

FOR LEASE



2966 24th Street

2966 24th Street
San Francisco, CA 94110



Brian Merrion

415.802.1400

brian.merrion@expcommercial.com
www.expcommercial.com

Suphain Htaung

855.451.1236 x572

Suphain.htaung@expcommercial.com
www.expcommercial.com

Property Summary

FOR LEASE



PROPERTY DESCRIPTION

Bring your vision to life with this flexible mixed-use property in a prime San Francisco location! It's ready for renovation or new development. The ground floor features a warehouse and retail storefront, with a room and bath unit situated above. Well-suited for investors, developers, or owner-users seeking a property with multiple income and use possibilities.

Available for in-person tour: Mon-Fri 8AM-3PM. Contact Broker to schedule.

PROPERTY HIGHLIGHTS

- Expansive storefront windows
- High ceilings and abundant natural light
- Versatile layout options for customization
- Sleek, modern design ideal for retail environment
- Prime location with high foot traffic
- Strategic positioning for exceptional visibility
- Proximity to popular attractions

OFFERING SUMMARY

Lease Rate:	\$6,000 per month (NNN)
Number of Units:	1
Available SF:	3,196 SF
Lot Size:	0.06 Acres
Building Size:	3,196 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,587	8,849	30,575
Total Population	7,333	23,472	71,455
Average HH Income	\$220,013	\$202,126	\$234,184

Brian Merrion
415.802.1400
brian.merrion@expcommercial.com

Suphain Htaung
855.451.1236 x572
Suphain.htaung@expcommercial.com



Property Description

FOR LEASE



PROPERTY DESCRIPTION

Bring your vision to life with this flexible mixed-use property in a prime San Francisco location! It's ready for renovation or new development. The ground floor features a warehouse and retail storefront, with a room and bath unit situated above. Well-suited for investors, developers, or owner-users seeking a property with multiple income and use possibilities.

Available for in-person tour: Mon-Fri 8AM-3PM. Contact Broker to schedule.

LOCATION DESCRIPTION

Discover the vibrant energy of one of San Francisco's most sought-after neighborhoods around the property.

Located in the trendy Mission District, this bustling area is home to a diverse mix of boutique shops, gourmet restaurants, SF General Hospital, and trendy cafes. The property benefits from prime foot traffic, thanks to its proximity to popular landmarks like Dolores Park, SF Public Library, City College of SF, Mission Cultural Center, and more. Public transportation (Muni, BART, buses) and US-101 and I-280 freeways nearby.

With its unique blend of art, culture, and culinary delights, the area offers an exciting opportunity for a Retail/Street Retail tenant to immerse themselves in the dynamic fabric of San Francisco's eclectic community.

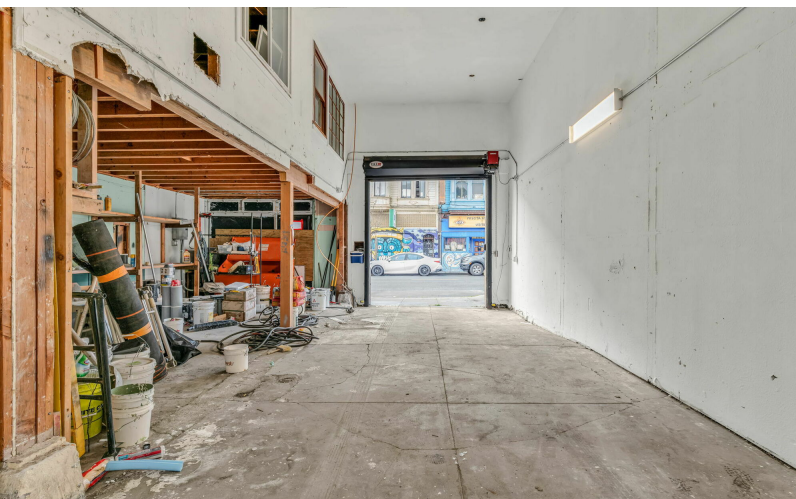
Brian Merrion
415.802.1400
brian.merrion@expcommercial.com

Suphain Htaung
855.451.1236 x572
Suphain.htaung@expcommercial.com



Complete Highlights

FOR LEASE



PROPERTY HIGHLIGHTS

- Expansive storefront windows
- High ceilings and abundant natural light
- Versatile layout options for customization
- Sleek, modern design ideal for retail environment
- Prime location with high foot traffic
- Strategic positioning for exceptional visibility
- Proximity to popular attractions
- Opportunity for captivating retail environment
- Convenient access to public transportation
- Unique mixed-use investment opportunity

