

# 475 9TH STREET

FOR LEASE | STAND ALONE WAREHOUSE/FLEX BUILDING

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS



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## PROPERTY SUMMARY

### ADDRESS

475 9th Street, San Francisco, CA 94103

### AVAILABLE SPACE

+/- 9,800 Square Feet

### ZONING

SALI - Service / Arts / Light Industrial

### RENTAL RATE

\$12,000 / Month, Industrial Gross

### AVAILABLE

Immediately

## BUILDING ATTRIBUTES

- + 18' Clear Span Warehouse
- + One (1) 16'x 13' & One (1) 12' x 12' Drive-In Roll-Up Door
- + Front Office / Showroom
- + Fully Sprinklered
- + 3 Phase / 400 Amp Electrical Service
- + Two (2) Restrooms & Kitchenette w/ Break Area
- + Sand Blasted Bow Trussed Ceilings w/ Skylights





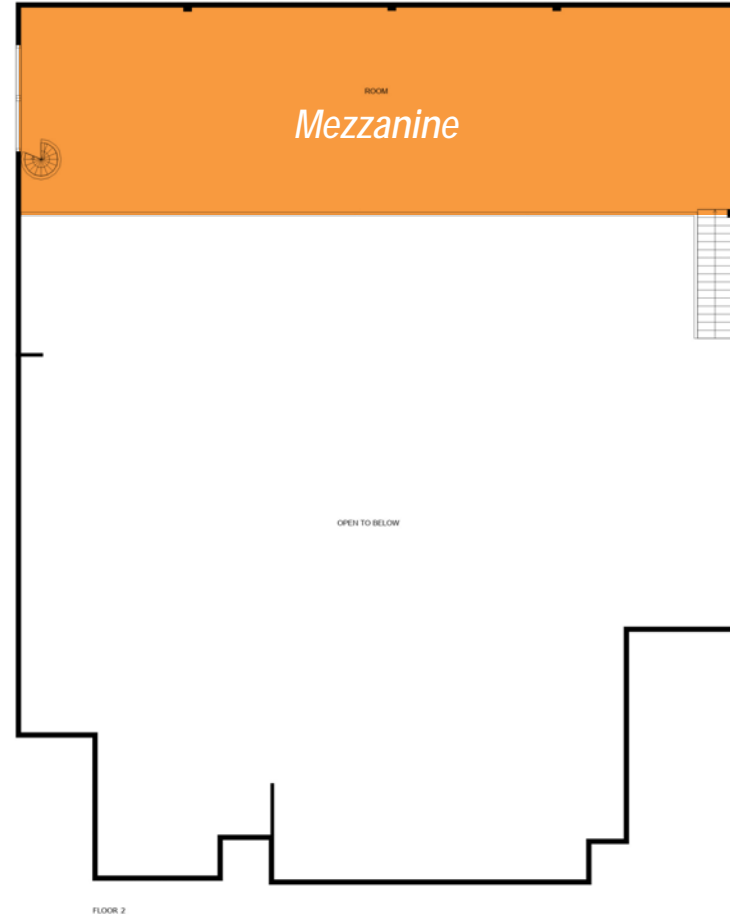
# 475 9TH STREET



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## Floor Plans

+/- 9,800 Square Feet





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## LOCATION OVERVIEW

Desirable South of Market location, walkable to many amenities and to surrounding neighborhoods.



