

*FOR SALE /
LEASE*



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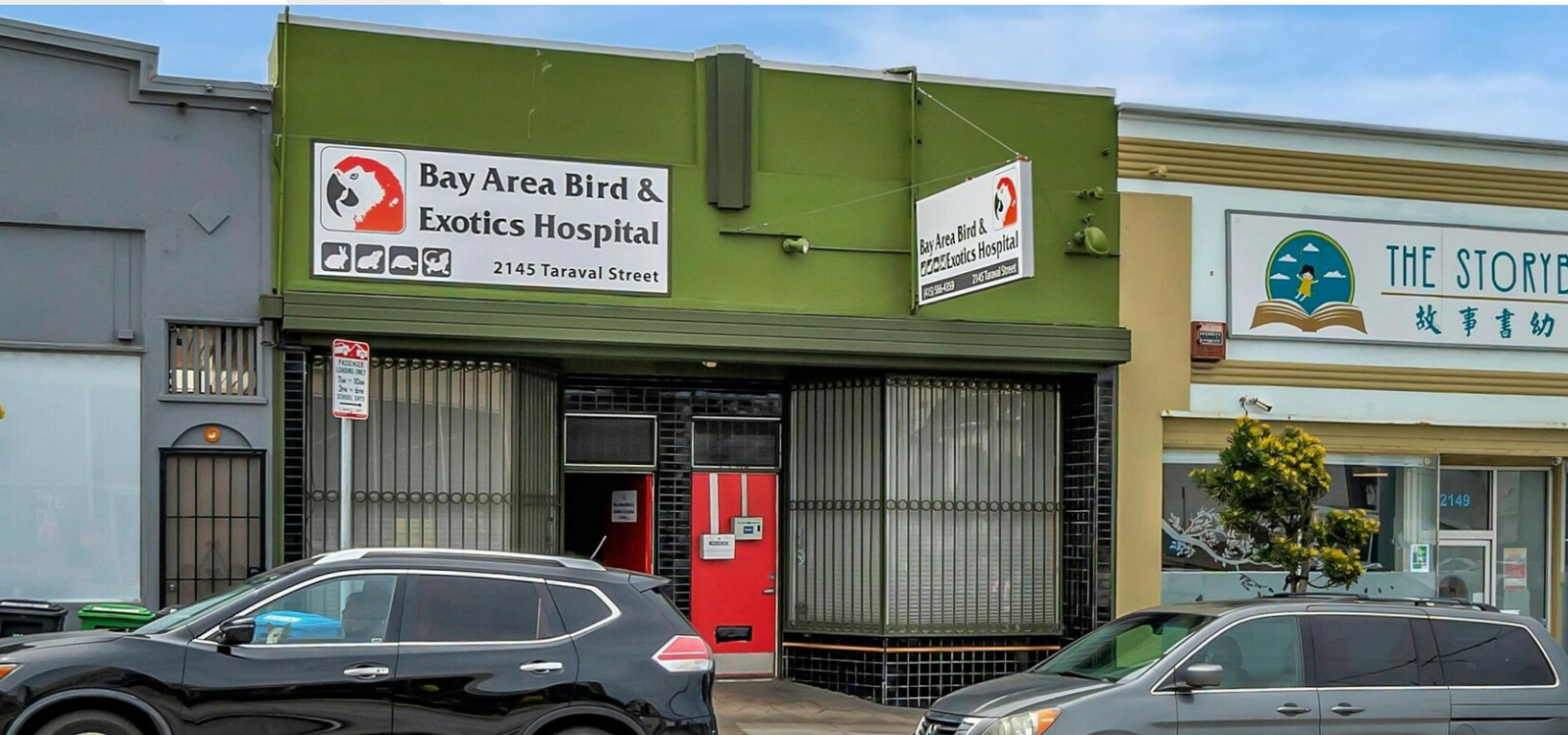
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2143-2145 Taraval St

San Francisco, CA 94112

Property Summary

FOR SALE / LEASE



PROPERTY DESCRIPTION

Prime opportunity (for lease or sale) at *2143–2145 Taraval Street, San Francisco! Currently built out as a veterinary office, this versatile space offers a functional layout easily adaptable for medical, dental, chiropractic, physical therapy, or retail use. The property features multiple exam/treatment rooms, reception area, private office, and built-in plumbing and infrastructure suitable for healthcare or wellness operations. Excellent street frontage and signage visibility along busy Taraval Street in the Outer Sunset/Parkside corridor provide outstanding exposure and accessibility. Steps from Muni L Taraval line, restaurants, and neighborhood amenities, this location combines convenience with high visibility. Perfect for medical professionals or retailers seeking a ready-to-use space in one of San Francisco's most active community corridors.

