

GROUND FLOOR MISSION DIST. GATEWAY RETAIL! | NEW 5-STORY, 44-UNIT ECO-FRIENDLY APARTMENT BUILDING!

RETAIL/OFFICE SPACES FOR LEASE | TWO UNITS (INCLUDES UNIT VENTED FOR RESTAURANT USE)

235 VALENCIA STREET, SAN FRANCISCO, CA 94103 | MISSION DISTRICT



RENDERING | FRONT VIEW | VALENCIA STREET

PLEASE CALL FOR PRICE

MISSION DISTRICT

BETWEEN DUBOCE AVENUE & 14TH STREET

SIZE

UNIT A: ±2,686 SQ FT

UNIT B: ±2,858 SQ FT

RETAIL SPACES FOR LEASE

ESTIMATED DELIVERY: AUTUMN 2020

- GROUND FLOOR CORNER LOCATION ON PRIMARY RETAIL CORRIDOR
- MODERN LUXURY CONDOS | SUSTAINABLE BUILDING
- BOUNDED BY VALENCIA ST. (FRONT), CLINTON PARK (SIDE) & STEVENSON ST. (REAR)

- Adjacent Annunciation Greek Orthodox Cathedral and Millenium School (Private) and Across from San Francisco Friends School (Private)
- Outstanding Branding Opportunity in Flourishing Locale!
- Vibrant/Active Commercial Area Attracted by Church & School Activities in Addition to Retail Services and Trendy Restaurants
- Commuter-Friendly: Conveniently accessible from the entire Bay Area by BART, city & regional transportation and regional freeway system.
- TOP NOTCH Nearby Tenants: Nostra Spaghetteria, Chase Bank, Shizen Vegan Sushi, Burma Love, LE POINT, Glama-Rama! Salon , AstaYoga, Zeitgeist, Pizza Zone N Grill and MANY MORE!



INCORPORATED | EST. 1922

GARY WARD

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CARL WARD

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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 | DRE #01421282

RENDERINGS / MODERN, CONTEMPORARY & SUSTAINABLE DESIGN

235 Valencia is located on the corner of Valencia Street and Clinton Park in the VIBRANTLY booming Mission District neighborhood in central San Francisco.



RENDERING | REAR VIEW | STEVENSON STREET



RENDERING | SIDE VIEW | CLINTON PARK



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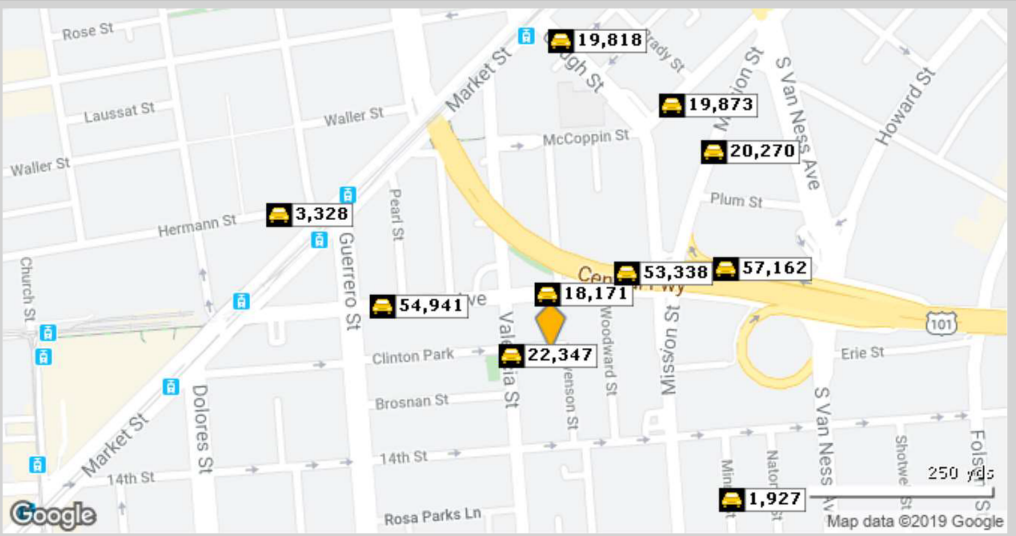
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TRAFFIC COUNT

Exclusively
235 Valencia St, San Francisco, CA 94103

Building Type: **General Retail**
Secondary: **Auto Repair**
GLA: **7,920 SF**
Year Built: **1924**
Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: -





	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Valencia St	Clinton Park	0.00 N	2018	22,347	MPSI	.03
2	Duboce Ave	Stevenson St	0.01 E	2018	18,171	MPSI	.05
3	Duboce Ave	Woodward St	0.02 SW	2018	53,338	MPSI	.09
4	Duboce Ave	Pearl St	0.02 E	2018	54,941	MPSI	.14
5	13th St	Mission St	0.04 NW	2018	57,162	MPSI	.15
6	Minna St	14th St	0.05 N	2018	1,927	MPSI	.18
7	Mission St	Plum St	0.04 S	2018	20,270	MPSI	.20
8	Otis St	Brady St	0.03 NE	2018	19,873	MPSI	.22
9	Hermann St	Laguna St	0.03 E	2018	3,328	MPSI	.24
10	Gough St	Stevenson St	0.01 SE	2018	19,818	MPSI	.25



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FLOOR PLAN

EXCITING GROUND FLOOR RETAIL OPPORTUNITY!
NEW 5-STORY, 44-UNIT ECO-FRIENDLY APARTMENT BUILDING!

