



SAN FRANCISCO, CA 94107

**MISSION DISTRICT FLEX BUILDING**

# 32A Shotwell St.

**FOR SUBLEASE**

**Available Now | 3,500 SF**  
Turnkey Existing Lab & Prototyping Space  
LEX: February 29, 2029.

**MARIO PREVITALI** | [mario@calco-sf.com](mailto:mario@calco-sf.com) | 415.755.8905 | DRE #01902075

**CHARLES WILLIAMS** | [charles@calco-sf.com](mailto:charles@calco-sf.com) | 916.757.3154 | DRE #02244143

**CADEN THOMPSON** | [caden@calco-sf.com](mailto:caden@calco-sf.com) | 916.316.1040 | DRE #02244574

# HIGHLIGHTS

## | 32A Shotwell St.

### PROPERTY DETAILS

- Zoned Urban Mixed Use
- 2800 sq ft of drive in open floor space
- 700 sq ft of loft space for office and storage
- Bright Natural Light
- High 14ft Ceilings in Central Area
- Large Roll Up Garage Door with Man Door
- Off Street Parking for 4 Cars in Garage Area
- Enclosed Shop/Production Area/Clean Room
- Loft Space includes Open Office Space and Meeting Rooms
- Food Facility Certifications
- 220 AMPS single phase
- Alarm System
- Non Metered Street Parking
- Close to Many Neighborhood Amenities
- Blocks from BART/MUNI Services and 80/101 Freeways



