



FOR LEASE

2344 3RD STREET

GROUND FLOOR COMMERCIAL/
RETAIL OPPORTUNITY



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2344 THIRD STREET

PROPERTY SUMMARY

ADDRESS

2344 3rd Street, San Francisco, CA 94107

AVAILABLE SPACE

+/- 600 Square Feet

RENTAL RATE

Negotiable

ZONING

UMU - Urban Mixed Use

AVAILABLE

Immediately

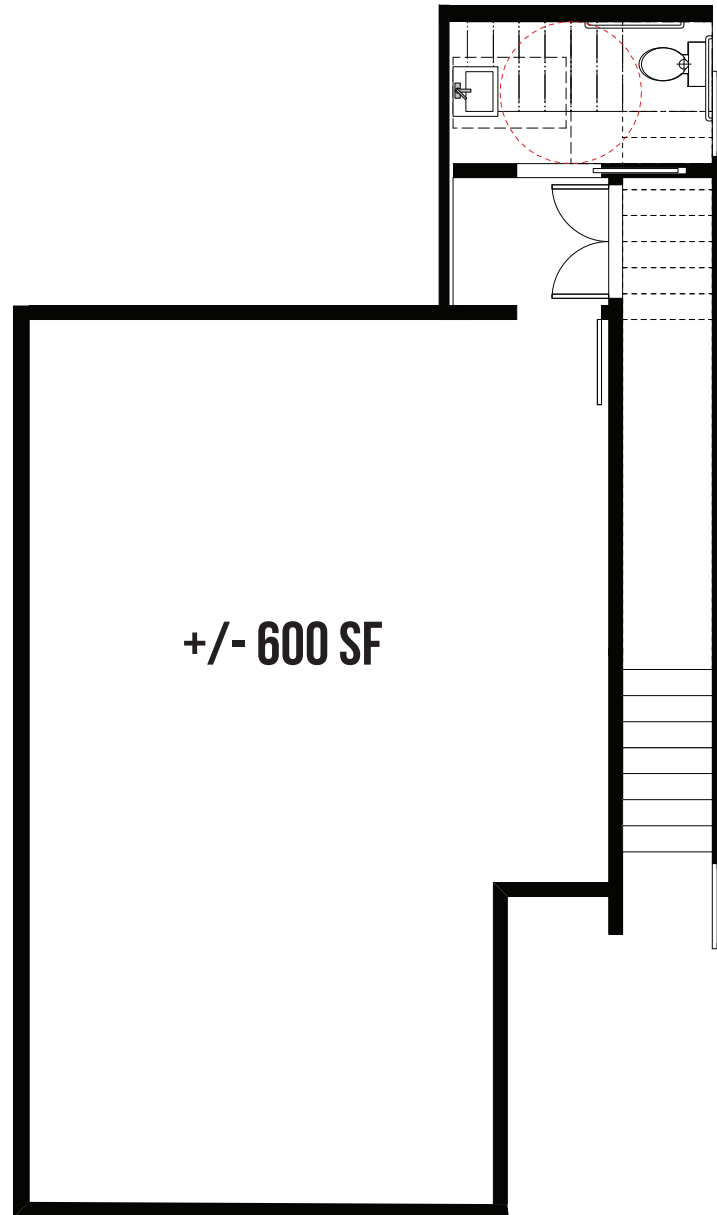
BUILDING ATTRIBUTES

- + Newly Renovated Ground Floor Commercial Space
- + Outstanding Dogpatch Location Facing 3rd Street Muni Stop
- + High Exposure & Traffic
- + Good Natural Light
- + Close Proximity to a Host of Amenities
- + ADA Restroom
- + Many Uses Considered



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FLOOR PLAN



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LOCATION OVERVIEW

Desirable Dogpatch location, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



