

# 235 VALENCIA STREET

FOR LEASE | NEW DEVELOPMENT RETAIL / SERVICE SPACES

**TCP**  
**TOUCHSTONE**  
COMMERCIAL PARTNERS

**\$1 PER SQUARE FOOT FIRST 3 YEARS**



**SUITE B**

**SUITE A**

 **Eliopoulos** Group

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**VISIT ELIOPOULOSGROUP.COM**

# 235 VALENCIA STREET

## PROPERTY SUMMARY

### ADDRESS

235 Valencia St, San Francisco, CA 94103

### AVAILABLE SPACE

Suite A: +/- 2,883 Square Feet

Suite B: +/- 2,979 Square Feet

### RENTAL RATE

Years 1-3: \$1 PSF Per Month, IG

Year 4: \$2 PSF Per Month, IG

Year 5: \$3 PSF Per Month, IG

### AVAILABLE

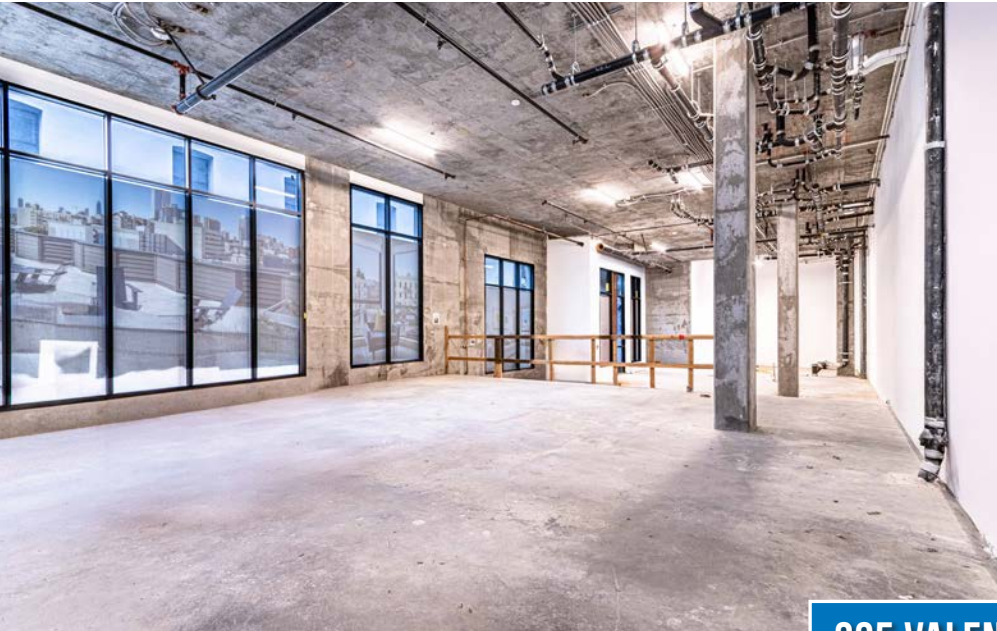
Immediately

## BUILDING ATTRIBUTES

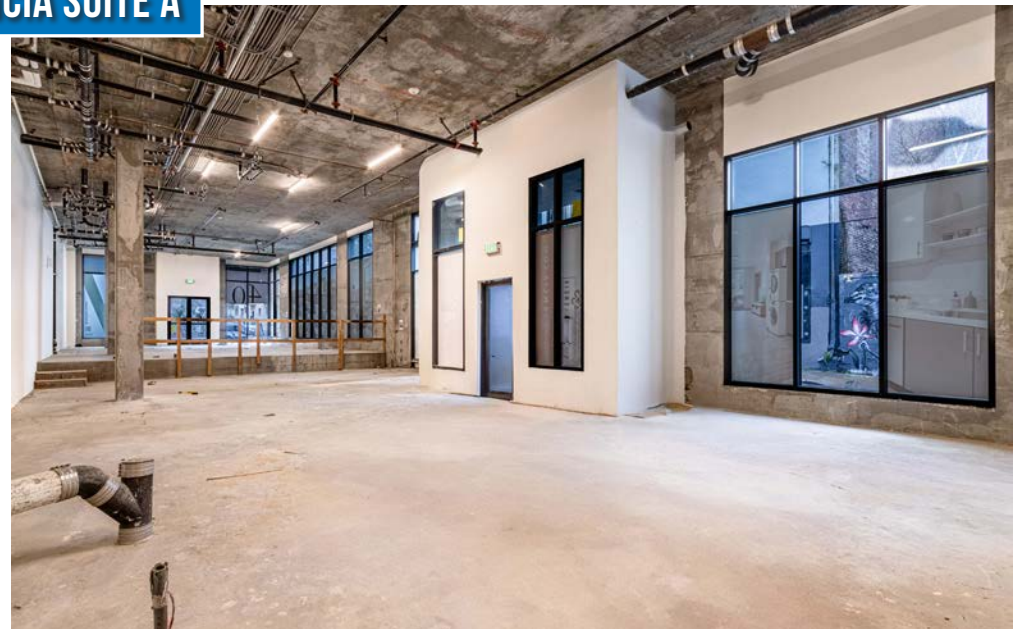
- + All Glass Storefronts
- + Suite A: 15' - 16'3" Ceiling Heights
- + Suite B: 18' 10" Ceiling Heights
- + Open Floor Plans
- + TI Package / Delivery Conditions Negotiable
- + Potential For Restaurant Venting
- + Highly Visible Corner Location



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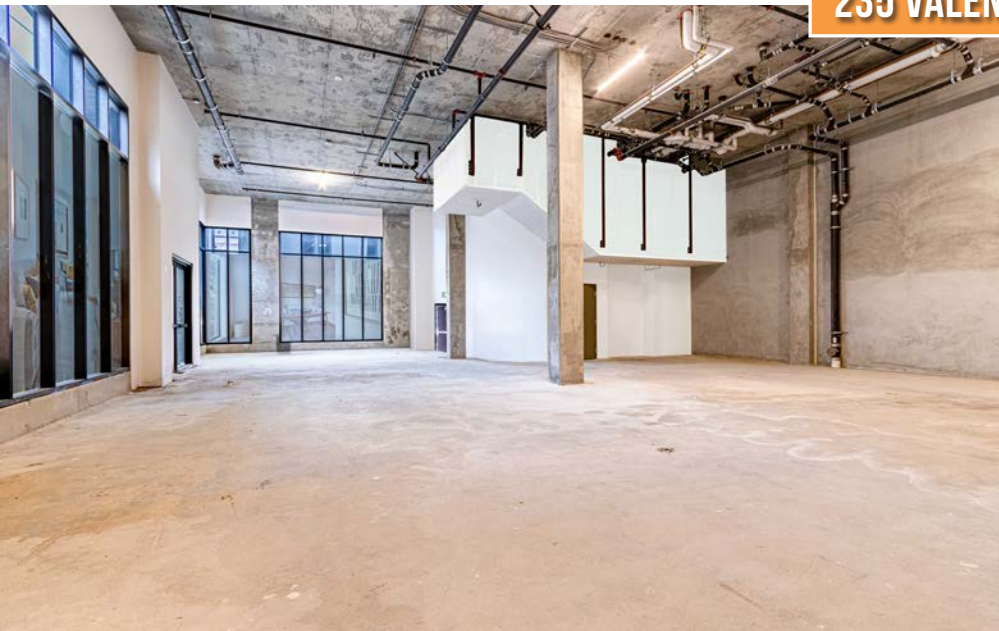
235 VALENCIA SUITE A



