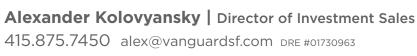


2539 MISSION STREET

SAN FRANCISCO

EXCLUSIVELY REPRESENTED BY:







PROPERTY OVERVIEW

2539 MISSION STREET offers a unique opportunity to lease a commercial space on the best block of the trendy Mission District. The space has approximately 32' of frontage with very high ceilings, mezzanine space, and full basement. The main story has multiple refrigeration rooms, a room in the back, and rest room. The mezzanine has 4 rooms with 2 restrooms, one full bath with shower. The building square footage is approximately 5,200 square feet with basement of approximately 3,920sf more with good ceiling height. Zoning is Neighborhood Commercial Transit allowing a broad array of uses for tenants. Please refer to special use districts for your particular use. There is also the opportunity to lease the parking lot in the back of the building for an additional fee. It accommodates approximately 10 vehicles.

The Mission is one of the hottest neighborhoods in the United States and this location is in the most desirable location in the Mission. It is across the street from French Cinema, Lolinda, and the Alamo Draft House Theater. The location is steps from two Bay Area Rapid Transit (BART) stations, Muni Bus lines, and easy access to the 101 and 280 Freeways.



NEIGHBORHOOD: Mission District

ZONING: NCT- Mission St. Neighborhood Commercial Transit

NUMBER OF STORIES: 2 stories

APN NUMBER: 3616-059

LOT SIZE: 3,920 sq. ft. per SF planning

GROSS BUILDING SQFT: 5,200 sq. ft. per SF planning

FEATURES:

- SOARING CEILINGS
- MEZZANINE WITH OFFICE
- FULL BASEMENT (Additional ± 3,920 sq. ft.)
- RETAIL STOREFRONT
- SUNNY STREET
- BREAK ROOM
- OPTIONAL PARKING LOT AVAILABLE
- BARTLETT GARAGE NEARBY
- HIGH TRAFFIC LOCATION









LOCATION



The property is located in the sought-after inner Mission District, which has undergone significant growth in the last three years with many new businesses moving into the area. The neighborhood has excellent access to public transportation, with the 16th and 24th Street BART stations within blocks of the property as well as multiple MUNI bus lines. This prime location also offers easy access to the 101 & 280 freeways.





2539 MISSION STREET

SAN FRANCISCO



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CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 2539 Mission Street, San Francisco, CA 94110. It has been prepared by Vanguard Properties.

This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Vanguard Properties. The material is based in part upon information supplied by the Seller. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from 2539 Mission Street you agree: 1) The Offering Memorandum and its contents are confidential; 2) You will hold it and treat it in the strictest of confidence; and 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller. Owner and Vanguard Properties expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of 2539 Mission Street or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Vanguard Properties or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Market and neighborhood statistics courtesy of SFAR MLS. They were not prepared by Vanguard Properties, and the accuracy of the information has not been verified by Vanguard Properties. Nothing contained herein should be considered to be a legal opinion of any kind and should not be relied upon as such.

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