

RETAIL/ OFFICE/ COMMERCIAL BUILDING FOR LEASE/SALE

PRIME SUNSET AREA NEAR 19TH AVE/STONESTOWN

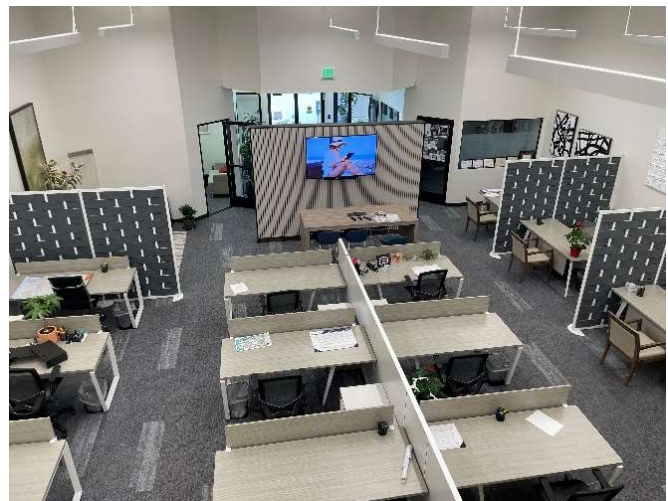
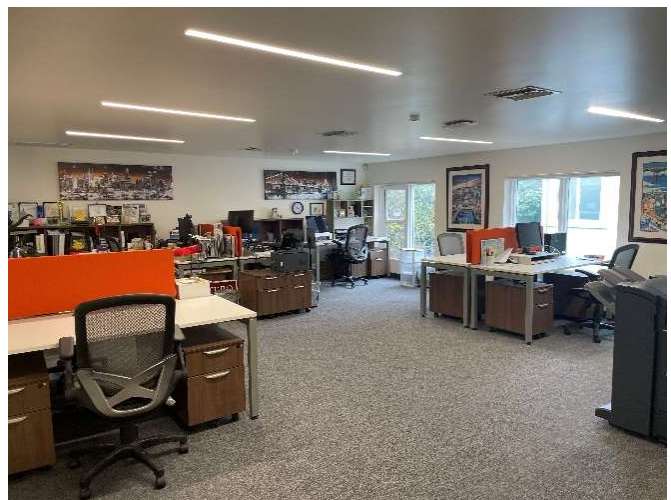


- Address:** 2612 – 2616 Ocean Ave., San Francisco, CA 94132
(Between Junipero Serra & 19th)
- Size:** Approximately 3,934 gross rentable square feet (ground floor plus mezzanine)
- APN:** 7224-002B
- Signage:** Full building identity in a highly visible, high traffic area with signage exposure
- Zoning:** NC-1
- Story:** Single-story (including a mezzanine office space), high ceiling & natural light
- Renovated:** The entire property was renovated in 2021 (several hundred thousand) to a professional office environment with private offices, multiple conference/client meeting rooms, ADA bathrooms, kitchen, open workstation areas and more.
- Rental Rate:** \$3.95/psf/month, NNN (estimated at \$0.32/psf)
- Sale Price:** Please contact Listing Brokers.

