

# 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

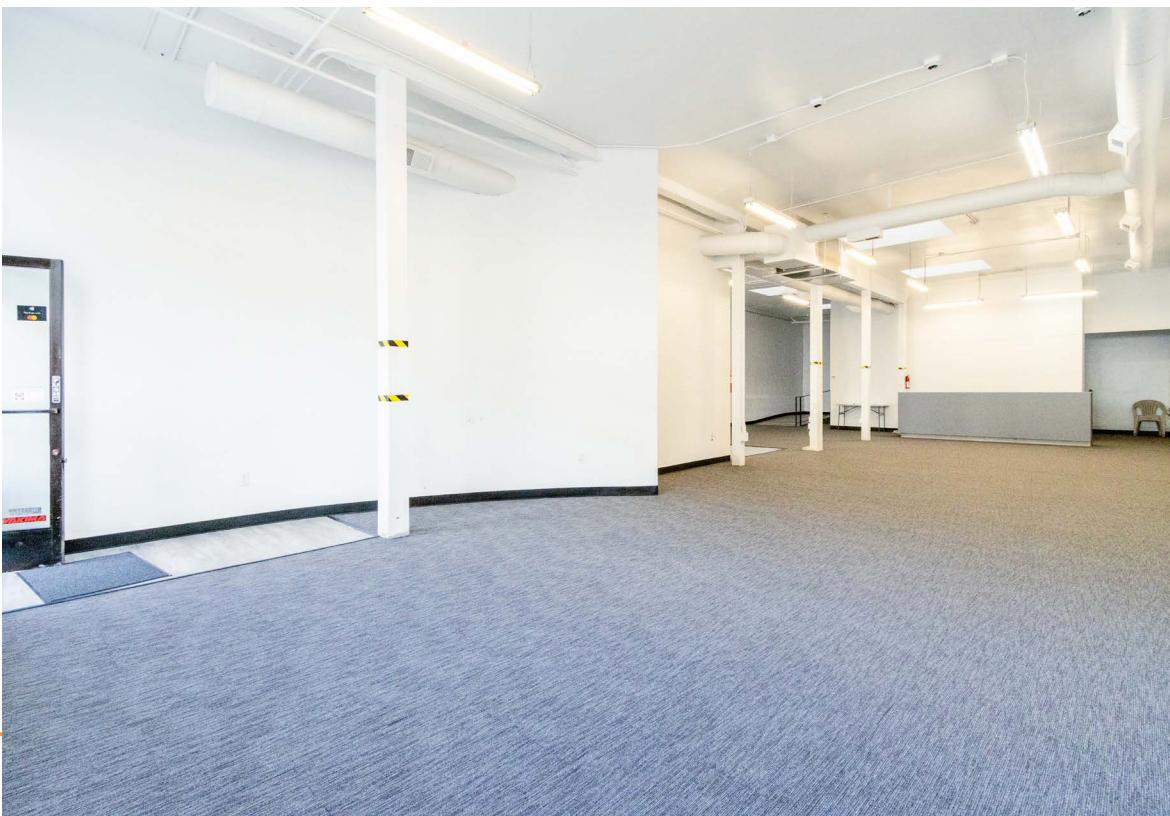
\$33 / Square Foot / Year, Industrial Gross

