



FOR SALE

*±5,780 SF Building Plus Bonus Mezzanine including a
±2,300 SF Fenced, Paved Private Parking Lot*

2230 3RD ST, SAN FRANCISCO, CA

JOE CAMMARATA
650.769.3516
joe.cammarata@kidder.com
LIC N° 01366451



Property Information

TYPE	Warehouse / Flex
ZONING	UMU; Life Science and Medical Special Use District
LOT SIZE	±8,000 SF
GRADE LEVEL DOORS	Two (2)
CEILING	Bow Truss
LIGHTING	Lots of Natural Light
UPGRADES	New Interior Improvements
CURRENT LEASE	Expires December 31, 2027

BRIEF LIST OF APPROVED USES:

Production, distribution, and repair uses, light manufacturing, home and business services, arts activities, warehouse, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. Housing is also permitted.

* Billboard is not included in the sale

\$4,800,000

SALE PRICE

DEVELOPMENT OPPORTUNITY

Possibilities includes residential, retail, office, and laboratory uses, making it a rare opportunity in one of the city's most sought-after areas.



AVAILABLE FOR SALE

ZONING NOTES TO BE VERIFIED BY BUYER

2230 3rd Street is a premier mixed-use development opportunity zoned UMU (Urban Mixed Use). The property supports a wide range of potential uses, including residential, retail, commercial, office, life science, laboratory, and mixed-use development, subject to applicable planning approvals.

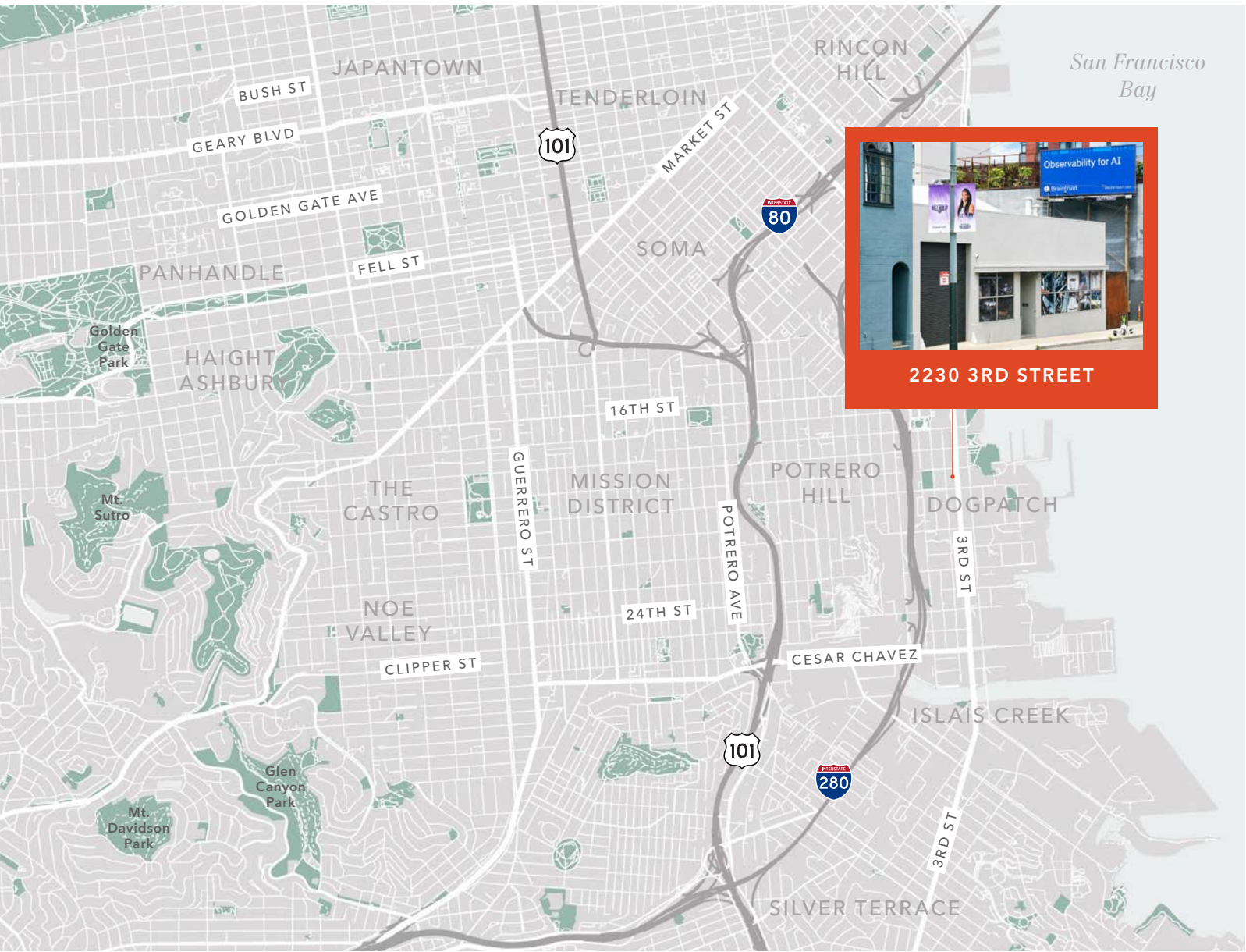
The site had a previously proposed project to include the demolition of a $\pm 5,780$ SF existing building and new construction of a 68-ft. tall, six-story and $\pm 39,494$ SF mixed-use building that includes approximately $\pm 2,987$ SF of ground floor Retail Sales and Service use and $\pm 36,507$ SF of Medical Services and Office and Laboratory uses at all floors of the building. The proposed project would also include a $\pm 2,450$ SF ground floor garage for fifteen accessory automobile parking spaces, fourteen bicycle parking spaces and $\pm 3,360$ SF of rooftop common open space. With strong access to downtown San Francisco, Mission Bay, UCSF, and the city's leading innovation and life science clusters, the property is well-positioned for developers seeking to capitalize on one of San Francisco's most active growth corridors.