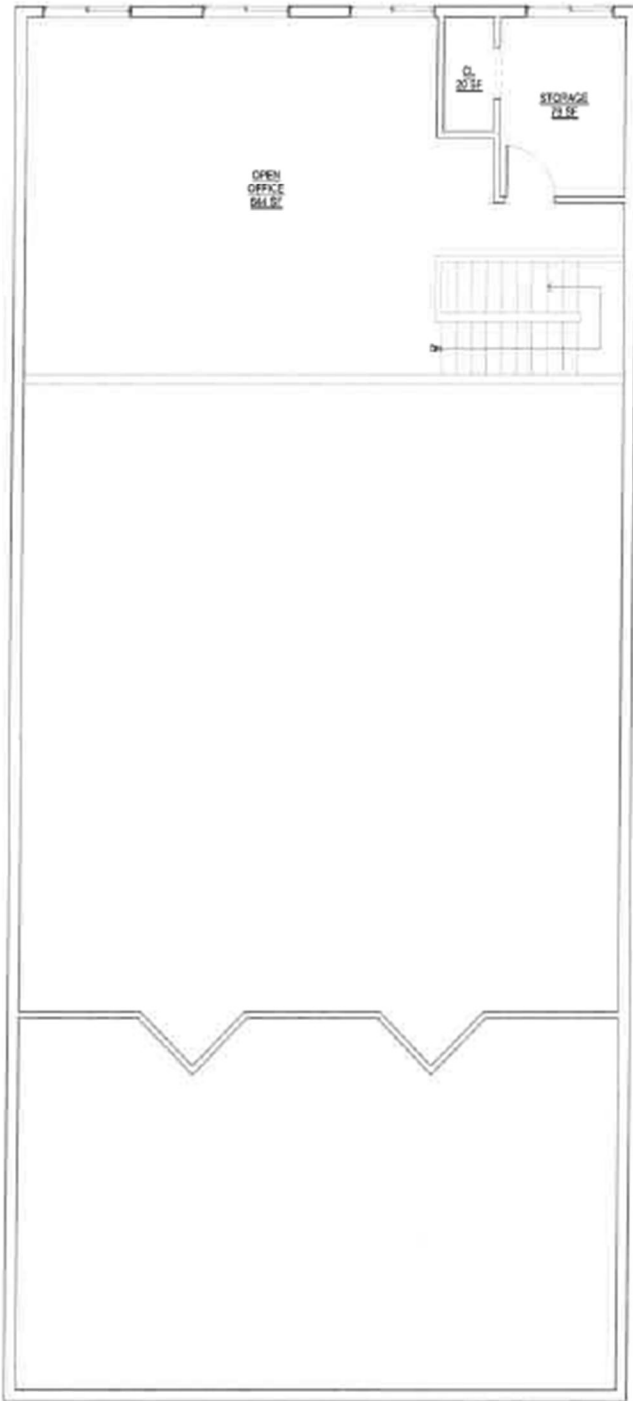


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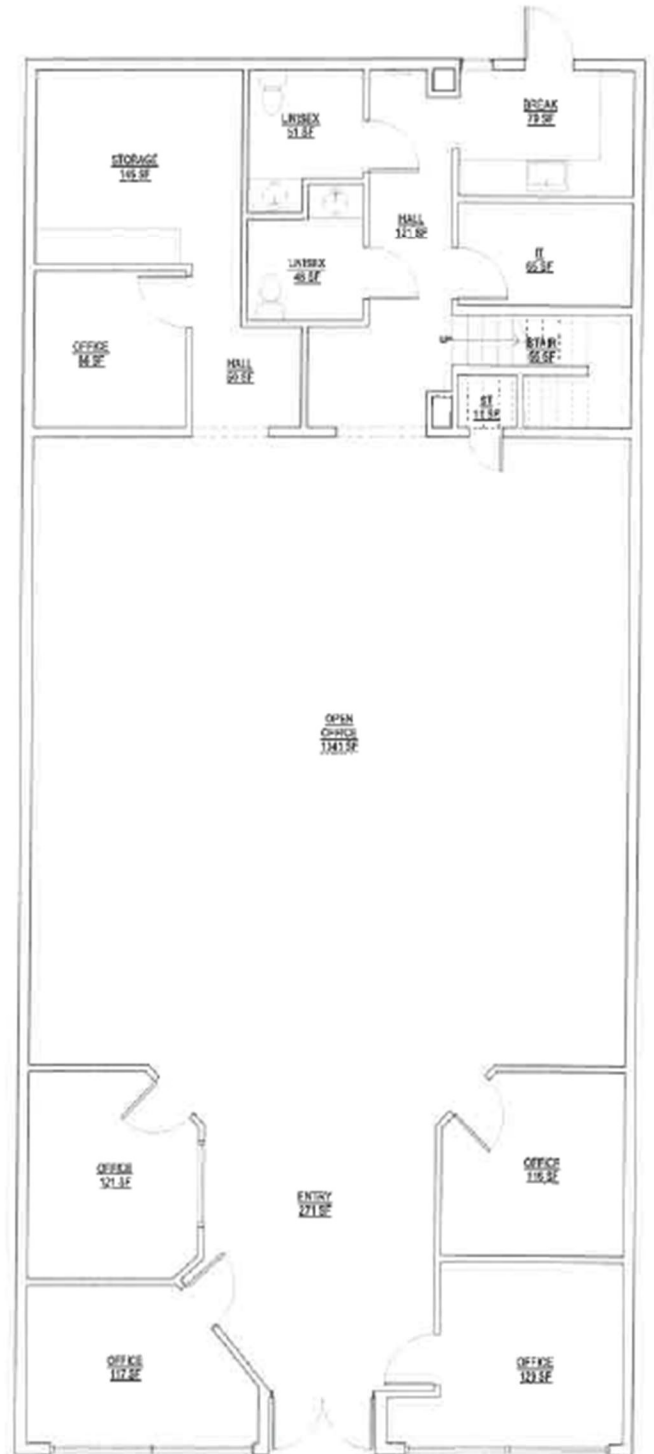
Interior