### AVAILABLE

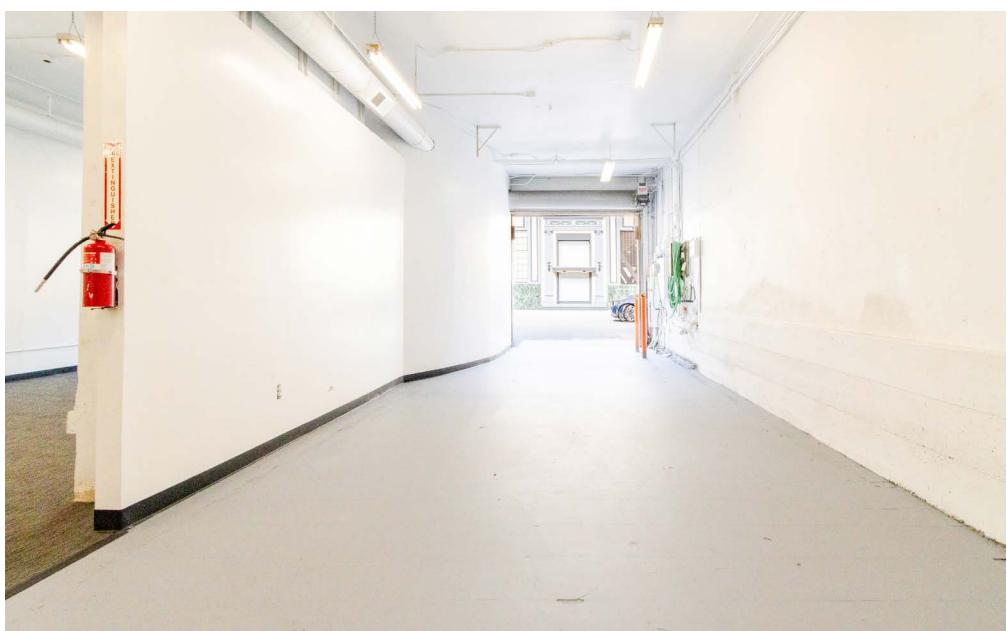
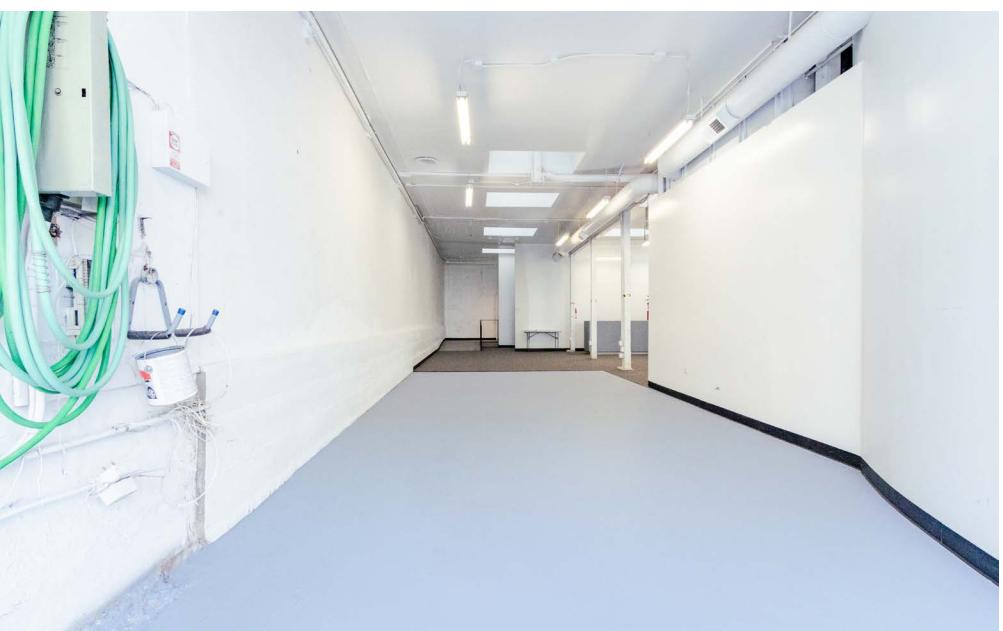
Immediately

