

736

Clementina Street

San Francisco, CA 94103

TCN
WORLDWIDE
REAL ESTATE SERVICES

For Sale

\$2M

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BUILDING SUMMARY

Address: 736 Clementina Street

Square Ft: ± 5,000 SF

Asking Price: \$ 2,000,000

Property Type: Creative Flex

Listing Type: Sale

Zoning Flexibility:

Permitted use by right allows for potential conversion.

Live-Work Opportunity:

Ideal for a flexible live-work setup.

FULLY EQUIPPED FOR COMFORT:

- Two kitchenettes
- Four bathrooms (two with showers)
- Full zoned air conditioning
- Newer 400 AMP, 3-phase electrical system
- Full security system
- Skylights and roll-up metal doors
- Located on a quiet street—one of the best spots in West SOMA



Fully Modernized Interiors

High-end fixtures, new cabinets, plumbing, and fresh paint.



Abundant Natural Light

Skylights, operable windows, and great circulation throughout.



Designer Finishes

Sandblasted timber, steel trusses, polished concrete, Swiss wood.



Drive-In Accessibility

South-facing glass rollup door allows for vehicle entry.



Transit-Connected Location

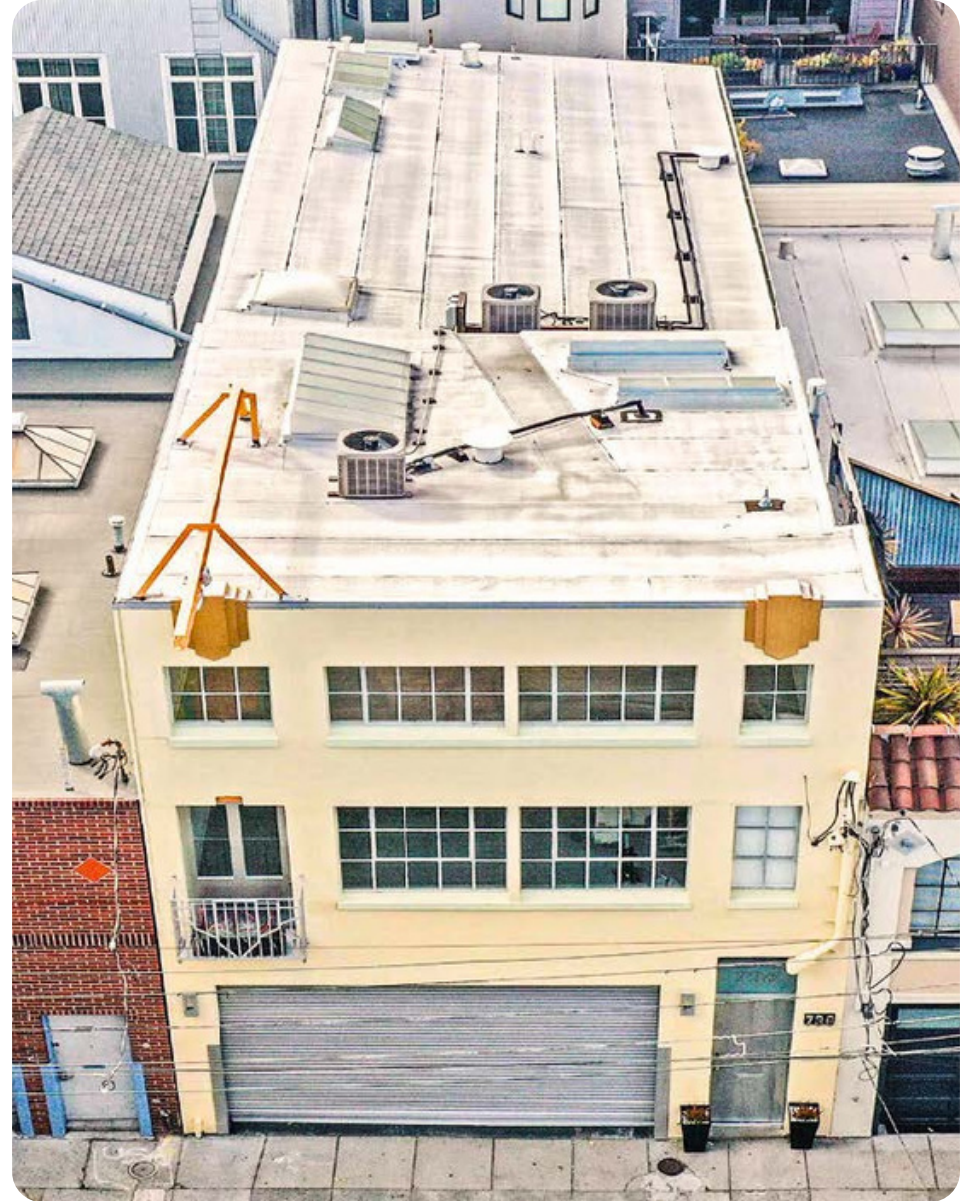
Near BART, 101/280, with Walk/Transit/Bike scores of 98–99.



Heavy Power Capacity

400 AMP 3-phase power and city gas service.

IMAGES



IMAGES



AERIAL VIEW

1.2 miles from Downtown San Francisco



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AGENTS



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Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

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