Floorplan



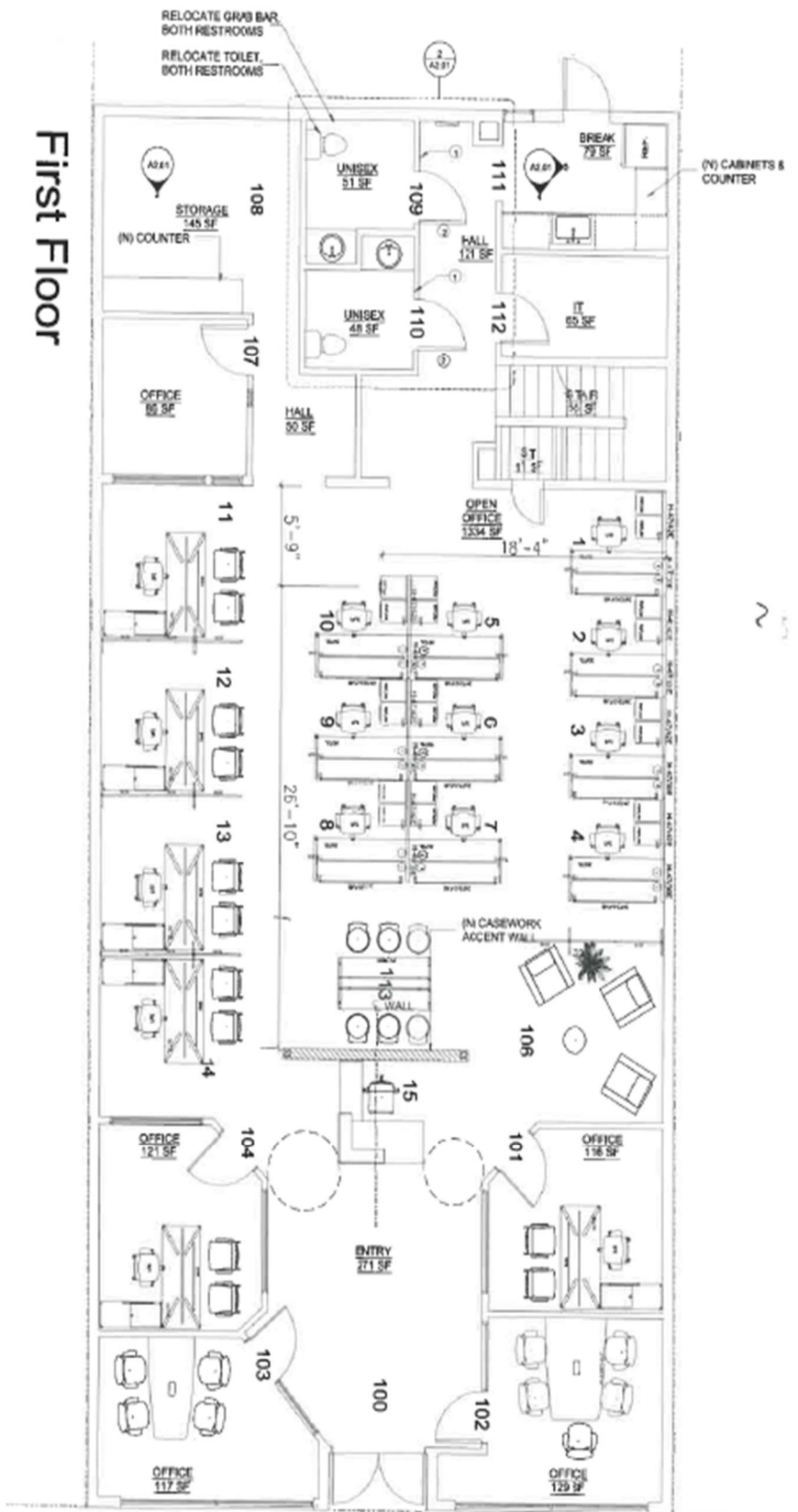
2 | EXISTING - FLOOR 2
SCALE: 1/4" = 1'-0"