RETAIL/OFFICE SPACES FOR LEASE
2 TOTAL UNITS AVAILABLE

MISSION DISTRICT
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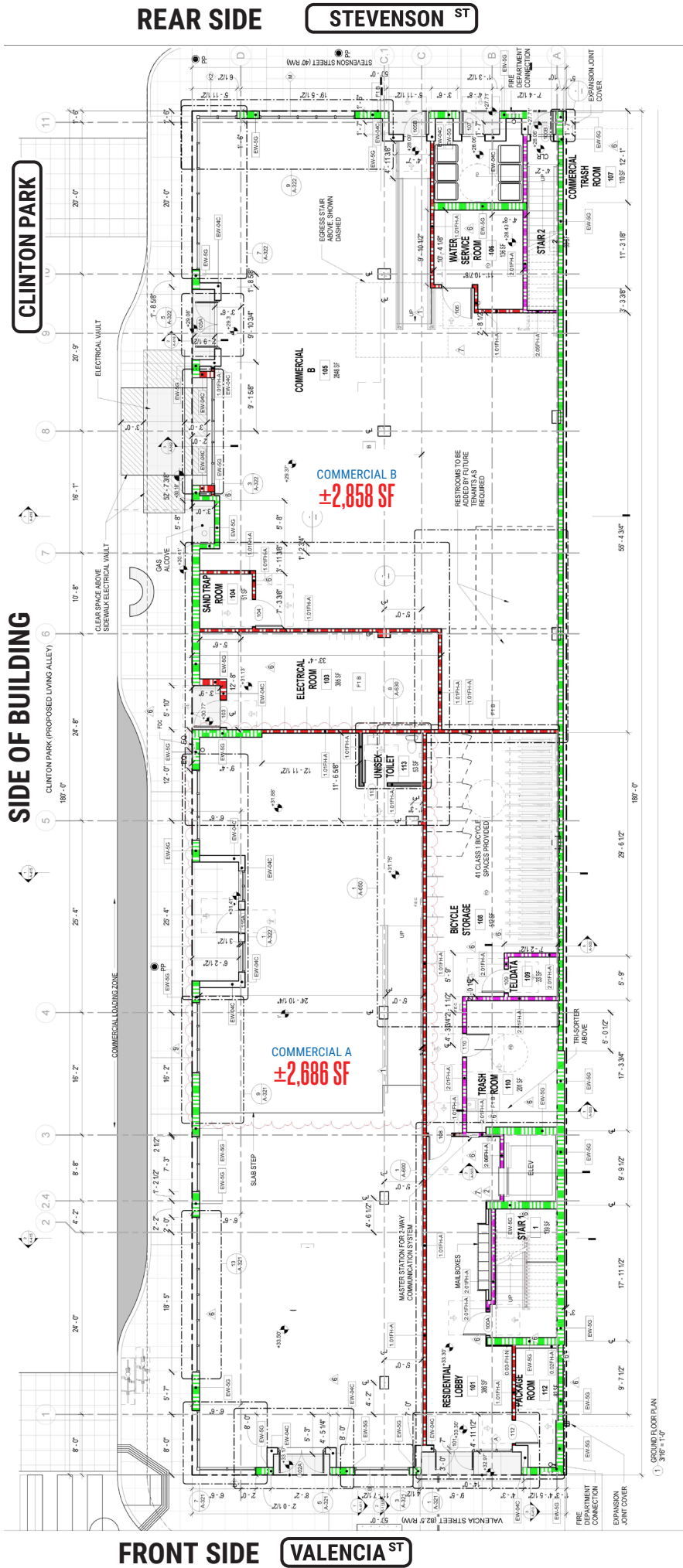
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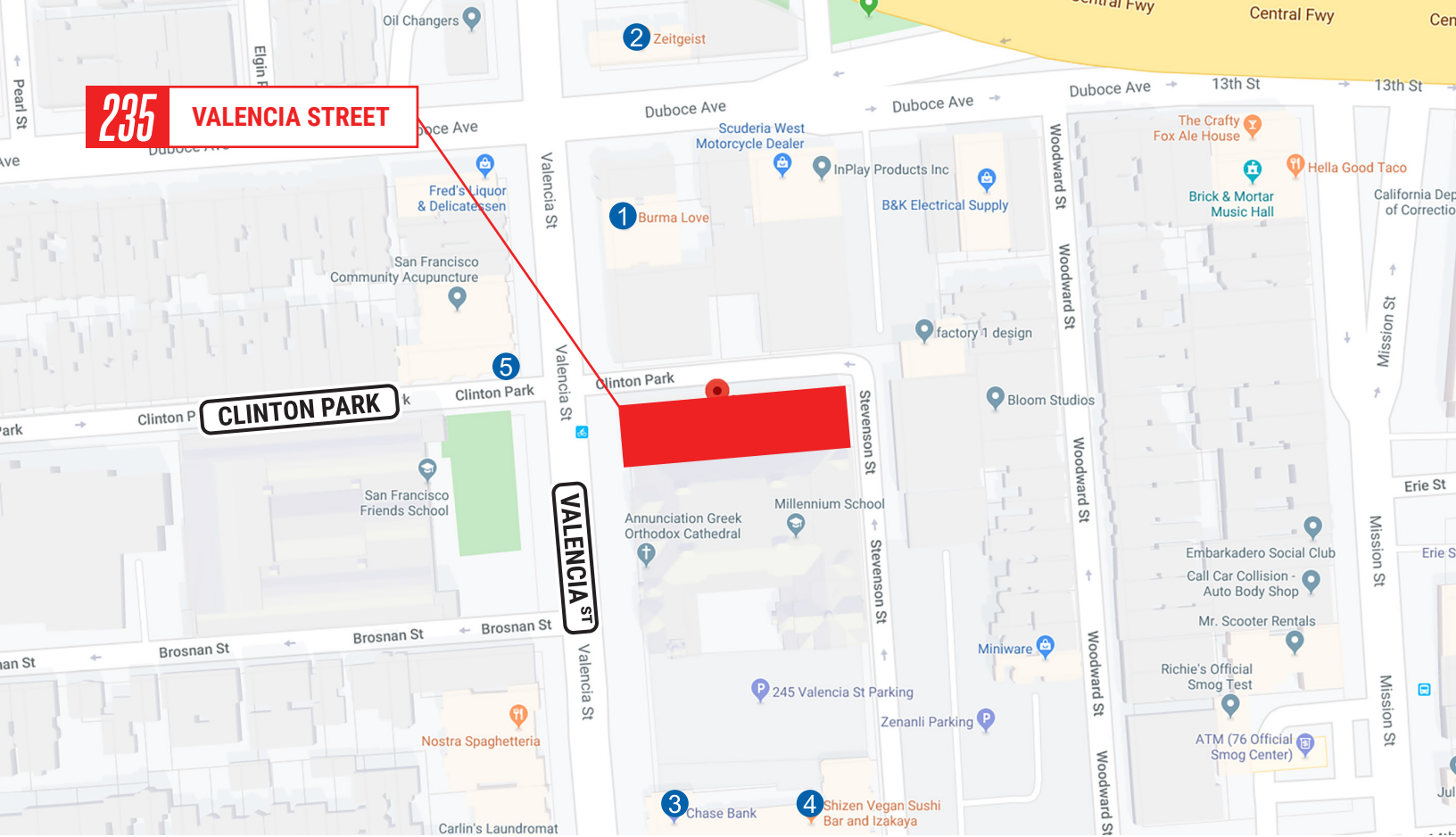
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