

COMMERCIAL CONDO
FOR SALE OR LEASE

3609 Buchanan Street

San Francisco, California

±1,081 SF



VERSATILE SPACE IN INCREDIBLE NEIGHBORHOOD!

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HIGHLIGHTS

- ±1,081 Square Feet
- Good natural light
- Prominent storefront
- Surrounded by amenities
- Great Marina location
- Available as “Plug & Play” office space or unfurnished
- Includes two large open work areas (with 5 desks), conference table and chairs, private office, two bathrooms and separate kitchen/break room
- Ideal for immediate office use for 2 to 10 employees
- Can have an office or retail use



SAN FRANCISCO BAY

THE MARINA GREEN

3609 Buchanan Street

FORT MASON

THE MARINA

OFF THE GRID

GREAT MEADOW PARK

Marina Blvd

SAFEWAY

THE MARINA DISTRICT



Bay Street

Marina Blvd



Chestnut Street

MOSCONE SOFTBALL FIELDS



COW HOLLOW DISTRICT

97

74

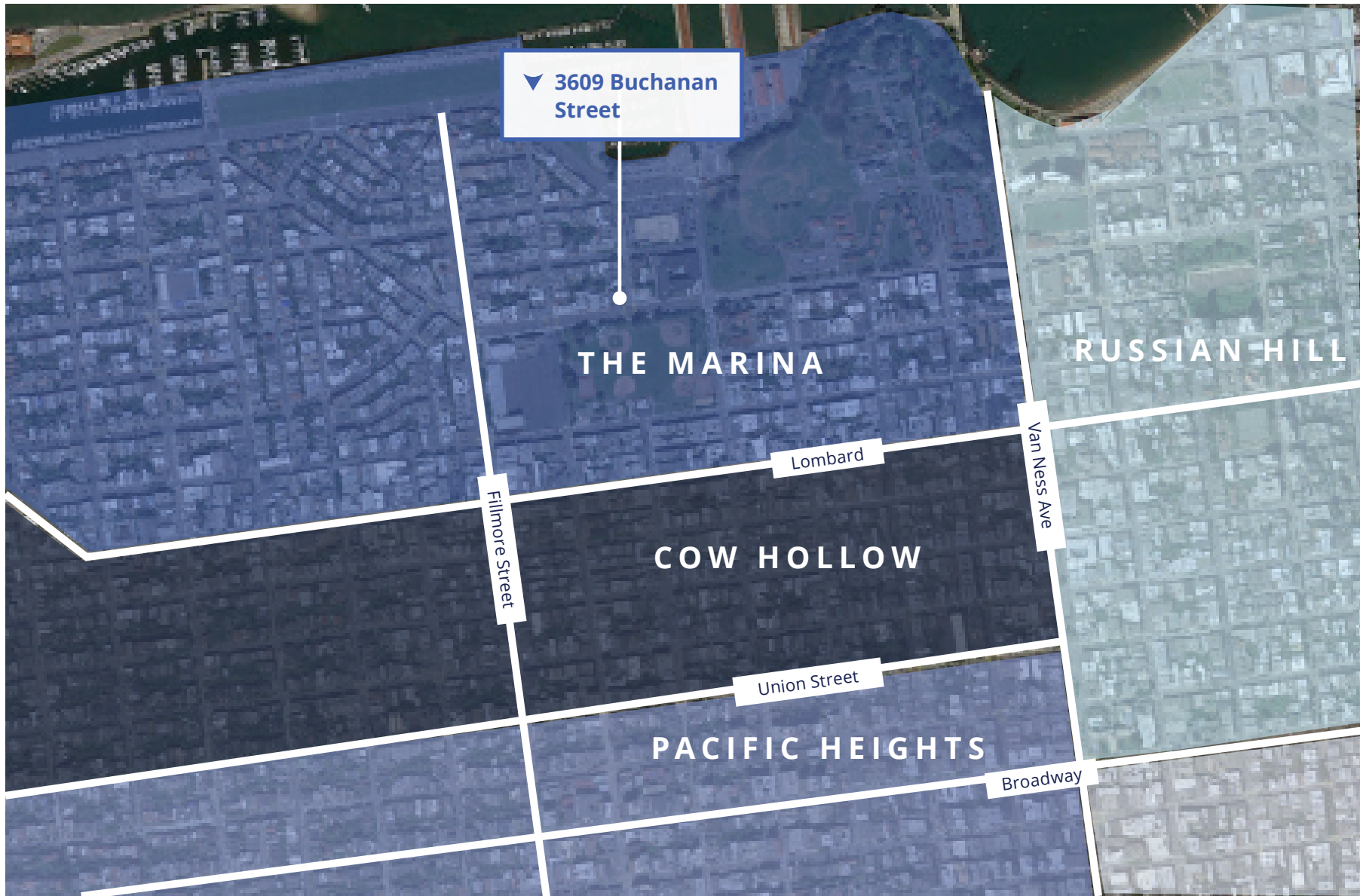
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WALK SCORE

TRANSIT SCORE

BIKE SCORE

District Map



Co-Tenancy Map



Photo Gallery



Placer AI Data

YTD Summary	0.25 Mile	500 Feet	1000 Feet
Visits	47.4k	290.7k	1.8m
Visitors	23.2k	91.3k	522.8k
Average Dwell Time	89 Minutes	70 Minutes	57 Minutes
Median Household Income	\$178,533	\$178,389	\$187,082
Average Household Income	\$250,975	\$250,975	\$251,764
Per Capita Income	\$136,428	\$136,428	\$140,747
Bachelor's Degree or Higher	60.1%	62.4%	61%
Median Age	40	38.5	38.6
Business Summary			
Total Businesses	7	81	140

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