

# VALENCIA STREET SHOPPING

## GROUND FLOOR RETAIL/OFFICE SPACE FOR LEASE

311 VALENCIA STREET, SAN FRANCISCO, CA 94103



**PLEASE CALL FOR PRICE**

**VALENCIA STREET CORRIDOR**

CROSS STREET: 14TH STREET

**SIZE**

**±896 SF**

RETAIL OR OFFICE SPACE FOR LEASE

### NOW AVAILABLE FOR RETAIL OR OFFICE

The Valencia Street Corridor is one of San Francisco's hottest neighborhoods! Locals and tourists alike daily visit for trendsetting shopping, a variety of artisanal cafés, quality restaurants, salons and a thriving nightlife scene. **Top-notch nearby businesses include Four Barrel Coffee, Chase Bank, Little Star Pizza, Taylor Stitch, Samovar Teahouse Cafe, Roxie Theater and much more!**

#### PROPERTY HIGHLIGHTS

- Great Exposure for Building and Maintaining Brand Identity
- Excellent Window Lining Offers Plenty of Natural Lighting
- Private Bathroom
- Commuter-Friendly Location
- WALK SCORE ® | 98 (Walker's Paradise)
- TRANSIT SCORE ® | 100 (Rider's Paradise)



INCORPORATED | EST. 1922

**ISAAC SUN**

415.321.7492 | [is@brsf.co](mailto:is@brsf.co) | DRE #02029542

**JEREMY BLATTEIS**

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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. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

44 Montgomery Suite 1288, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | [info@brsf.co](mailto:info@brsf.co) | DRE #01421282



## INTERIOR



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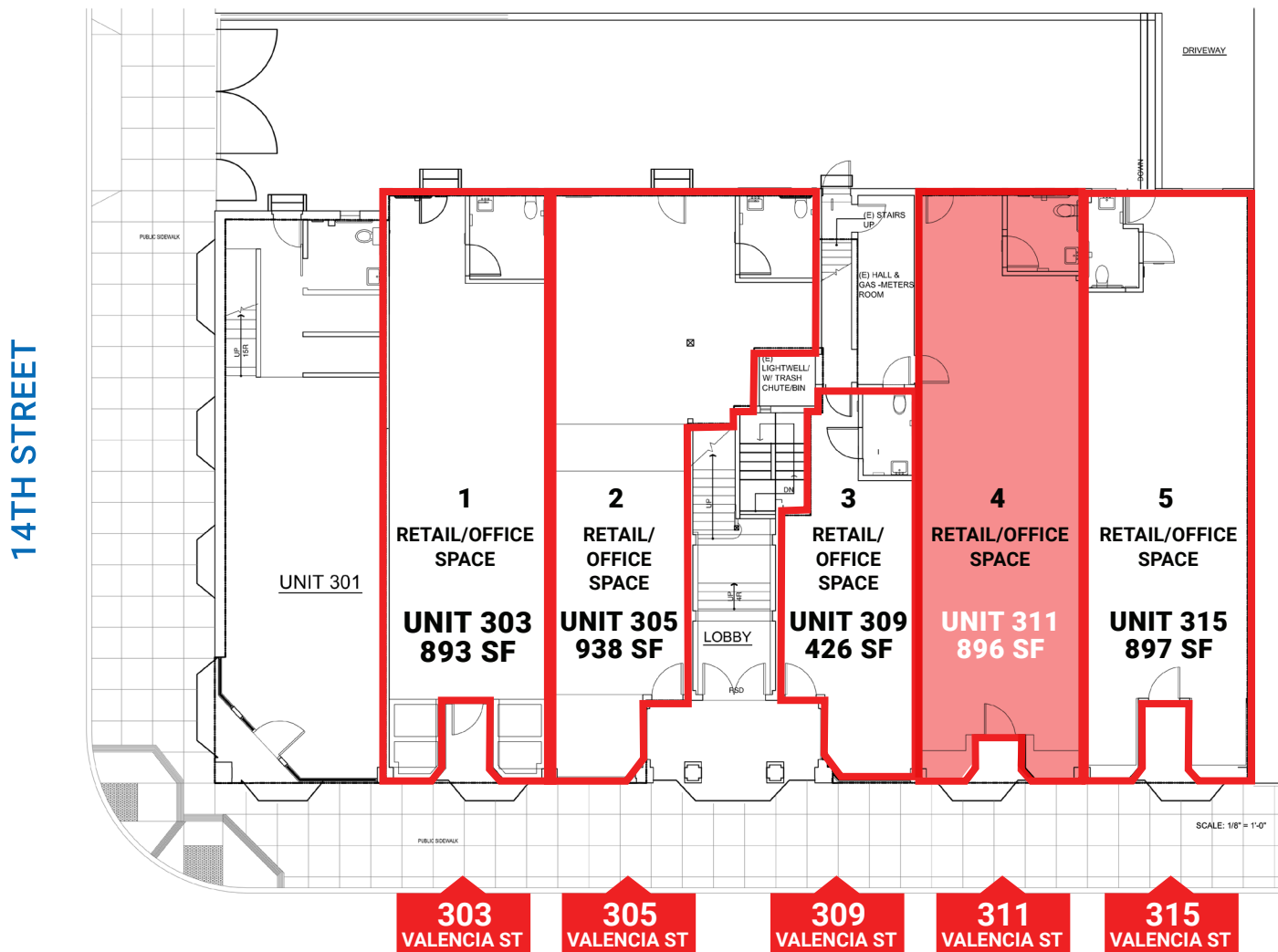
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## FLOOR PLAN | 4 ADDITIONAL UNITS CURRENTLY AVAILABLE



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## POPULAR NEARBY TENANTS

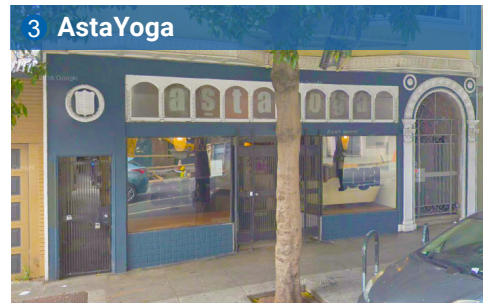
 Popular Nearby Tenants



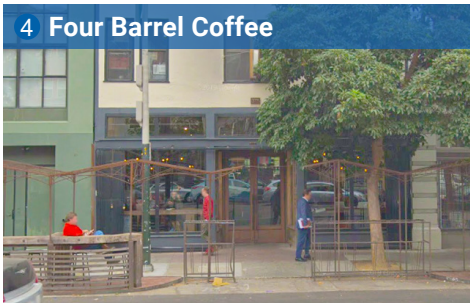
**1 POPULATION SALON**



**2 BOX DOG BIKES**



**3 AstaYoga**



**4 Four Barrel Coffee**



**5 Taylor Stitch**



**6 Pica Pica Arepa Kitchen**



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