



**521** COLUMBUS AVENUE  
SAN FRANCISCO, CA 94133  
NORTH BEACH DISTRICT

**PRIME GROUND FLOOR RETAIL SPACE  
ON NORTH BEACH'S BEST RETAIL BLOCK**

**PLEASE CALL FOR PRICE**

**NET CHARGES:** N/A

**NORTH BEACH DISTRICT**  
CROSS STREET: UNION STREET

**SPACE SIZE AVAILABLE**  
**±550-600 SF**  
RETAIL SPACE FOR LEASE

**NOW AVAILABLE WITH NEW RENOVATIONS!**

- HEAVY TOURIST & LOCAL TRAFFIC
- 15' WINDOW FRONTAGE & EXCELLENT SIGNAGE OPPORTUNITY
- LOCATED IN THE VIBRANT HEART OF ICONIC NORTH BEACH

Only steps from historic Washington Square Park, **521 Columbus Avenue** offers a rare and highly-coveted location in the Heart of North Beach. Neighboring businesses include Caffe Greco, Franchino, and countless shops that guarantee plenty of foot and vehicle traffic.

**ADDITIONAL HIGHLIGHTS**

- Vibrant locale in one of the busiest dining & shopping districts
- Space to be delivered in a nice "warm vanilla" shell
- Convenient access to public transit



INCORPORATED | EST. 1922

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates.

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**TOP DESTINATION & HIGH-TRAFFIC  
CORRIDOR CONNECTING  
DOWNTOWN SAN FRANCISCO  
TO FISHERMAN'S WHARF**



## **POPULAR THOROUGHFARE FOR CARS, PUBLIC TRANSIT, TOUR BUSES, BICYCLES AND PEDESTRIANS.**

Internationally recognized as 'Little Italy', the North Beach District has cultivated a rich culinary heritage in offering a delicious mix of popular classic Italian and new multicultural eateries. The neighborhood is home to young professionals and nearby Chinatown residents.



