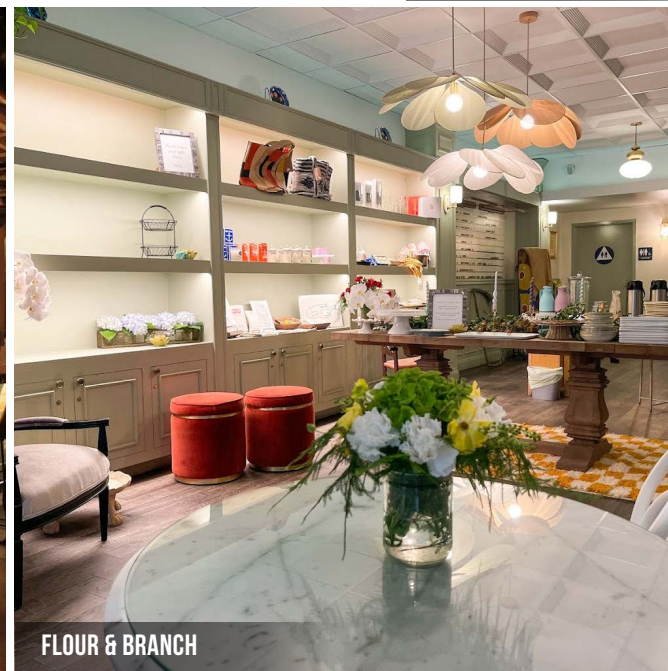
MARLOWE



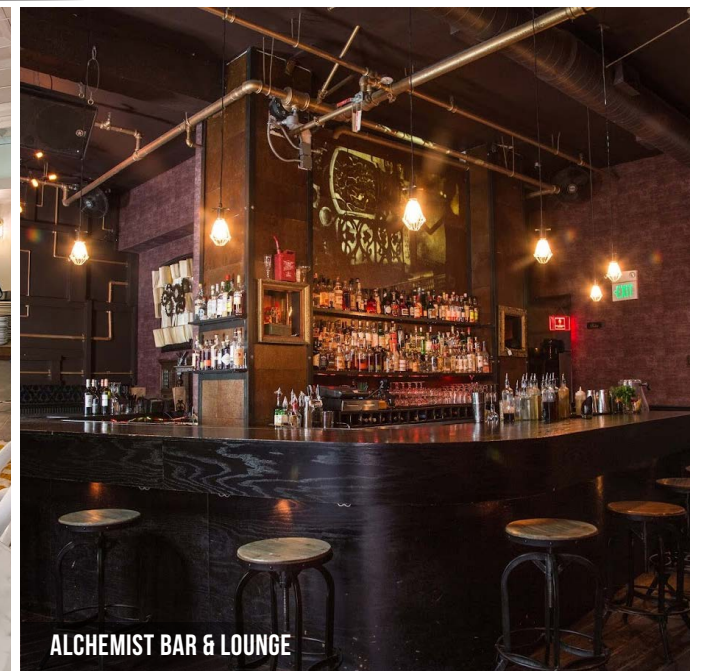
ROOFTOP 25



LITTLE SKILLET



FLOUR & BRANCH



ALCHEMIST BAR & LOUNGE

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STREET



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