

FOR LEASE



2539 MISSION STREET

SAN FRANCISCO

EXCLUSIVELY REPRESENTED BY:

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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.



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