



# FOR SALE

*±5,780 SF Building Plus Bonus Mezzanine including a  
±2,300 SF Fenced, Paved Private Parking Lot*

2230 3RD ST, SAN FRANCISCO, CA

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LIC N° 01366451



## Property Information

TYPE	Warehouse / Flex
ZONING	UMU; Life Science and Medical Special Use District
LOT SIZE	±8,000 SF
GRADE LEVEL DOORS	Two (2)
CEILING	<b>Bow Truss</b>
LIGHTING	Lots of Natural Light
UPGRADES	New Interior Improvements
CURRENT LEASE	Expires December 31, 2027

### BRIEF LIST OF APPROVED USES:

Production, distribution, and repair uses, light manufacturing, home and business services, arts activities, warehouse, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. Housing is also permitted.

\* Billboard is not included in the sale

## CONTACT

AGENT FOR SALE PRICE

## DEVELOPMENT OPPORTUNITY

*Possibilities includes residential, retail, office, and laboratory uses, making it a rare opportunity in one of the city's most sought-after areas.*



### ZONING NOTES TO BE VERIFIED BY BUYER

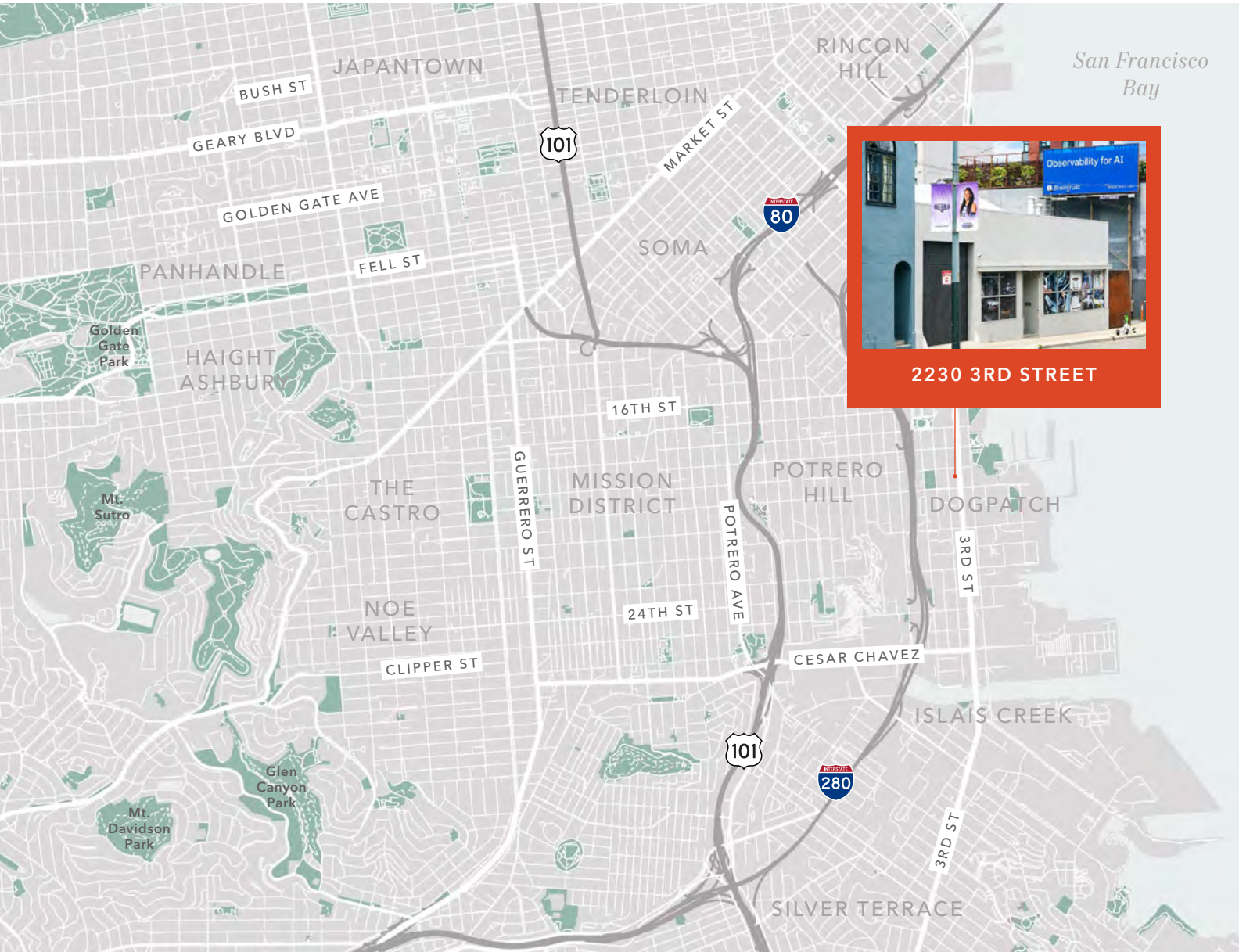
2230 3rd Street is a premier mixed-use development opportunity zoned UMU (Urban Mixed Use). The property supports a wide range of potential uses, including residential, retail, commercial, office, life science, laboratory, and mixed-use development, subject to applicable planning approvals.