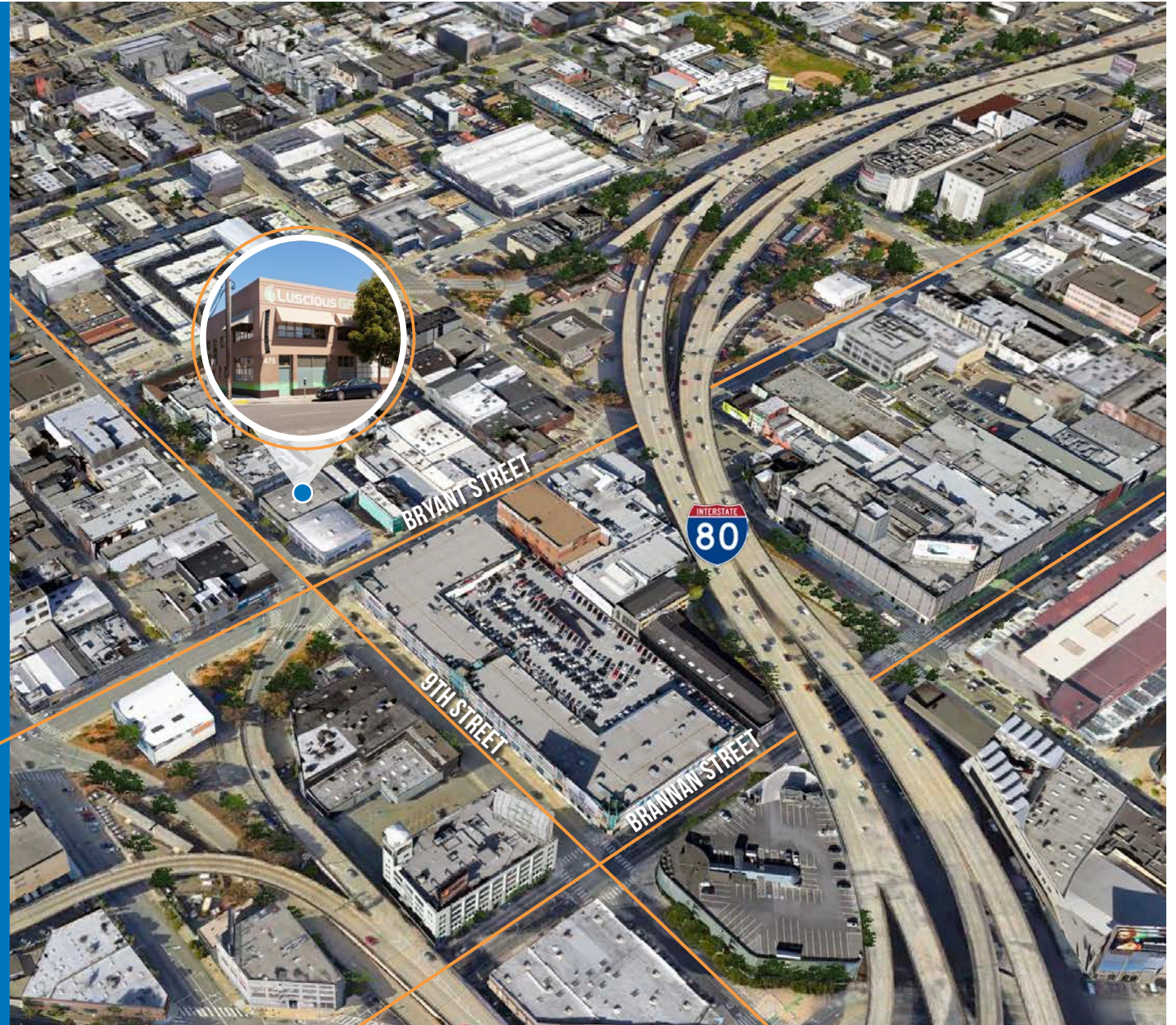
**07 MIN** to 8th & Bryant Muni  
**18 MIN** to Civic Center BART  
**18 MIN** to Caltrain Station



