

3521 3RD STREET

FOR LEASE | FENCED HARD CORNER INDUSTRIAL YARD

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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3521^{3RD} STREET

PROPERTY SUMMARY

ADDRESS

3521 3rd Street, San Francisco, CA 94124

AVAILABLE SPACE

+/- 25,968 Square Feet

RENTAL RATE

\$30,000 per Month, Industrial Gross

AVAILABLE

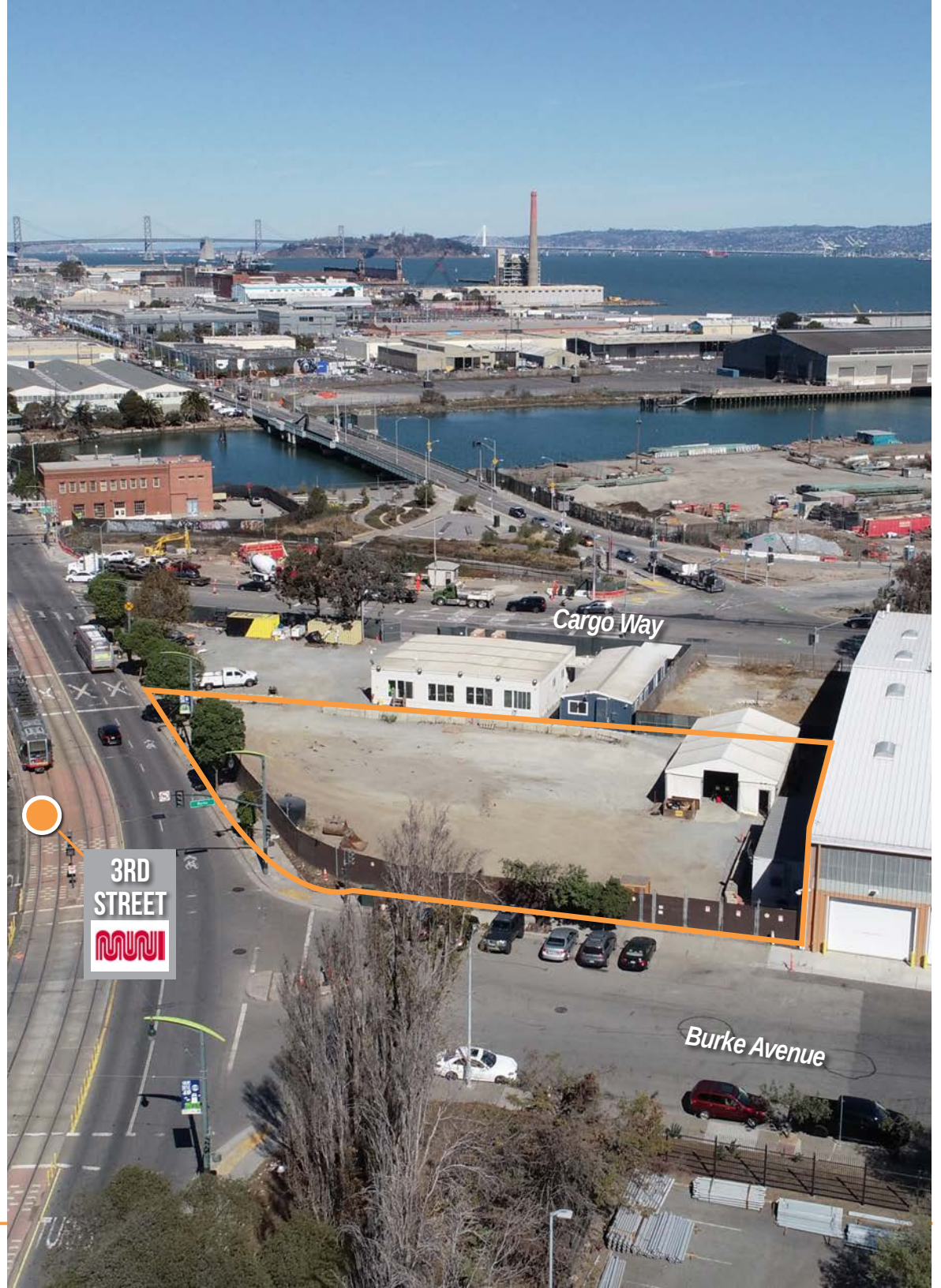
March 1, 2025

ZONING

PDR-2

BUILDING ATTRIBUTES

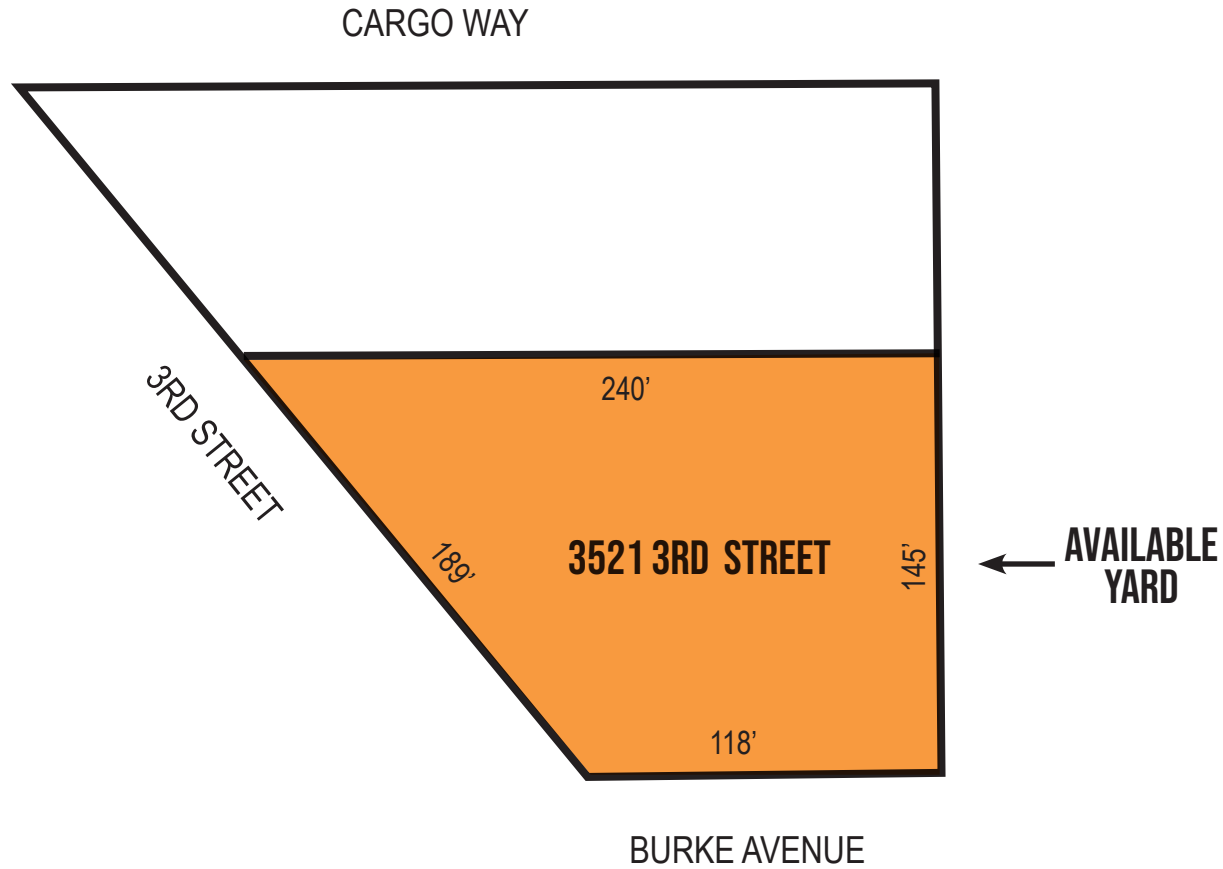
- + Vacant Hard Corner Yard Space
- + Two (2) Drive-In Access Points
- + Fully Fenced and Secure
- + Landlord Willing to Provide Tenant Improvements
- + Close Proximity to Freeway Access 101 & 280
- + Located within India Basin Industrial Zone



3521^{3RD} STREET

Parcel Map

+/- 25,968 Square Feet



3521 3RD STREET

LOCATION OVERVIEW

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



03 MIN to 3rd St Muni
07 MIN to Evans Ave Muni
26 MIN to Caltrain Station



04 MIN to Dogpatch
07 MIN to Potrero Hill
14 MIN to Mission District



04 MIN to 280 On-Ramp
06 MIN to 101 On-Ramp
08 MIN to 80 On-Ramp



NEARBY AMENITIES

- 1..... Starbucks
- 2..... Subway Restaurants
- 3..... Goodwill