→ [MORE ZONING INFORMATION](#)

URBAN MIXED USE

ZONING (UMU)

KIDDER MATHEWS



2 MIN

WALK TO 20TH ST LIGHT RAIL

3 MIN

WALK TO PUBLIC
TRANSPORTATION STOP

3 MIN

DRIVE TO 22ND ST
COMMUTER RAIL (CALTRAIN)

20 MIN

DRIVE TO SAN FRANCISCO
INTERNATIONAL AIRPORT

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	18,183	367,326	676,384
2020 CENSUS	30,249	421,229	742,469
2026 ESTIMATED	32,190	410,066	712,438
2031 PROJECTED	32,891	410,728	707,887

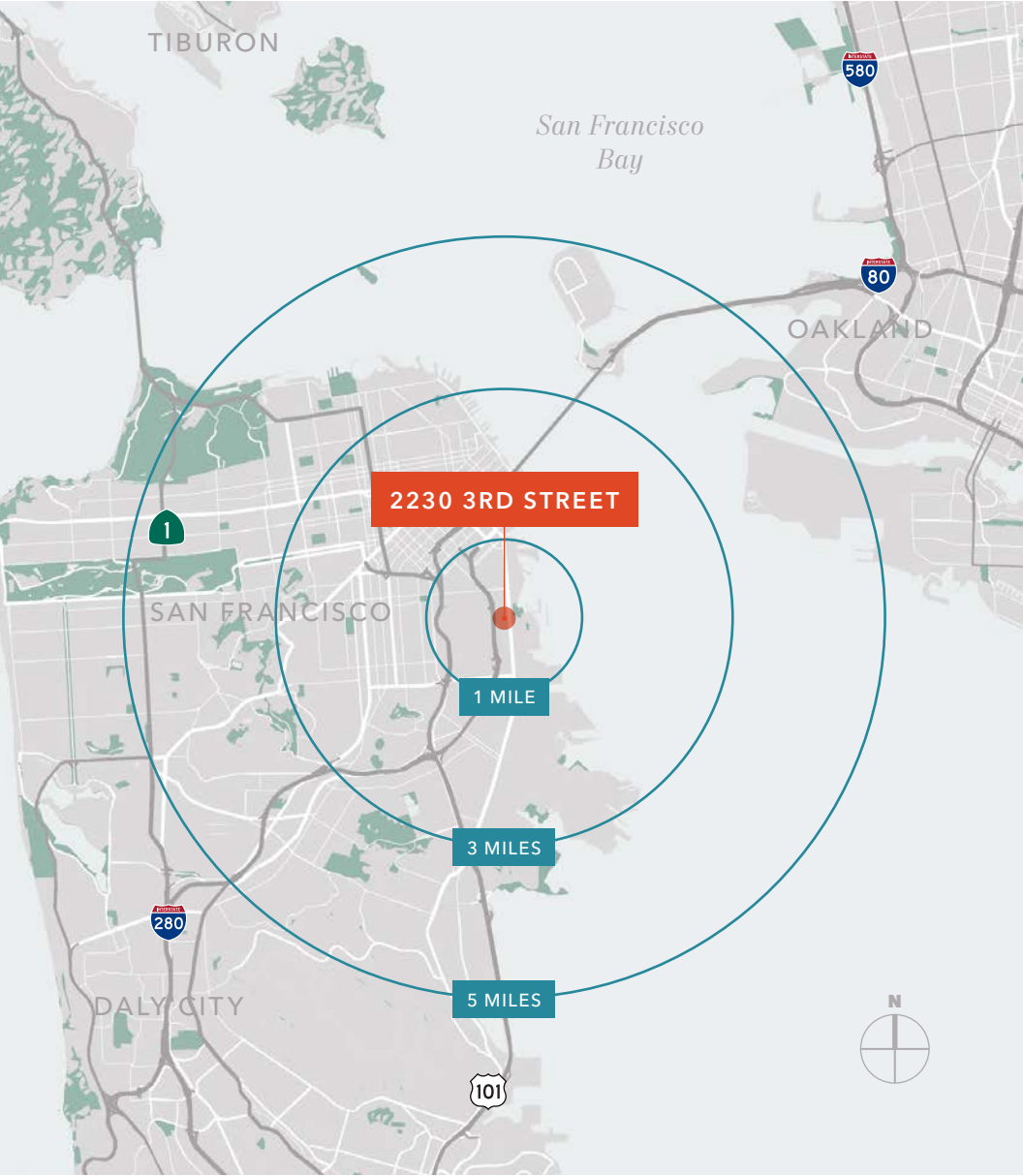
MEDIAN AGE & GENDER

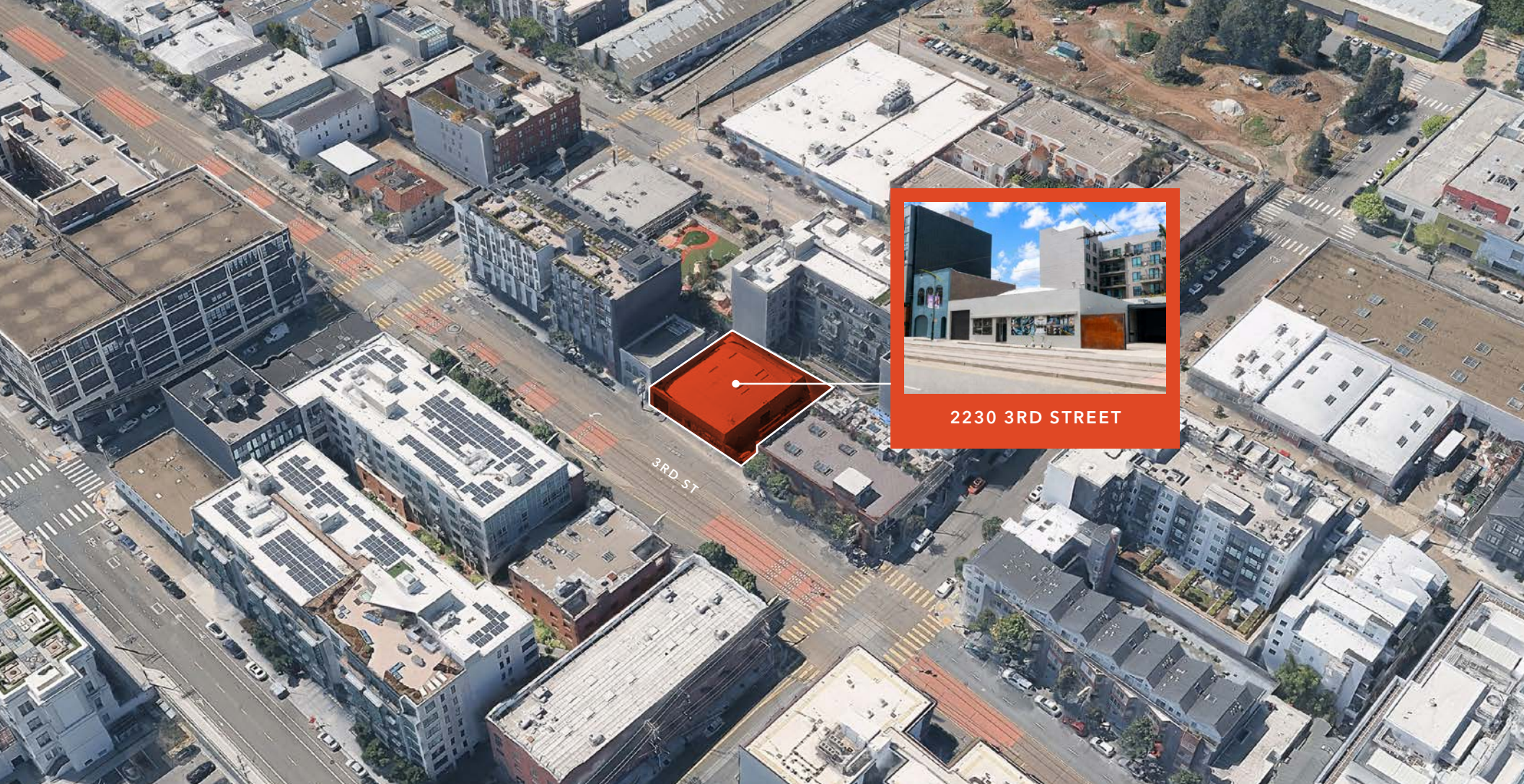
	1 Mile	3 Miles	5 Miles
MEDIAN AGE	34.6	39.5	39.9
% FEMALE	44.2%	44.7%	46.8%
% MALE	55.8%	55.3%	53.2%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	\$226,128	\$152,900	\$164,471
2031 MEDIAN PROJECTED	\$225,359	\$153,420	\$164,440
2026 AVERAGE	\$303,671	\$214,935	\$231,875
2031 AVERAGE PROJECTED	\$303,428	\$215,659	\$231,901

Data Source: ©2026, Sites USA





2230 3RD ST

*For more information about
this property, please contact*

JOE CAMMARATA
650.769.3516
joe.cammarata@kidder.com
LIC N° 01366451

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