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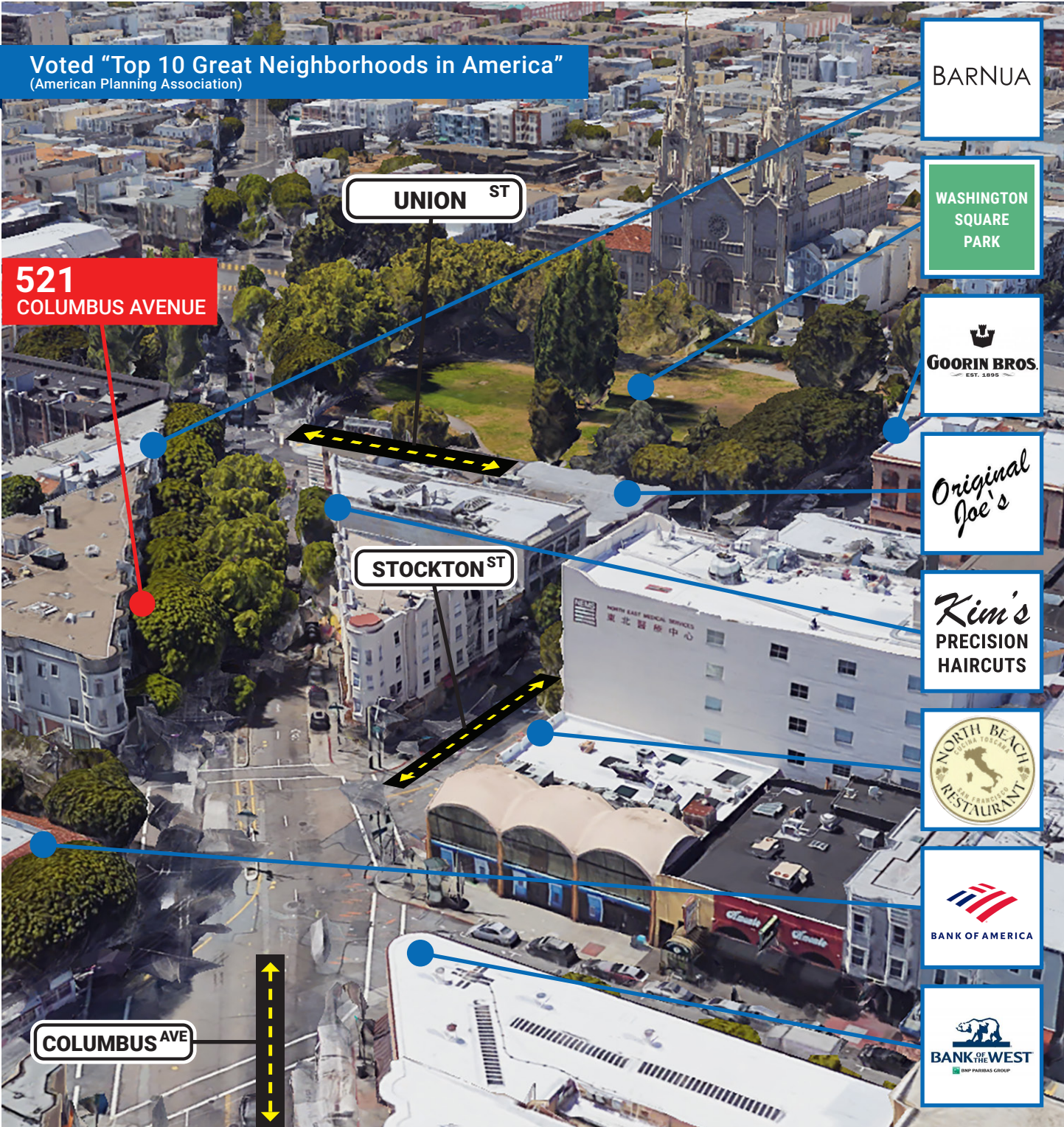
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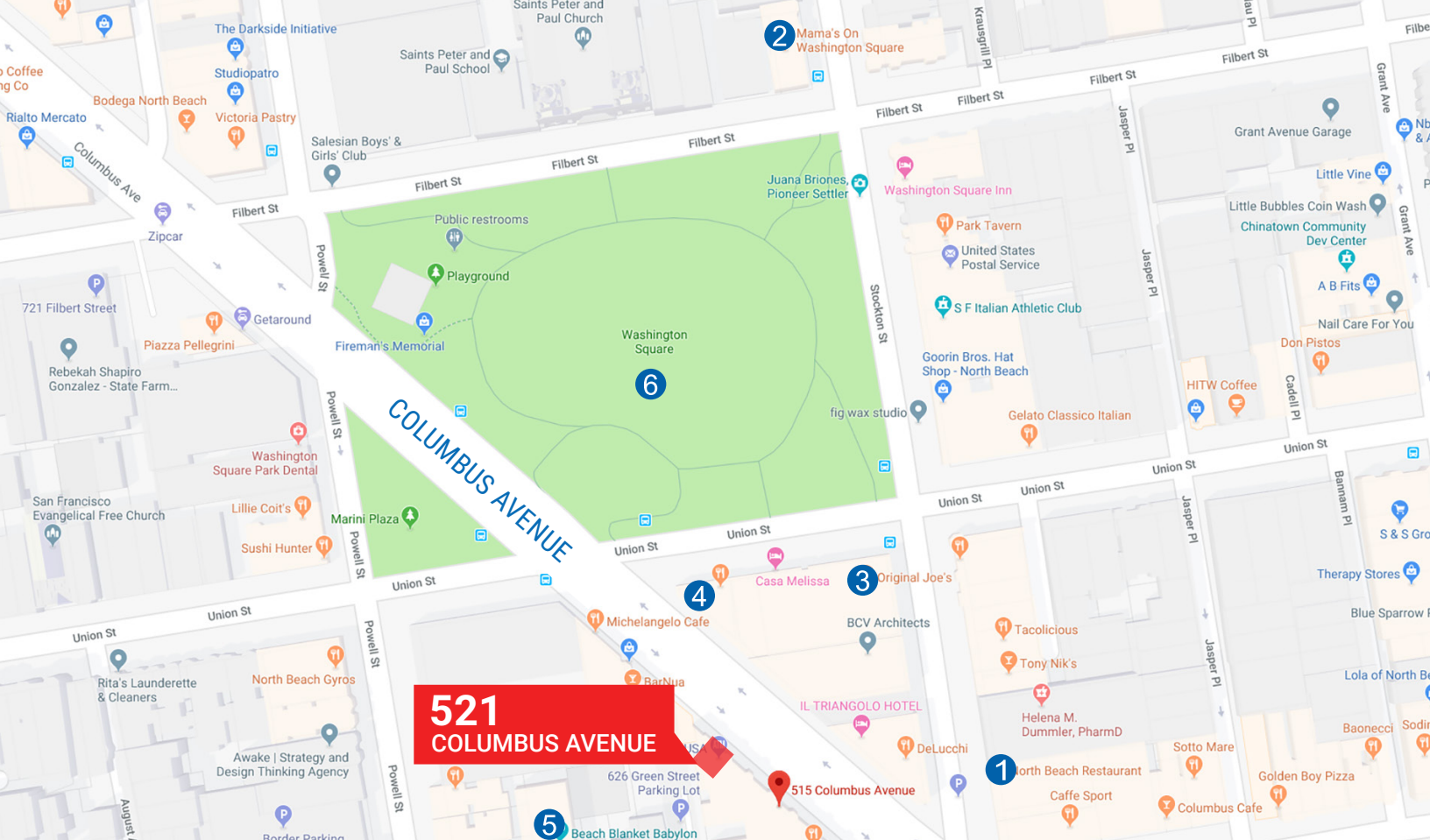
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## POPULAR NEARBY TENANTS

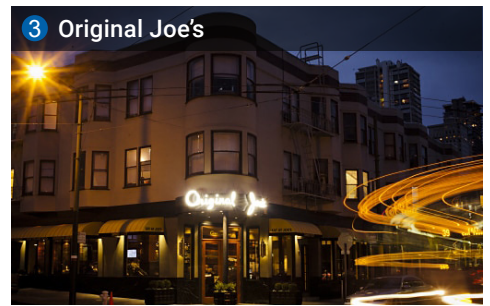
Popular Nearby Tenants



1 North Beach Restaurant



2 Mama's on Washington Square



3 Original Joe's



4 Mario's Bohemian Cigar Store Cafe



5 Beach Blanket Babylon



6 Washington Square Park



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