



OFFICE INDUSTRIAL RETAIL TEAM

By Jake Levinson

Outside the box.

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950 COLUMBUS AVE
OFFICE/RETAIL SPACE FOR LEASE
+ HIGH END RESIDENCE

North Beach Treasure

The Pulse of North Beach

TERMS

Zoning	NCD - North Beach Neighborhood Commercial
Space Available	834 - 3,234 SQFT
Lease Rate	See Page 3
Expenses	NNN
Co-Op Fees	3% of Gross Lease Value

OFFERING HIGHLIGHTS

This unique mixed use leasing opportunity presents both a beautifully upgraded residential flat and a highly functional commercial condominium, offering flexibility for users seeking a live work environment or two distinct income producing spaces.

The residential unit spans 834 square feet and features a thoughtfully designed one bedroom, one bath layout with in unit washer and dryer, a legal fireplace, and a private patio. The unit also includes a deeded parking space, a rare and valuable amenity in the neighborhood. Offered at \$6,500 per month, the residence blends comfort, convenience, and classic North Beach character.

Directly below, the commercial condominium offers approximately 2,400 square feet of upgraded space with over \$250,000 in recent improvements. The layout features high ceilings, an industrial kitchen, and a fully compliant ADA restroom, making it ideal for a variety of retail, showroom, creative office, or food oriented uses. The space is offered at \$12,000 per month.

This is a rare opportunity to secure a vertically integrated live work setup or lease two complementary spaces in one of San Francisco's most vibrant and high traffic neighborhoods.



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UNIT NUMBER	SIZE	PRICE
UNIT 4	+/- 834 SQFT	\$6,500/MO IG
UNIT A	+/- 2,400 SQFT	\$12,000/MO NNN
COMBINED	+/- 3,234 SQFT	\$18,500/Mo NNN

CAN BE LEASED TOGETHER OR SEPARATE

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- +/- 2,400 SF
- ADA BATHROOM
- INDUSTRIAL KITCHEN
- 74 FT FRONTAGE ON COLUMBUS AVE
- HIGH CEILINGS
- \$250K RECENT RENOVATION
- 1 PRIVATE OFFICE
- AMPLE STORAGE

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UNIT A



UNIT 4

RESIDENTIAL

- +/- 834 SF
- 1 BED/1 BATH
- 1 RESERVED PARKING SPACE
- PRIVATE PATIO
- IN UNIT WASHER & DRYER
- NEWLY RENNOVATED
- FIREPLACE

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