Brian Merrion
415.802.1400
brian.merrion@expcommercial.com

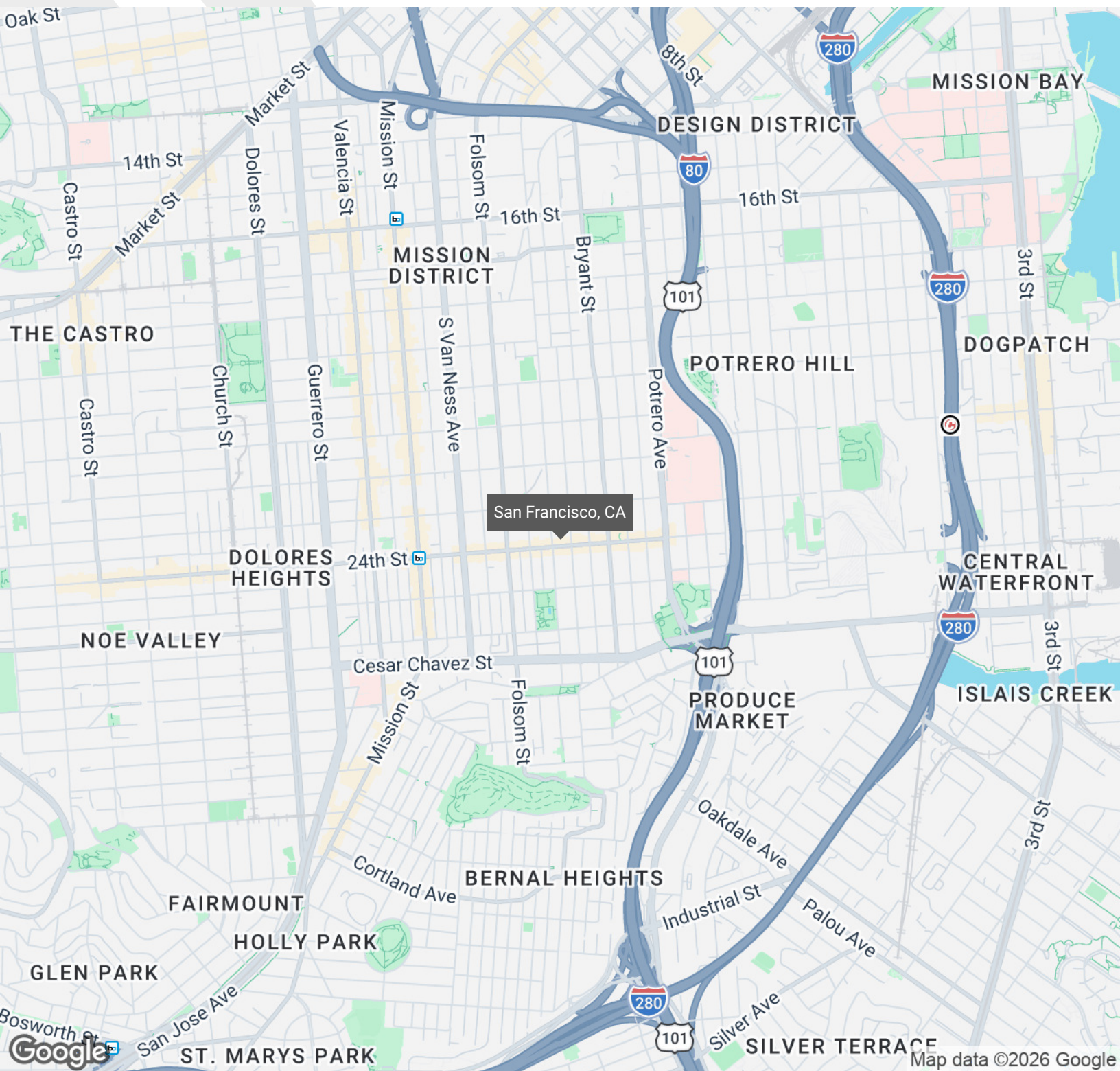
Suphain Htaung
855.451.1236 x572
Suphain.htaung@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Regional Map