**05 MIN** to SOMA  
**12 MIN** to Union Square  
**13 MIN** to Financial District



**05 MIN** to 80 On-Ramp  
**05 MIN** to 101 On-Ramp  
**08 MIN** to 280 On-Ramp

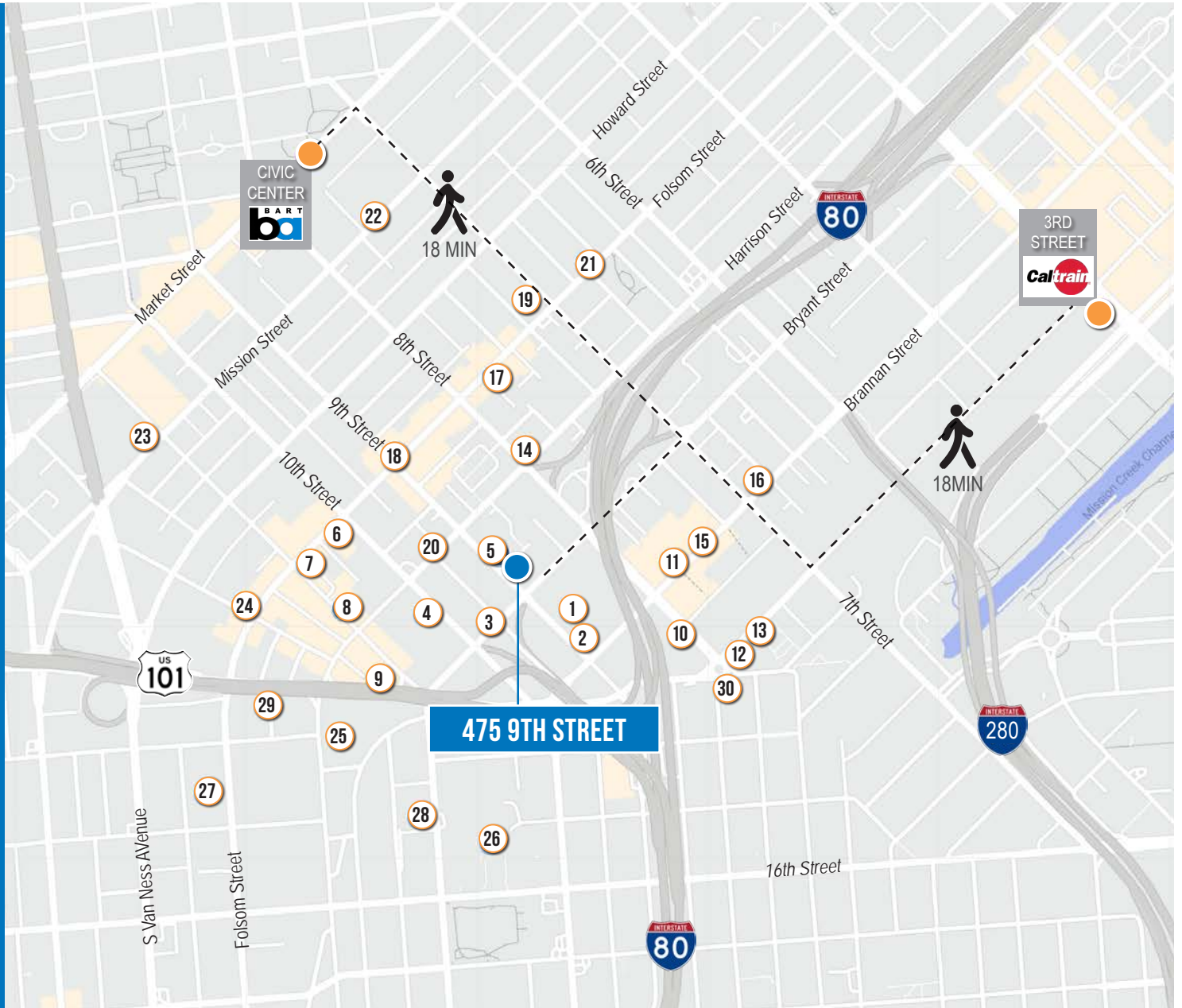




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## NEARBY AMENITIES

- 1..... Trader Joe's
- 2..... Peet's Coffee
- 3..... Vaulins Taproom Wine
- 4..... Costco Wholesale
- 5..... SFFILM
- 6..... Sextant Coffee Roasters
- 7..... Basil Canteen
- 8..... DNA Pizza
- 9..... District Six
- 10..... Hardwood Bar & Smokery
- 11..... Bellota
- 12..... Starbucks
- 13..... Okane
- 14..... AK Subs
- 15..... REI
- 16..... Mars Bar & Restaurant
