

FOR LEASE

2425 CALIFORNIA STREET
SAN FRANCISCO, CA 94115

3,250 SF
OFFICE / RETAIL
GROUND FLOOR

NEAR THE CORNER OF
CALIFORNIA & FILLMORE

PREMIER OFFICE / RETAIL SPACE
IN THE HEART OF PACIFIC HEIGHTS



UNBEATABLE LOCATION
CALIFORNIA & FILLMORE



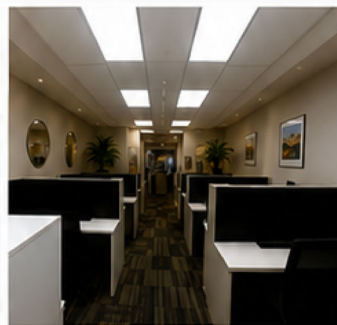
Located near the vibrant corner of Fillmore and California Streets, this property offers exceptional visibility, strong pedestrian traffic, and immediate access to premier dining, shopping, and transit options in the heart of Pacific Heights.



Steps from Fillmore Street's best restaurants, boutiques, and services.



Easy access to multiple Muni lines and major thoroughfares.



PROPERTY HIGHLIGHTS

- 3,250 SF of flexible office / retail space
- Ground floor with excellent street frontage
- High ceilings, skylights, and abundant natural light
- Open layout with private offices and conference rooms
- Kitchen / break room and two restrooms
- Ideal for office, retail, showroom, medical, wellness, or professional service uses
- Located in one of San Francisco's most desirable neighborhoods

ACCESSIBILITY



Walk Score **100** Walker's Paradise



Transit Score **100** Rider's Paradise



Bike Score **70** Very Bikeable



Drive Score **60** Moderately Accessible

PARKING

Surface Parking Available
Street parking available nearby

NEARBY AMENITIES



Fillmore Street Dining & Shopping



Alta Plaza Park



Mollie Stone's Market



Peet's Coffee / Blue Bottle Coffee



SPOR / The Progress



Banks, Fitness Studios & More



Easy Access to Downtown, the Presidio & Hwy 101

AERIAL OVERVIEW



AERIAL LOOKING WEST



AERIAL LOOKING NORTH



EXCLUSIVELY LISTED BY:

DENNIS DANIELIAN

Founding Partner
650 598-0555
ddanielian@tciproperties.com
DRE #00939644

JESSE GOLDSTEIN

Founding Partner
650 598-0555
jgoldstein@tciproperties.com
DRE #00939643



1730 S AMPHLETT BLVD, SUITE 240
SAN MATEO, CA 94402



TCI@TCIPROPERTIES.COM



WWW.TCIPROPERTIES.COM

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.