Potential to split into two smaller spaces.

PROPERTY HIGHLIGHTS

- Modern, light-filled interiors
- Versatile and flexible floor plans
- State-of-the-art technology infrastructure

OFFERING SUMMARY

Sale Price:	\$1,650,000
Lease Rate:	\$3.25 SF/month (NNN)
Number of Units:	1
Available SF:	2,100 SF
Building Size:	2,100 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,622	4,463	15,301
Total Population	4,716	12,949	44,264
Average HH Income	\$201,469	\$210,489	\$204,589

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Potential to split into two smaller spaces.

LOCATION DESCRIPTION

Discover the vibrant neighborhood surrounding the property at 2140-2145 Taraval St, San Francisco. Located in the heart of San Francisco, this area boasts a rich tapestry of culture, dining, and entertainment. Embrace the bustling energy of nearby Ocean Beach, a renowned recreational area perfect for unwinding after a day at the office. Explore the diverse culinary scene, with local favorites. Enjoy easy access to public transportation and a variety of retail and service amenities, making this location ideal for fostering a dynamic work-life balance for tenants of the office building.

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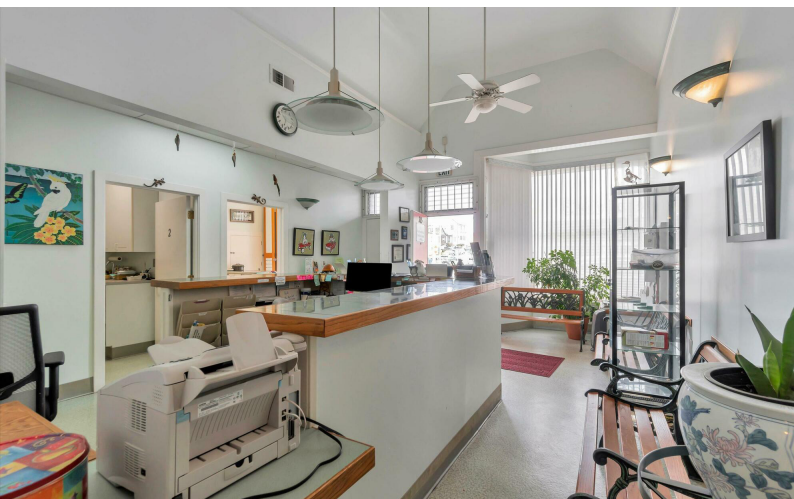
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Complete Highlights

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PROPERTY HIGHLIGHTS

- Modern, light-filled interiors
- Versatile and flexible floor plans
- State-of-the-art technology infrastructure
- Professional concierge services
- Contemporary architecture
- Premier environment for productivity and collaboration
- Ideal location in vibrant San Francisco
- Expansive spaces for dynamic business operations
- 2,100 SF building
- 1 unit
- Prime San Francisco location
- Ideal for office or medical use
- Modern and well-maintained
- High visibility on Taraval St
- Close to public transportation
- Ample parking available
- Flexible floor plan
- Great investment opportunity

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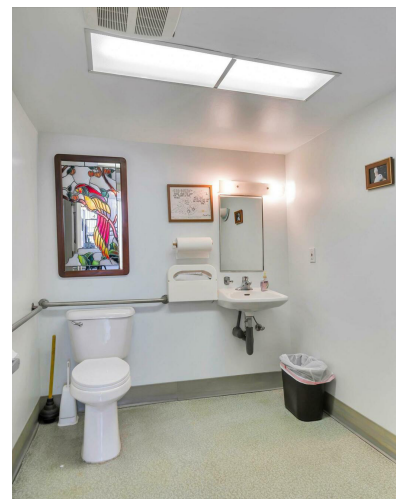
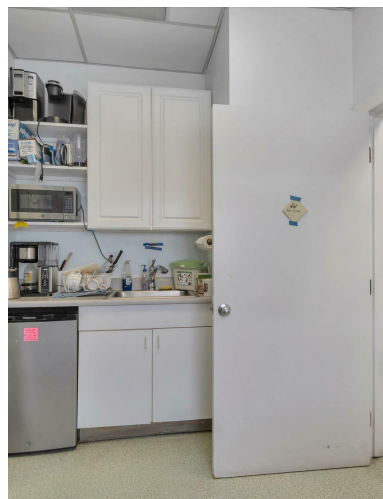
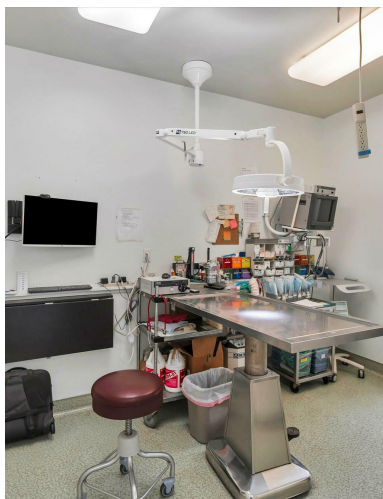
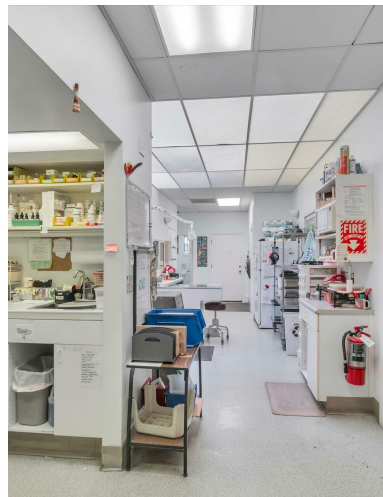
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Additional Photos

