

1235 9TH AVENUE

FOR SALE | RESTAURANT LEASE + LEASEHOLD IMPROVEMENTS

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



1235 9TH AVENUE

PROPERTY SUMMARY

ADDRESS

1235 9th Avenue, San Francisco, CA 94122

AVAILABLE SPACE

+/- 2,000 Square Feet

RENTAL RATE

\$11,255 / Month, Industrial Gross
*First Year: \$3,000 / Month Rent Reduction

KEY MONEY

Call Agent For Pricing

BUILDING ATTRIBUTES

- + Recent Build Out
- + Type 1 Hood
- + ADA Entrance
- + ADA Restroom
- + A+ Location
- + Additional Mezzanine Storage / Office Area
- + Outdoor Seating Potential



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LOCATION OVERVIEW

Just steps from Golden Gate Park, the subject property is well located and walkable to many nearby amenities and public transportation.



01 MIN to Golden Gate Park
01 MIN to Lincoln Way Muni



16 MIN to Mission District
18 MIN to SOMA
23 MIN to Financial District



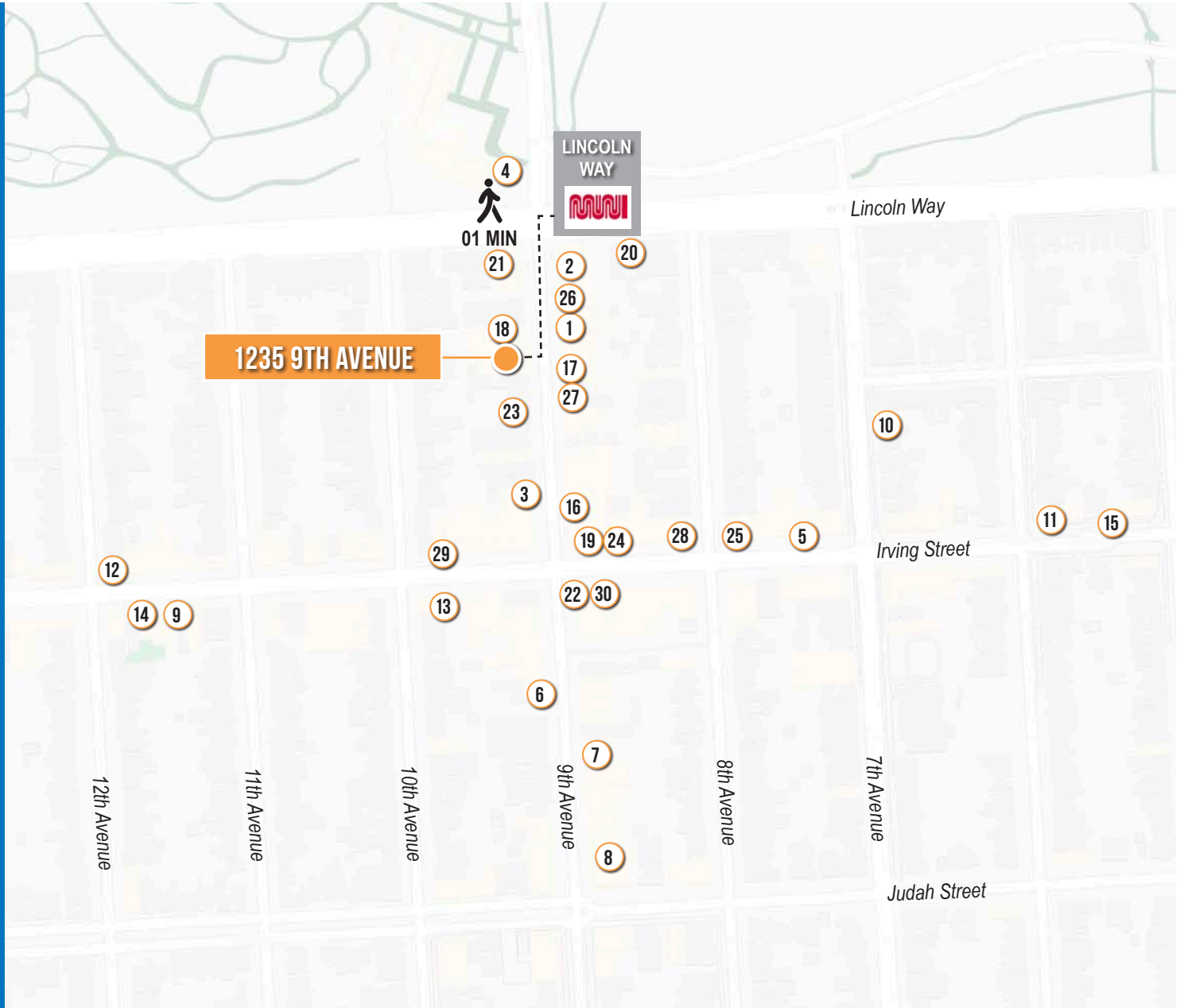
13 MIN to 101 On-Ramp
15 MIN to 80 On-Ramp
18 MIN to 280 On-Ramp



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NEARBY AMENITIES

- 1..... Tartine Inner Sunset
- 2..... Pacific Catch
- 3..... Ebisu Restaurant
- 4..... Golden Gate Park
- 5..... Crepevine Restaurants
- 6..... Arizmendi Bakery
- 7..... Kogi Gogi BBQ
- 8..... Rose Indian Cuisine
- 9..... San Tung
- 10..... May Lee Chinese Restaurant
- 11..... Lime Tree
- 12..... Irving Subs
- 13..... Milk Tea Labs
- 14..... Peasant Pies Cafe & Catering
- 15..... Koo
- 16..... SF's Hometown Creamery
- 17..... Fiorella Sunset
- 18...Green Apple Books on the Park
- 19..... Starbucks
- 20..... Sip Tea Room
- 21..... Little Shamrock
- 22..... Jamba Juice
- 23..... Inner Sunset - Little Sweet
- 24..... The Posh Bagel
- 25..... Rain Tree Cafe
- 26..... um.ma
- 27..... Sunset Subs
- 28..... Pasquale's Pizzeria
- 29..... Perilla
- 30..... Arts's Cafe



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GOLDEN GATE PARK



TARTINE INNER SUNSET



SAN FRANCISCO'S HOMETOWN CREAMERY



GREEN APPLE BOOKS ON THE PARK



FIGORELLA SUNSET

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