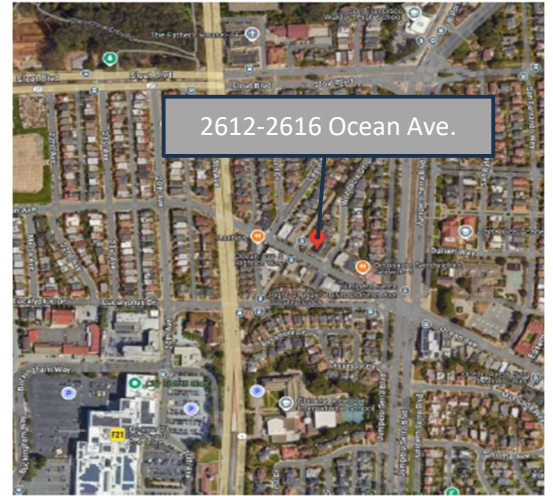
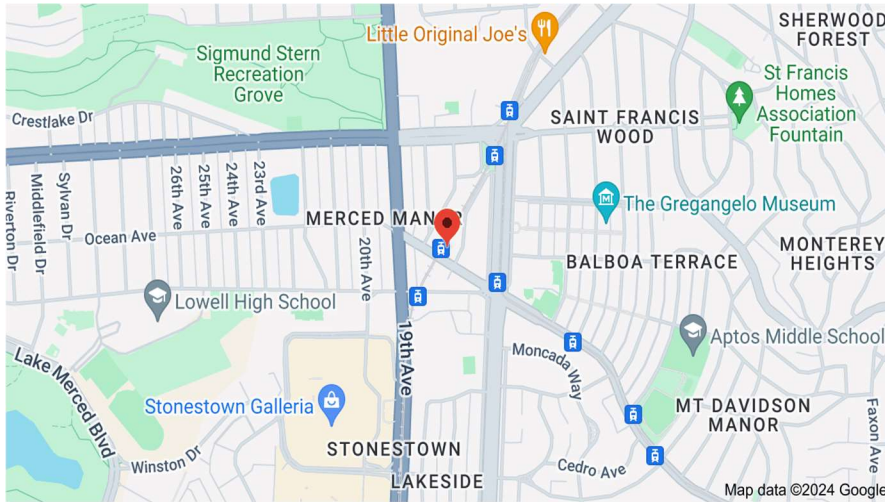
1 | EXISTING - FLOOR 1
SCALE: 1/4" = 1'-0"

Furniture Layout

First Floor



LOCATION



Centered in a highly desirable & busy Lakeside area, with a multitude of neighboring retailers and restaurants!

Only **4 minutes** away from **Stonestown Galleria Mall** (~780,000 SF): recent approval from the city of San Francisco to add ~3,500 homes, six acres of parks/ open space, a new 7,000 SF senior center, and even more community benefits.

Also, within proximity to very affluent neighborhoods such as St. Francis Wood, Balboa Terrace, Monterey Heights, Mt. Davison Manor, West Portal and Merced Manor. San Francisco State University and City College of San Francisco are both 5 to 7 minutes away.

For further information or schedule a tour, please contact

Anton Qiu

DRE# 00995321

Anchor Pacific Capital, Inc.

(408) 457-5678 or anton@apcap.us

Alex Qiu

DRE# 02240926

Anchor Pacific Capital, Inc.

(415) 481-0818 or alex@apcap.us



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