# 235 VALENCIA STREET



235 VALENCIA SUITE B

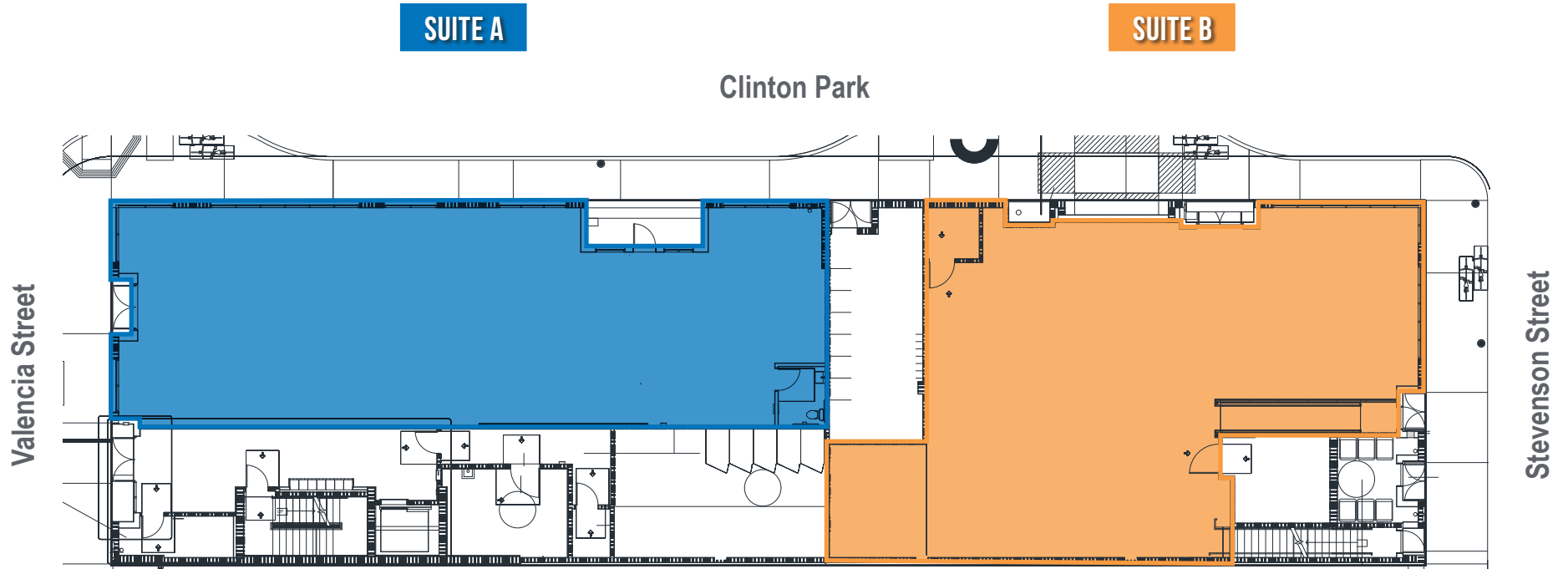


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## FLOOR PLAN

Suite A: +/- 2,883 Square Feet

Suite B: +/- 2,979 Square Feet



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## LOCATION OVERVIEW

Located in Mission District in San Francisco. The subject property sits in a well established neighborhood with excellent eateries, retail shops, fitness studios and retail stores.