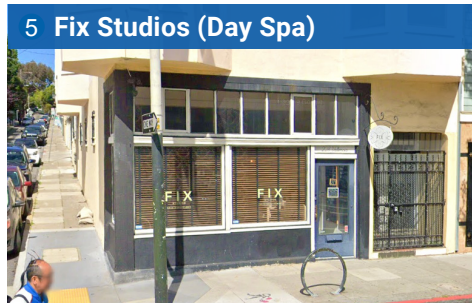
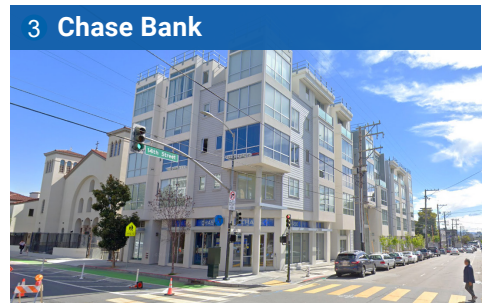
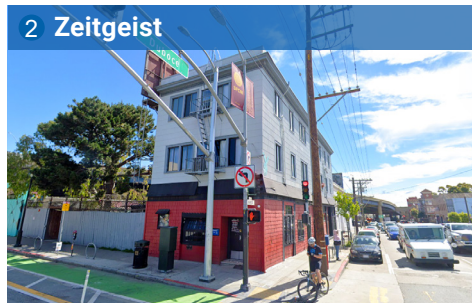
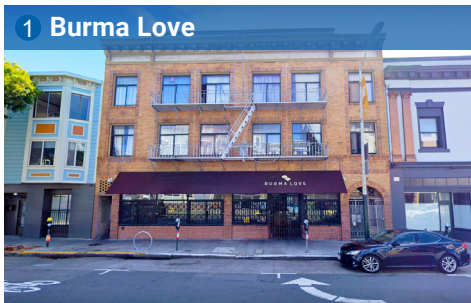


FRONT SIDE **VALENCIA ST**



POPULAR NEARBY TENANTS

● Popular Nearby Tenants



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