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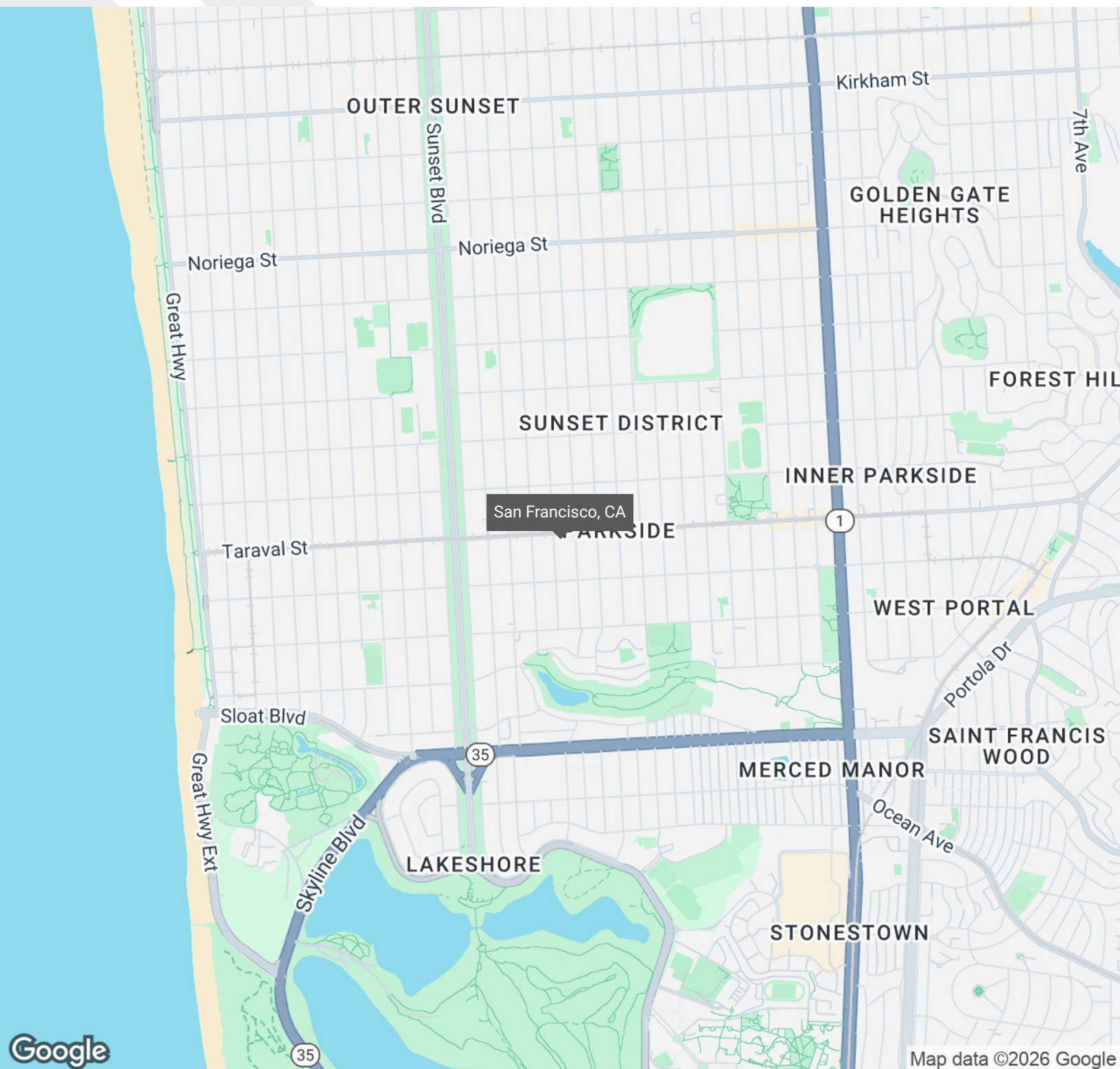
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Regional Map