**07 MIN** to Market Station Muni  
**09 MIN** to 16th St Bart  
**18 MIN** to Dolores Park



**05 MIN** to Mission District  
**09 MIN** to SOMA  
**12 MIN** to Union Square



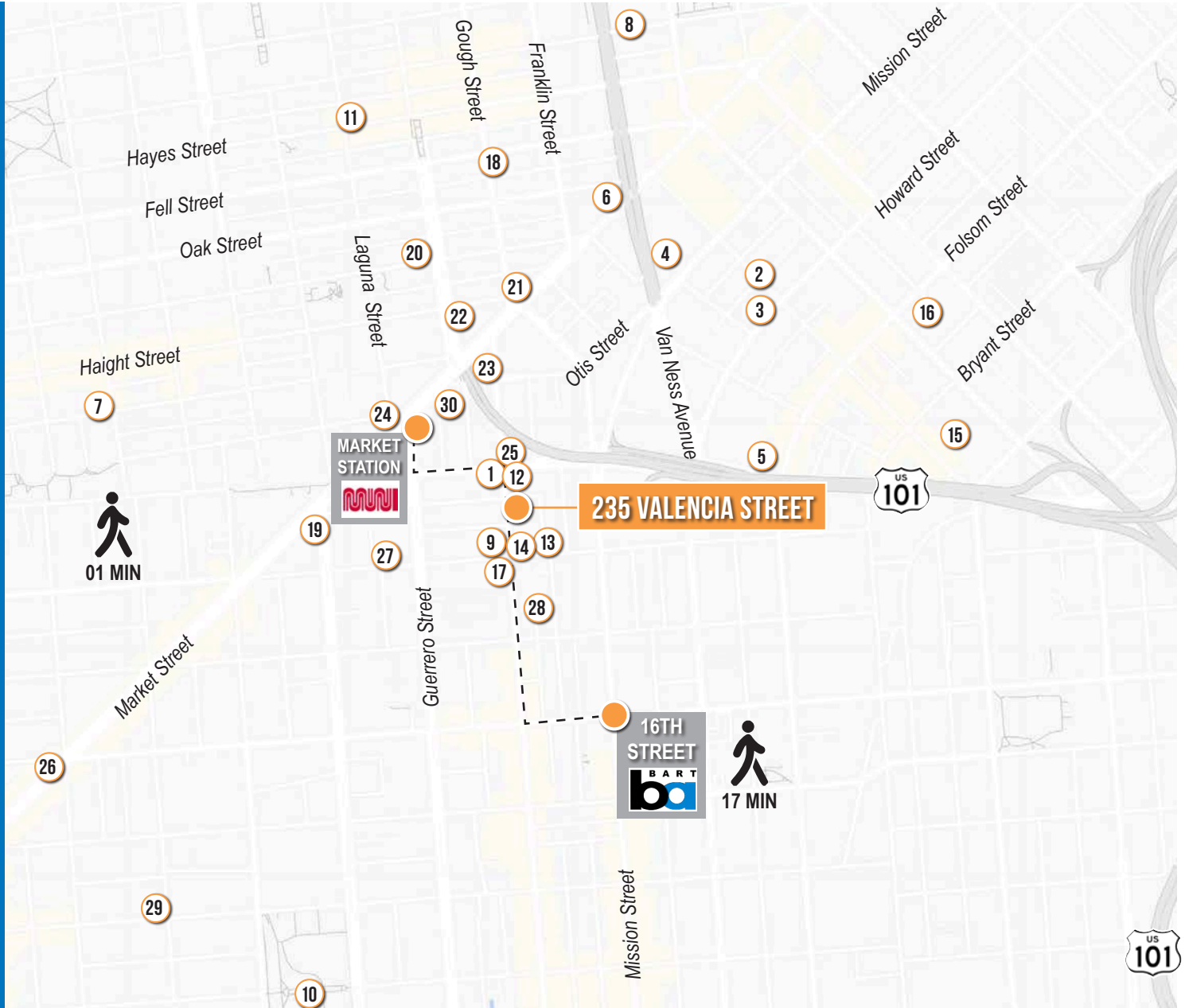
**05 MIN** to 101 On-Ramp  
**10 MIN** to 80 On-Ramp  
**12 MIN** to 280 On-Ramp



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## NEARBY AMENITIES

- 1.....Sushi Shio
- 2.....Bomb Fried Rice
- 3.....Ted's Market
- 4.....Blue Bottle Coffee
- 5.....Target
- 6.....All Star Cafe
- 7.....Cafe Réveille
- 8.....San Francisco City Hall
- 9.....Dancing Yak Restaurant & Bar
- 10.....Dolores Park
- 11.....Salt & Straw
- 12.....Burma Love
- 13.....Shizen
- 14.....Chase Bank
- 15.....Costco Wholesale
- 16.....Powerhouse
- 17.....Healthy Spirits
- 18.....Dumpling Home
- 19.....Whole Foods Market
- 20.....Mercury Cafe
- 21.....Espetus Churrascaria
- 22.....Boba Guys
- 23.....Martuni's
- 24.....Kantine
- 25.....Zeitgeist
- 26.....Super Duper Burgers
- 27.....Bar Part Time
- 28.....Four Barrel Coffee
- 29.....Le Marais Bakery
- 30.....Sushi Zone



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SUSHI SHIO



SUPER DUPER BURGERS



BURMA LOVE



WHOLE FOODS MARKET



SALT & STRAW

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SUITE B

SUITE A

**TCP**  
TOUCHSTONE  
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