## 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



## 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

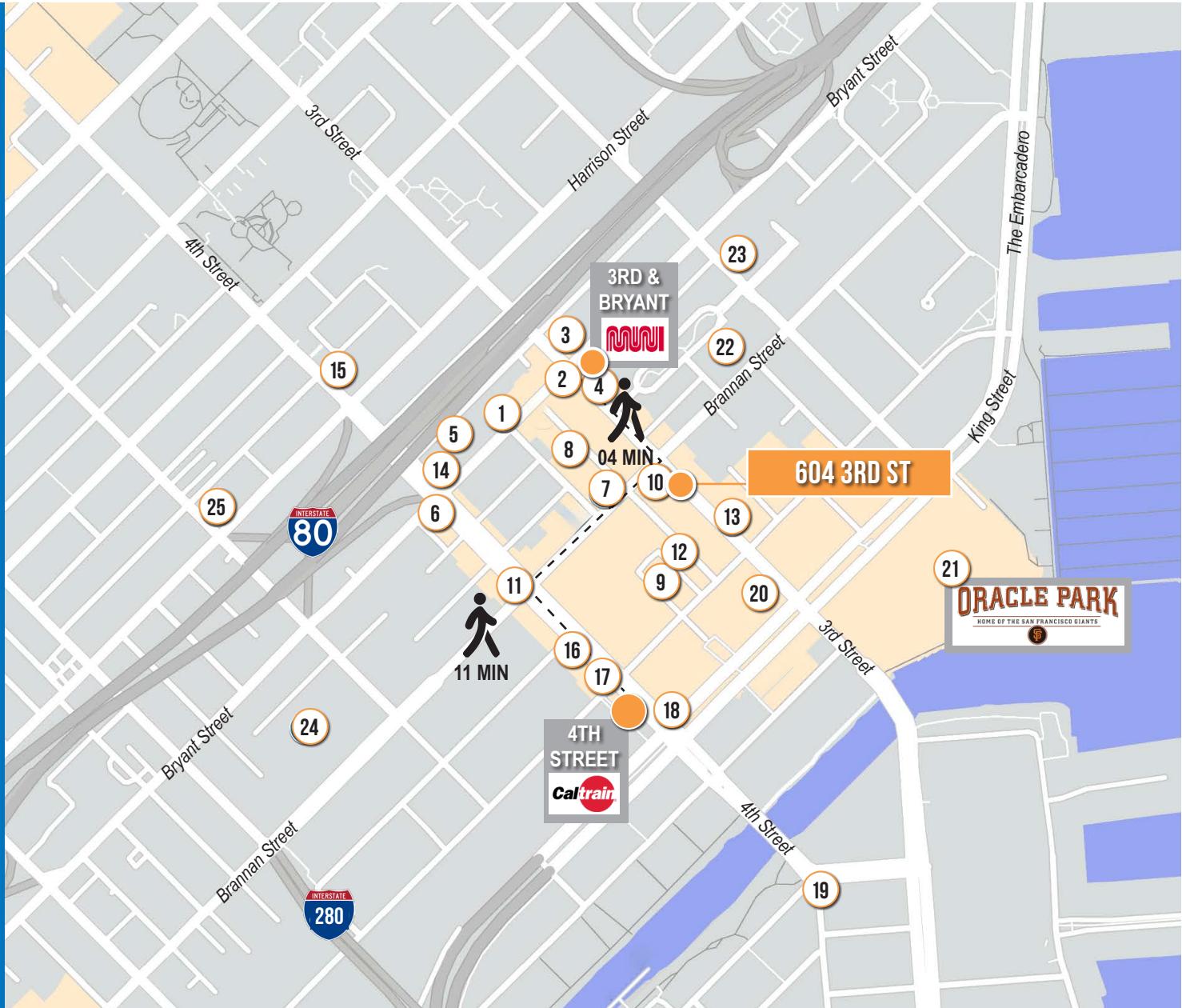


**02 MIN** to 80 On-Ramp  
**04 MIN** to 280 On-Ramp  
**07 MIN** to 101 On-Ramp

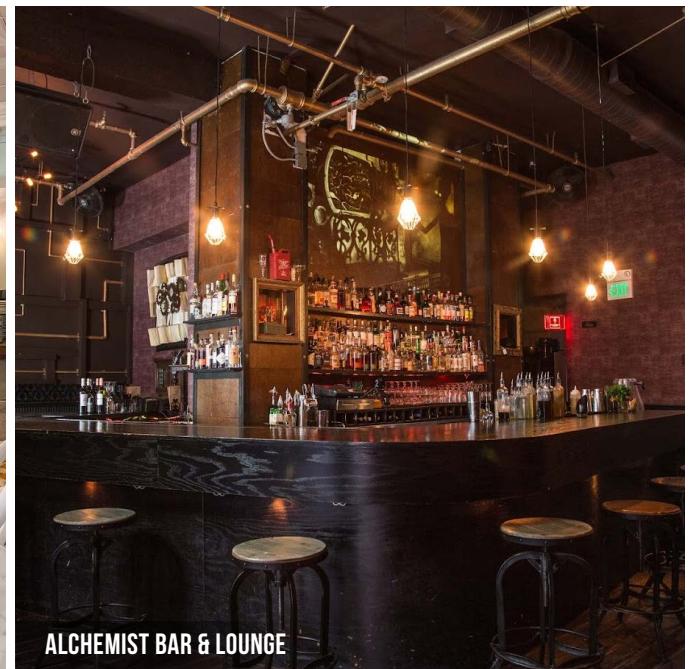
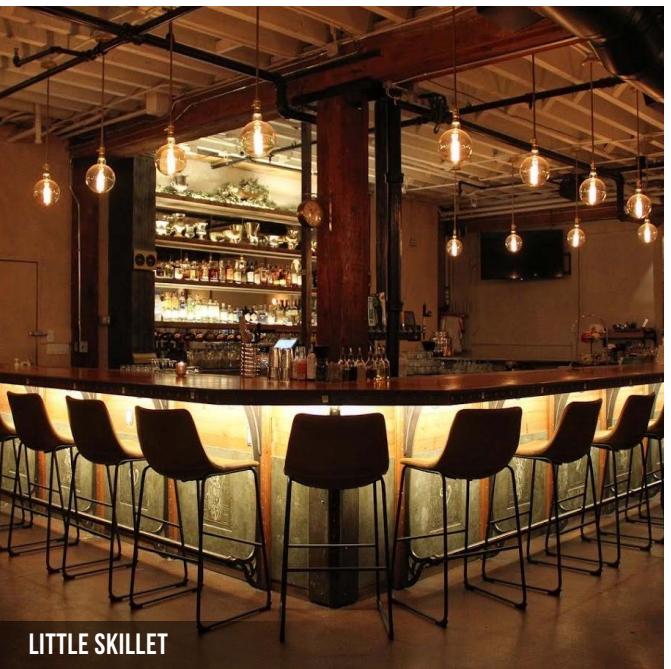


## NEARBY AMENITIES

- 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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