- 4..... Wells Fargo Bank
- 5..... La Laguna
- 6..... Tiny Croissanterie
- 7..... Constanso's
- 8.... San Francisco Seafood Express
- 9..... NAPA Auto Parts
- 10..... Hungry Cafe
- 11..... Flora Grubb Gardens - SF
- 12..... All Good Pizza
- 13..... Golden Eagle
- 14..... Star Market
- 15..... Pizza Zone N Grill
- 16..... Speakeasy Ales & Lagers
- 17..... The Wine Club
- 18..... Vasquez Coffee Company
- 19..... Hungry Cafe
- 20..... Soo Fung
- 21..... Tiffanys Cafe
- 22..... Panda Express
- 23..... Wok-In Cafeteria
- 24.. Youngblood-Coleman Playground

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- Map of 3rd Street in San Francisco, showing the 3rd Street Muni line route. The map includes the following streets and landmarks:
- Interstate 280 (I-280)
 - Islais Creek Channel
 - Evans Avenue
 - Jerrold Avenue
 - Phelps Street
 - Oakdale Avenue
 - Palou Avenue
 - Mendell Street
 - Hudson Avenue
 - Fairfax Avenue
 - Cargo Way
 - 3rd Street (dashed line)
 - 3521 3RD STREET (orange box)
 - 24 numbered locations (circles) along the 3rd Street Muni line.
 - 3RD STREET Muni logo (bottom left).



3521 3RD STREET



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