



Outside the box.

4091 19th Avenue
SAN FRANCISCO, CA

RETAIL | FOR LEASE

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PROPERTY HIGHLIGHTS

Ground Matrix, as Exclusive Advisor, is pleased to present 4091 19th Avenue, an approximately 420 SF retail opportunity along one of San Francisco's busiest traffic corridors. Located just off 19th Avenue and approximately a 20-minute walk from the San Francisco State University campus, the property benefits from strong daily traffic and excellent visibility.

The space is part of an established neighborhood retail center with long-standing tenants that have operated at the property for decades. The suite features an open and flexible layout, great storefront visibility, signage opportunities, and a private restroom, making it well-suited for a variety of retail and service uses.

Space Available (SF)	420 SF
Lease Rate	\$3 PSF/YR
Expenses	NNN
Co-Op Fees	3% Gross Lease Value





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STRAIGHT INDOOR

8 of 1000

[illegible]

CURVED INDOOR

8 of 1000

[illegible]

Optional Equipment

Optional Equipment	
Additional Trip / Fuel Lock	\$10
Additional Travel Bed	\$10
Power Entry/Exit Seat	\$200
Power Service Duffel	\$70
Power Folding Seating	\$90
Power Footrest (Correct & Folding)	\$200
Power Backrest	\$200
Power Trip Bed	\$200
Over Storage Interior	\$200

Optional Equipment

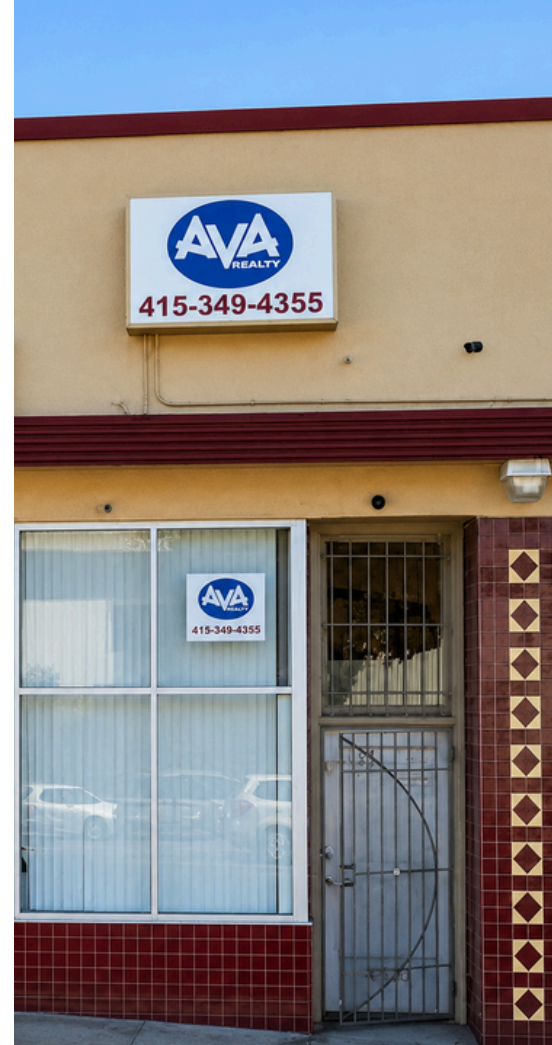
Dynamat Equipment	
Additional 1/2 Pint Leak	199
Additional Hand Tool	109
Power Tongued Tool Set	799
Power Fastener (Grip & holding)	2,395
Power Grout Seal Sealer	1,299
Power Filling	2,394
Power Mix/Grout	1,395
Cham Seal	7,999
Other Package	2,899

Indoor Installation	240
Outdoor Installation	280

Outdoor Installation	394
Outdoor Installation	395

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**OFFICE
INDUSTRIAL
RETAIL TEAM**
By Jake Levinson

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4091 19th Ave

FOR LEASE

*Pretty Girl
Beauty Salon*
415 334-5390

YOUR
COMPANY NAME
HERE

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