- 17..... Basil Thai
- 18..... Azúcar Lounge
- 19..... Sightglass Coffee
- 20..... Lone Star Saloon
- 21..... Deli Board
- 22..... City Beer Store
- 23..... Blue Bottle Coffee
- 24..... The Willows
- 25..... Best Buy
- 26..... Safeway
- 27..... Foods Co.
- 28... Sports Basement Bryant Street
- 29..... Rainbow Grocery
- 30..... Niku Steakhouse





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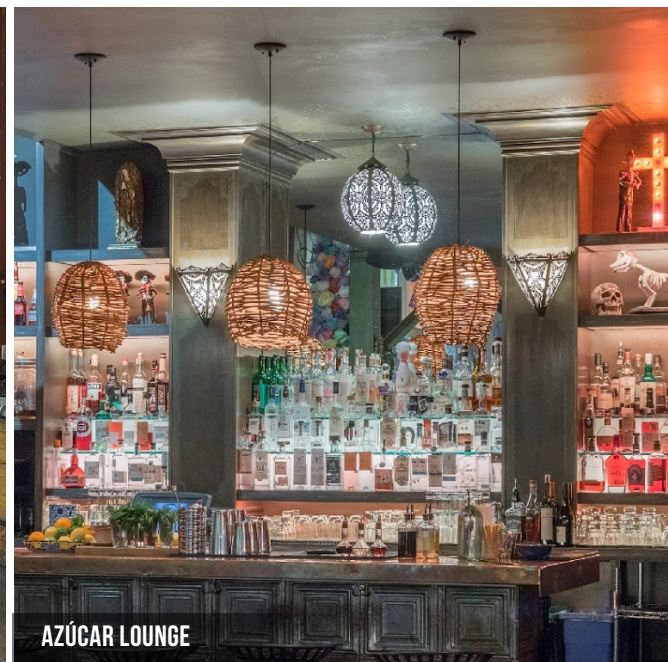
BELLAOTA



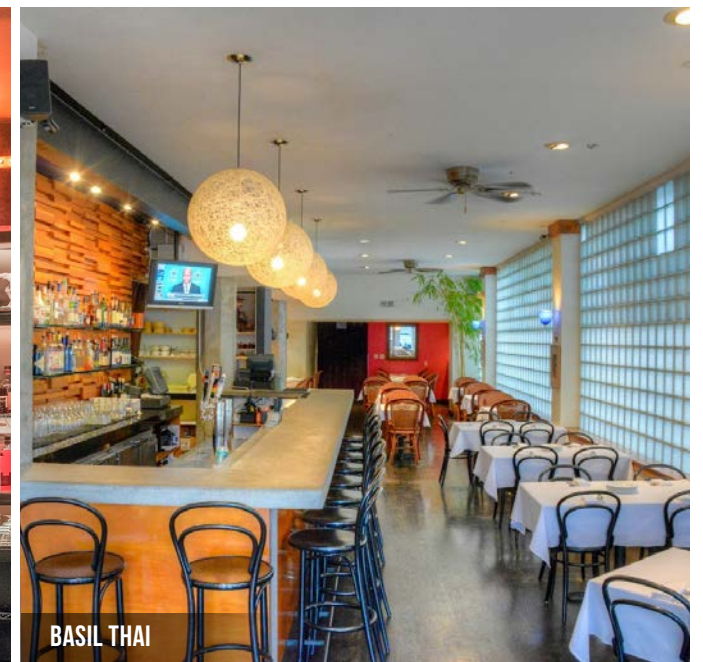
NIKU STEAKHOUSE



SEXTANT COFFEE ROASTERS



AZÚCAR LOUNGE



BASIL THAI



475 9TH STREET



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