

1085 VALENCIA STREET

FOR LEASE | RETAIL / MEDICAL CLINIC OPPORTUNITY IN THE MISSION

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

PROMO RATE FOR FIRST 6 MONTHS



WWW.TCPRE.COM

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PROPERTY SUMMARY

ADDRESS

1085 Valencia Street, San Francisco, CA 94110

AVAILABLE SPACE

Ground Floor: +/- 1,450 Square Feet

Lower Level: +/- 300 Square Feet

TOTAL: +/- 1,750 Square Feet

RENTAL RATE

Months 1-6: \$4,350 Per Month, IG

Months 7+: \$8,000 Per Month, IG

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + Former Dignity Health Medical Clinic
- + One (1) Plumbed Exam Room
- + Five (5) Dry Exam Rooms
- + ADA Compliant Entrance
- + Two (2) ADA Compliant Restrooms
- + Break Room in Lower Level
- + 20' of Valencia Street Frontage
- + All Glass Facade
- + High Foot Traffic
- + High Vehicle Traffic



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FLOOR PLAN

Ground Floor: +/- 1,450 Square Feet

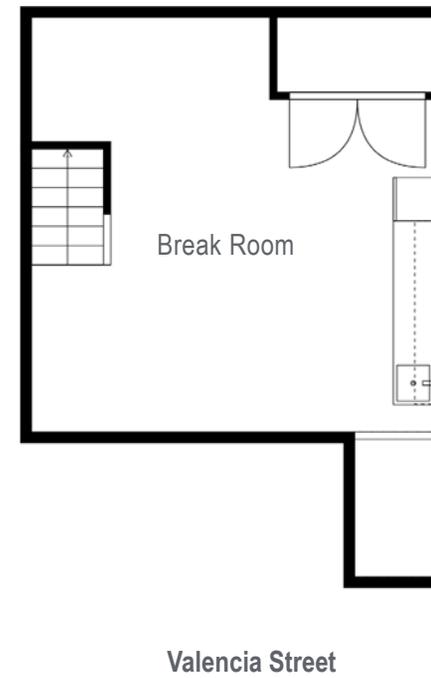
Lower Level: +/- 300 Square Feet

TOTAL: +/- 1,750 Square Feet

GROUND FLOOR



LOWER LEVEL



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LOCATION OVERVIEW

Located in the heart of San Francisco's Mission District, the subject property is well located in a rapidly changing neighborhood.