The site had a previously proposed project to include the demolition of a  $\pm 5,780$  SF existing building and new construction of a 68-ft. tall, six-story and  $\pm 39,494$  SF mixed-use building that includes approximately  $\pm 2,987$  SF of ground floor Retail Sales and Service use and  $\pm 36,507$  SF of Medical Services and Office and Laboratory uses at all floors of the building. The proposed project would also include a  $\pm 2,450$  SF ground floor garage for fifteen accessory automobile parking spaces, fourteen bicycle parking spaces and  $\pm 3,360$  SF of rooftop common open space. With strong access to downtown San Francisco, Mission Bay, UCSF, and the city's leading innovation and life science clusters, the property is well-positioned for developers seeking to capitalize on one of San Francisco's most active growth corridors.

→ [MORE ZONING INFORMATION](#)

## URBAN MIXED USE

ZONING (UMU)



San Francisco Bay



2230 3RD STREET

*2 MIN*

WALK TO 20TH ST LIGHT RAIL

*3 MIN*

WALK TO PUBLIC TRANSPORTATION STOP

*3 MIN*

DRIVE TO 22ND ST COMMUTER RAIL (CALTRAIN)

*20 MIN*

DRIVE TO SAN FRANCISCO INTERNATIONAL AIRPORT

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	18,183	367,326	676,384
2020 CENSUS	30,249	421,229	742,469
2026 ESTIMATED	32,190	410,066	712,438
2031 PROJECTED	32,891	410,728	707,887

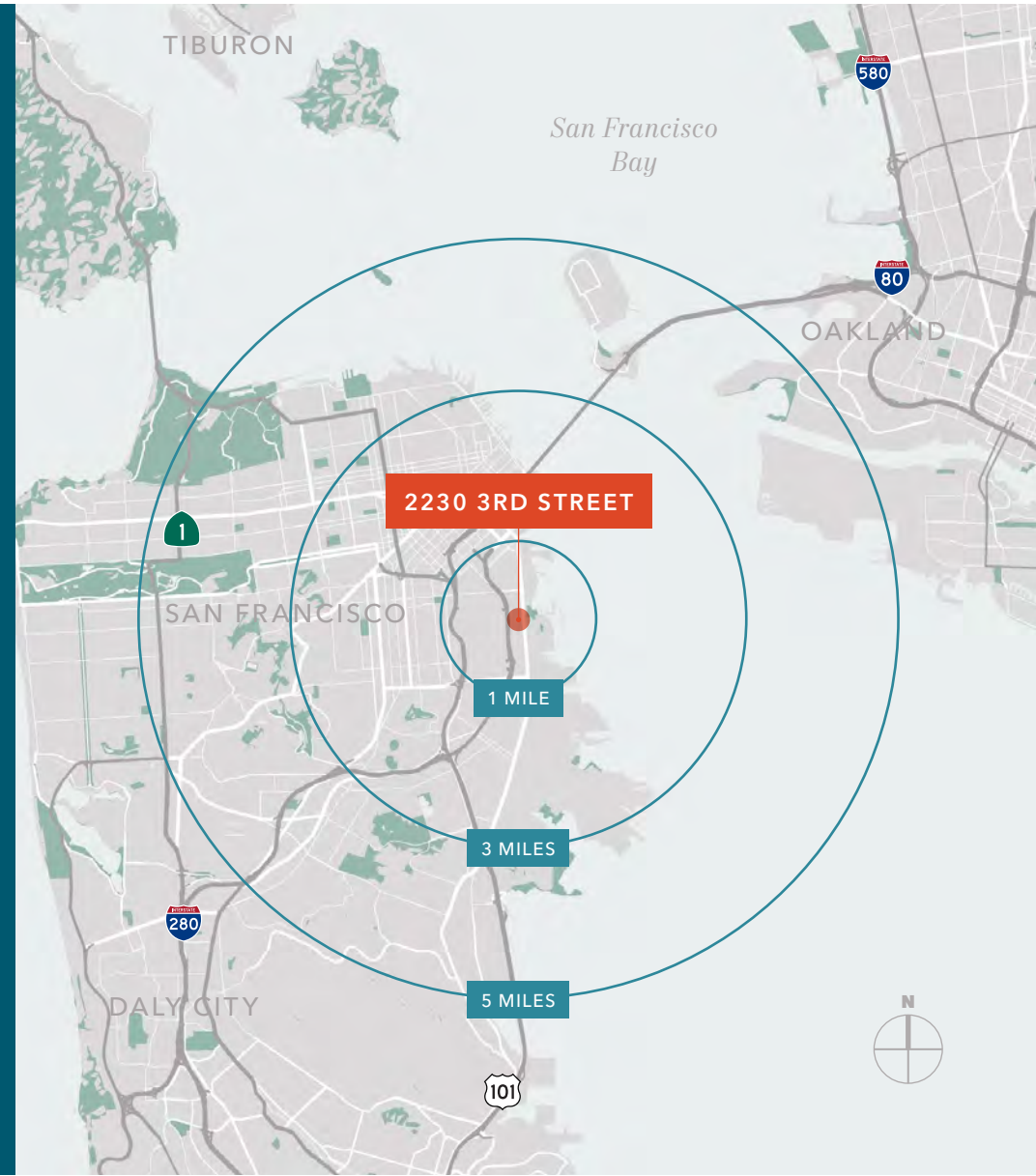
## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	34.6	39.5	39.9
% FEMALE	44.2%	44.7%	46.8%
% MALE	55.8%	55.3%	53.2%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	\$226,128	\$152,900	\$164,471
2031 MEDIAN PROJECTED	\$225,359	\$153,420	\$164,440
2026 AVERAGE	\$303,671	\$214,935	\$231,875
2031 AVERAGE PROJECTED	\$303,428	\$215,659	\$231,901

Data Source: ©2026, Sites USA





## 2230 3RD ST

*For more information about this property, please contact*

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