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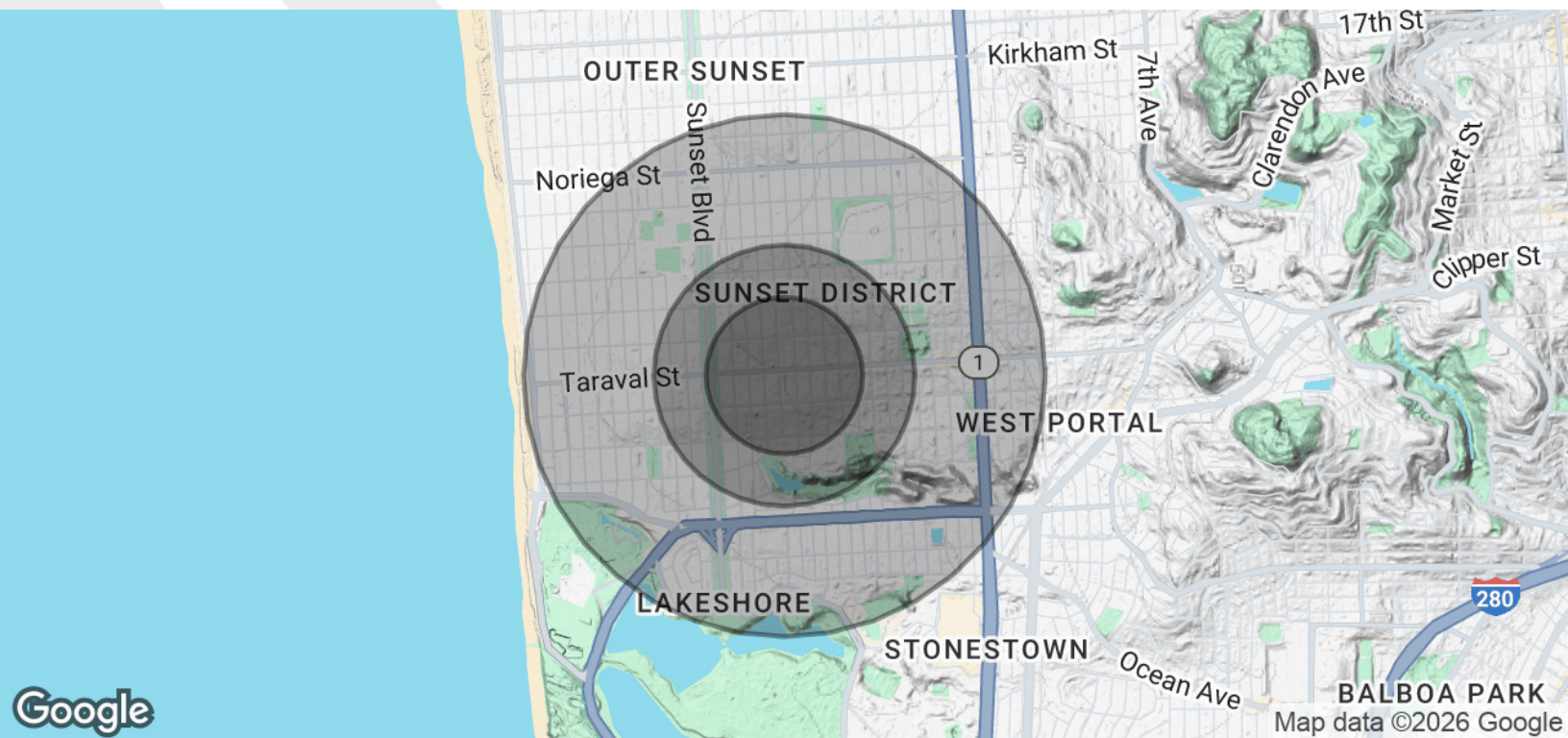
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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,716	12,949	44,264
Average Age	46	45	45
Average Age (Male)	44	44	44
Average Age (Female)	47	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,622	4,463	15,301
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$201,469	\$210,489	\$204,589
Average House Value	\$1,502,063	\$1,515,030	\$1,524,244

Demographics data derived from AlphaMap

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