07 MIN to 24th Street Bart
12 MIN to Church St Muni
10 MIN to Dolores Park



09 MIN to Zuckerberg Hospital
15 MIN to South of Market
20 MIN to Financial District



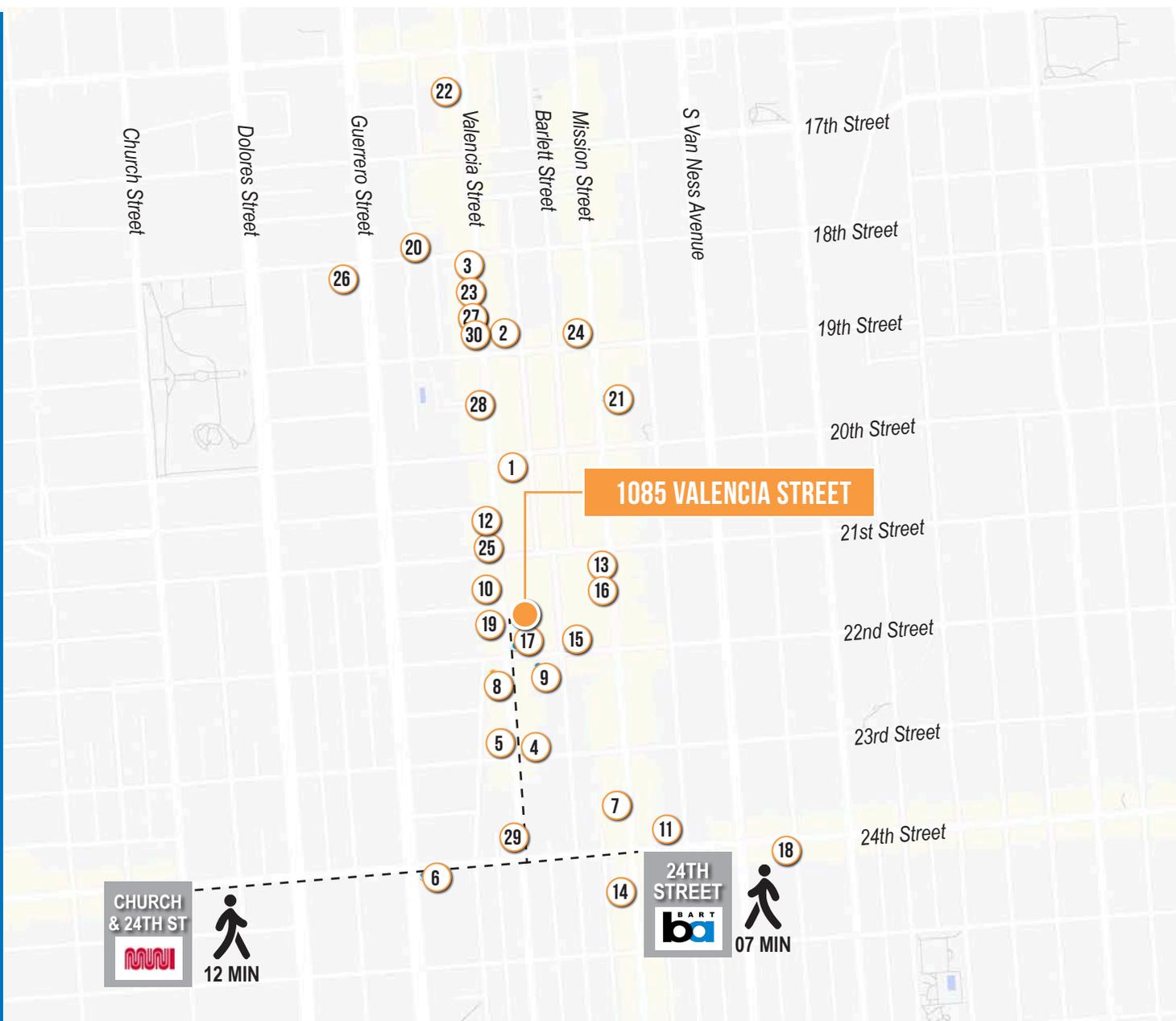
07 MIN to 101 On-Ramp
12 MIN to 280 On-Ramp
17 MIN to 80 On-Ramp



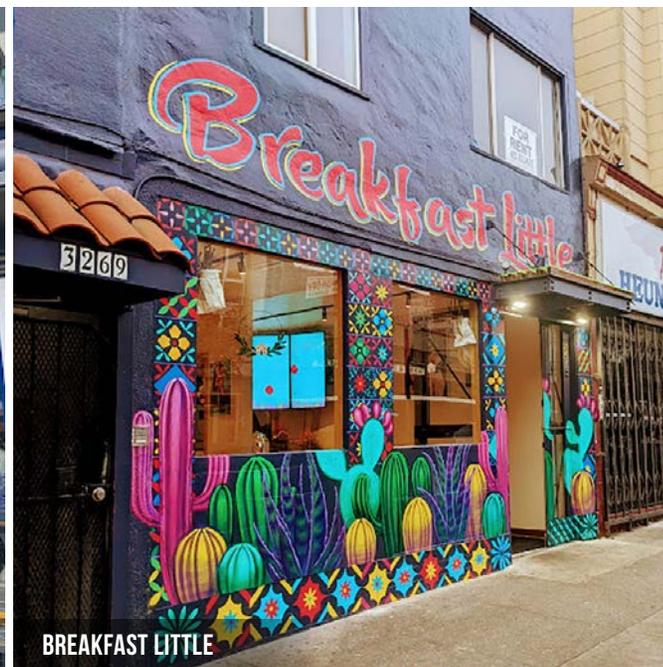
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NEARBY AMENITIES

- 1..... Mixt
- 2..... Curio
- 3..... Yellow Moto
- 4..... Beretta
- 5..... Sanguchon Eatery
- 6..... Fiore Caffe
- 7..... Pollo Campero
- 8..... BOTTEGA
- 9..... Breakfast Little
- 10..... Ritual Coffee Roasters
- 11..... Itria
- 12..... Loló
- 13..... Arcana
- 14..... Rosamunde Sausage Grill
- 15..... Ivory & Vine SF
- 16..... Lolinda
- 17..... Boogaloos
- 18..... DONAJI
- 19..... Alnico
- 20..... Good Good Culture Club
- 21..... Casements Bar
- 22..... Limón
- 23..... Craftsman and Wolves
- 24..... Lazy Bear
- 25..... Señor Sisig
- 26..... Pizzeria Delphina
- 27..... Soulva
- 28..... The Beehive
- 29..... Arizmendi Bakery
- 30..... Dandelion Chocolate



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