**97**

Walk Score



**100**

Rider Score



**99**

Bike Score



 **CALCO**  
COMMERCIAL, INC.

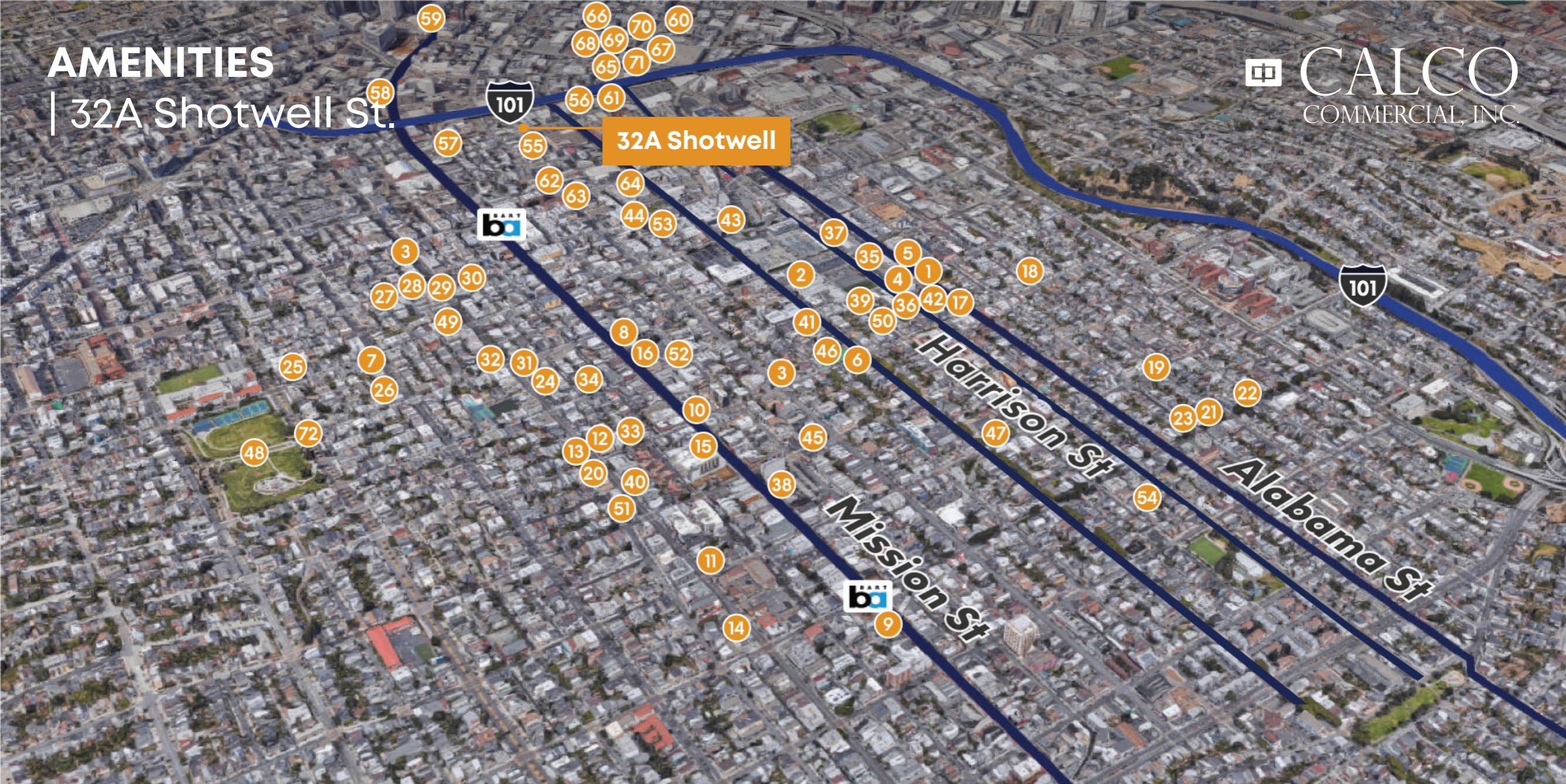
# GALLERY

| 32A Shotwell St.



# AMENITIES

| 32A Shotwell St.



- |                            |                  |                              |                               |                          |                           |
|----------------------------|------------------|------------------------------|-------------------------------|--------------------------|---------------------------|
| 1 Atlas Cafe               | 13 Senor Sisig   | 25 Bi-rite market            | 37 Mission Cliffs             | 49 PanIQ Escape Room     | 61 Rainbow grocery        |
| 2 Southern Pacific Brewery | 14 Barzotto      | 26 Tartine Bakery            | 38 Max Fitness Crossfit       | 50 Mission Arts Center   | 62 16th st Bart           |
| 3 Limon Rotisserie         | 15 Bear Vs. Bull | 27 The Monks Kettle          | 39 Movement Lab               | 51 The Marsh             | 63 Slate                  |
| 4 Flour + Water            | 16 Dr. Teeth     | 28 Cream                     | 40 Burn SF                    | 52 Alioto Park           | 64 Mission Bowling Club   |
| 5 True Laurel              | 17 Bon Nene      | 29 Limon Rottiserie          | 41 Moxie: 20th Street         | 53 CDC Theatre           | 65 DNA lounge             |
| 6 Heirloom Cafe            | 18 Asiento       | 30 Bond Bar                  | 42 Golden Gate Fencing Center | 54 Balmy Alley           | 66 Sextant coffee rosters |
| 7 Tartine                  | 19 Spice Jar     | 31 Boba Guys Mission         | 43 Soul Sanctuary             | 55 Foodsco               | 67 Slims                  |
| 8 Barrel Proof             | 20 Lolo          | 32 Project Juice             | 44 Mission Bowl               | 56 Nihon Whiskey lounge  | 68 Audio Nightclub        |
| 9 Rosamunde                | 21 Zita Wine Bar | 33 Valencia Whole Foods      | 45 Urban Putt                 | 57 The armory Club       | 69 Wish                   |
| 10 Myriad Gastropub        | 22 Pop's Bar     | 34 Garden Creamery           | 46 Jose Coronado Park         | 58 Public works Club     | 70 V Cafe                 |
| 11 Beretta                 | 23 Sake Bomb     | 35 Hit Fit SF                | 47 Parque Ninos Unidos        | 59 Cats head BBQ         | 71 Butter                 |
| 12 Mission Picnic          | 24 Amnesia       | 36 Mission Recreation Center | 48 Mission Dolores Park       | 60 Soma Streat Food Park | 72 Tartine bakery         |



**MARIO PREVITALI**

Senior Vice President  
Email: [mario@calco-sf.com](mailto:mario@calco-sf.com)  
Cell: 415.755.8905  
DRE #01902075

**CHARLES WILLIAMS**

Associate  
Email: [charles@calco-sf.com](mailto:charles@calco-sf.com)  
Cell: 916.757.3154  
DRE #02244143

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**CADEN THOMPSON**

Associate  
Email: [caden@calco-sf.com](mailto:caden@calco-sf.com)  
Cell: 916.316.1040  
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Calco Commercial, founded in 2011 by Scott Mason, brings over 35 years of experience and 2,500+ transactions, totaling over \$2.2 billion in sales and leases. Specializing in leasing and sales of commercial real estate in the San Francisco Bay Area and nationwide, we consistently rank as a top-producing firm. With deep knowledge of the Bay Area market, our team offers clients over three decades of expertise and exceptional customer service, providing the tools and guidance to navigate the ever-changing commercial real estate landscape.