02 MIN to 3rd St Light Rail
10 MIN to 22nd St CalTrain
13 MIN to Chase Center



05 MIN to SOMA
10 MIN to Financial District
12 MIN to Mission District



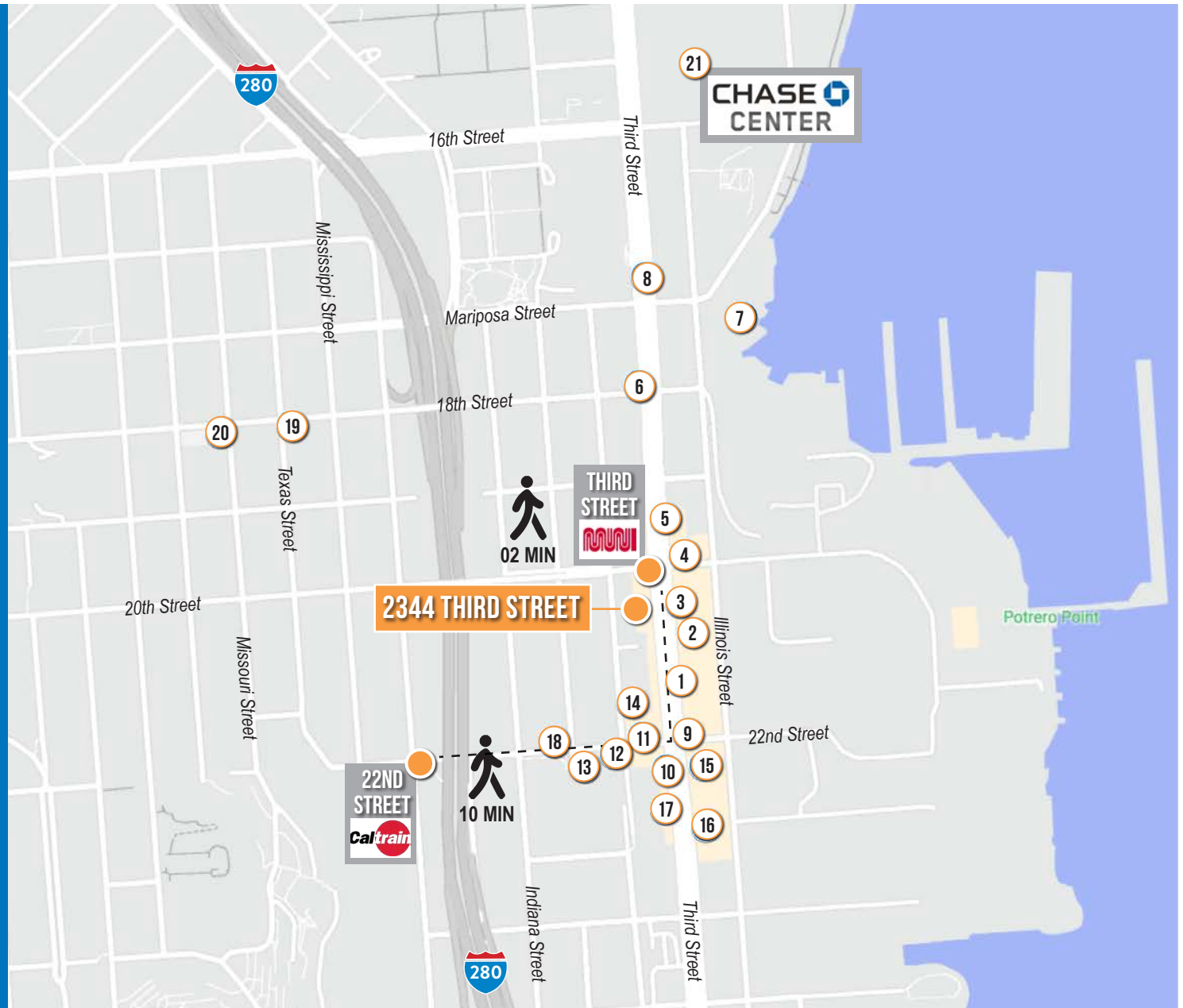
03 MIN to 280 On-Ramp
07 MIN to 80 On-Ramp
07 MIN to 101 On-Ramp



2344 THIRD STREET

NEARBY AMENITIES

- 1..... Gilberth's Rotisserie & Grill
- 2..... Neighbor Bakehouse
- 3..... The Plant Cafe Organic
- 4..... Third Rail
- 5..... Triple Voodoo Brewery
- 6..... Moshi Moshi
- 7..... The Ramp Restaurant
- 8..... UCSF Medical Center
- 9..... Serpentine
- 10..... Hard Knox Cafe
- 11..... Just For You Cafe
- 12..... Recchiuti Confections
- 13..... Piccino
- 14..... Marcella's Lasagneria
- 15..... Mr. and Mrs. Miscellaneous
- 16..... Dogpatch Boulders
- 17..... 3rd Street Boxing Gym
- 18..... Rickshaw Bagworks
- 19..... Plow
- 20..... Chez Maman East
- 21..... Chase Center



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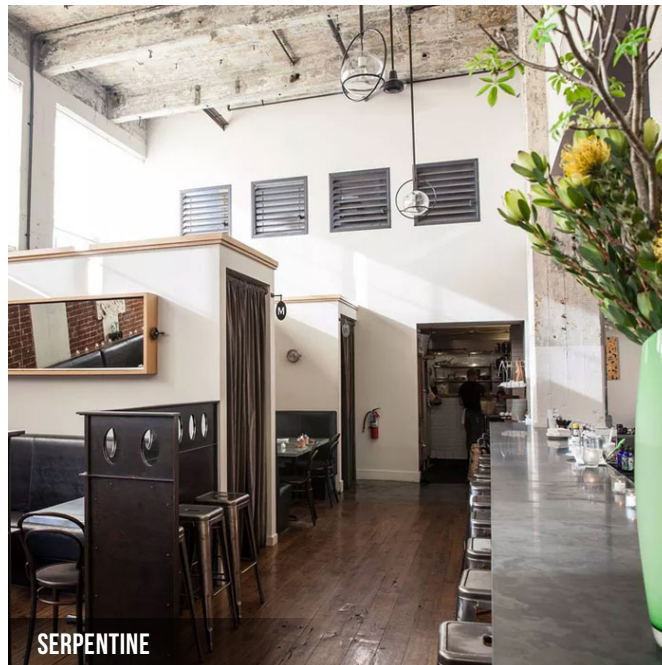
UCSF MEDICAL CENTER



PICCINO



THE THIRD RAIL



SERPENTINE



PLOW-SF

2344 THIRD
STREET



**CONTACT FOR MORE
INFORMATION**

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