FOR LEASE



Brian Merrion
415.802.1400
brian.merrion@expcommercial.com

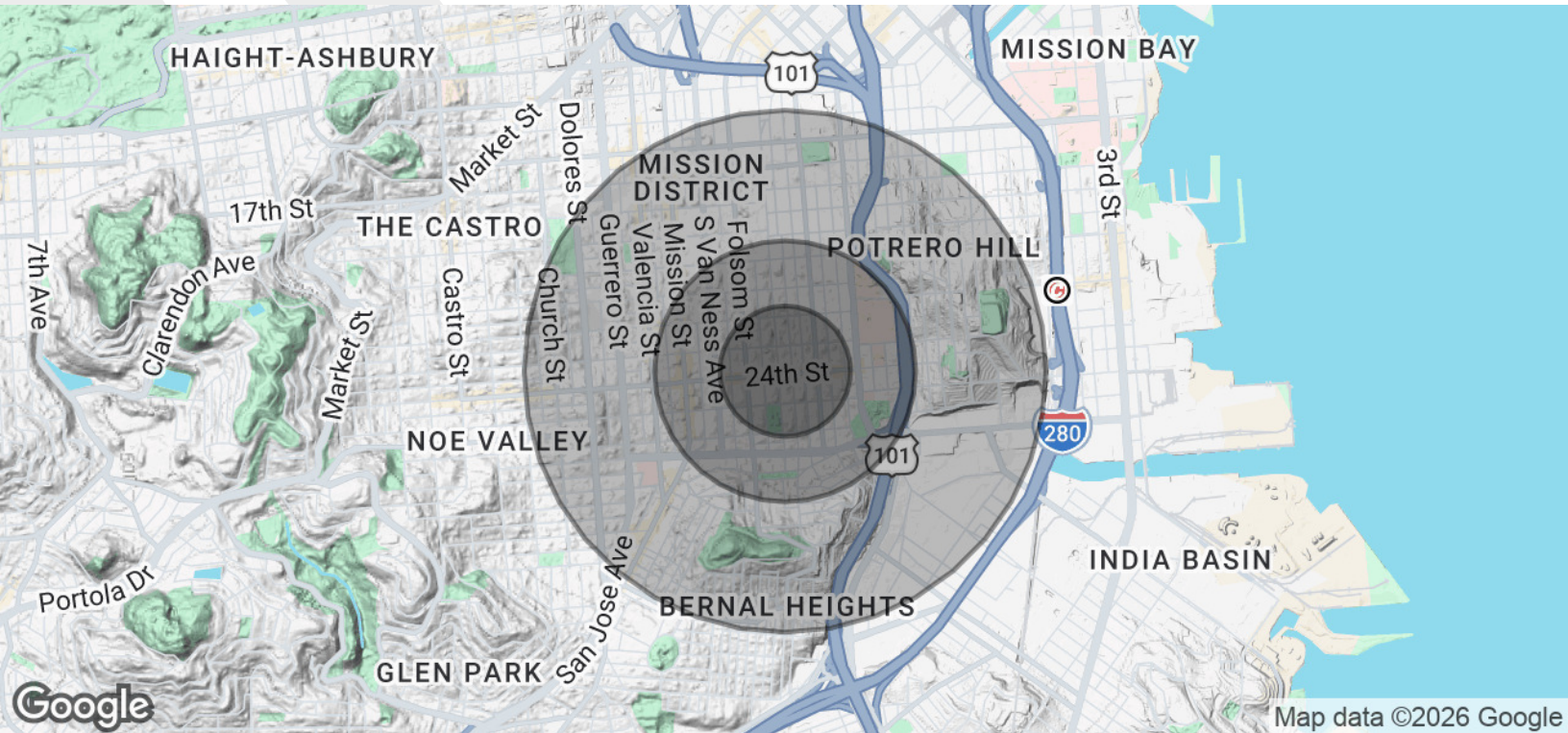
Suphain Htaung
855.451.1236 x572
Suphain.htaung@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Demographics Map & Report

FOR LEASE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	7,333	23,472	71,455
Average Age	36.5	38.9	39.9
Average Age (Male)	36.7	38.4	39.9
Average Age (Female)	36.4	39.9	40.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,587	8,849	30,575
# of Persons per HH	2.8	2.7	2.3
Average HH Income	\$220,013	\$202,126	\$234,184
Average House Value	\$1,446,089	\$1,427,821	\$1,528,576

2023 American Community Survey (ACS)

Brian Merrion
 415.802.1400
 brian.merrion@expcommercial.com

Suphain Htaung
 855.451.1236 x572
 Suphain.htaung@expcommercial.com

