

438 GRANT AVENUE

FOR LEASE | RETAIL SHOWROOM / RESTAURANT AT DRAGON GATE | CHINA TOWN

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



WWW.TCPRE.COM

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438 GRANT AVENUE

PROPERTY SUMMARY

ADDRESS

438 Grant Avenue, San Francisco, CA 94108

AVAILABLE SPACE

Mezzanine: +/- 2,380 Square Feet

Ground Floor: +/- 2,335 Square Feet

Lower Level: +/- 2,763 Square Feet

TOTAL: +/- 7,478 Square Feet

RENTAL RATE

Call Agent For Pricing

AVAILABLE

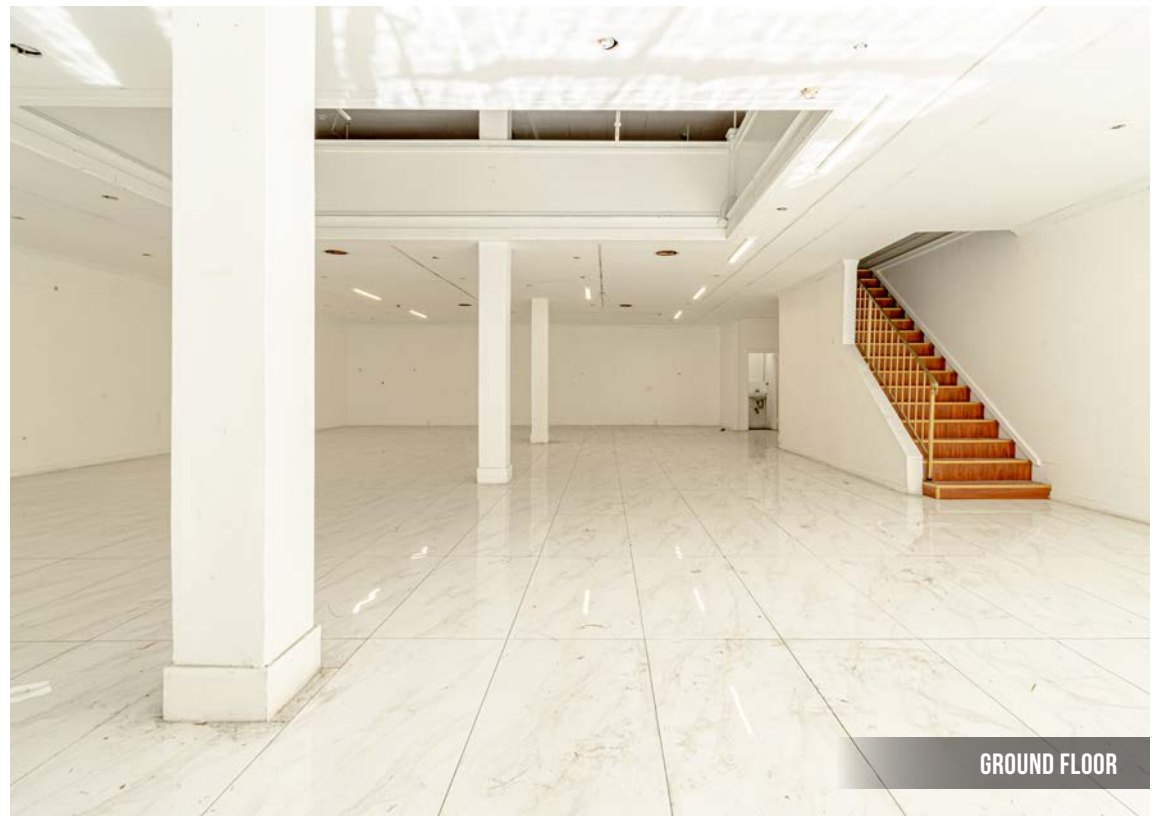
Immediately

BUILDING ATTRIBUTES

- + Standalone Building
- + Many Uses Considered
- + Can Be Demised
- + Full Glass Line
- + Significant Signage Opportunity
- + Shipping & Receiving Via Quincy Street
- + Steps From Dragon Gate Entrance
- + 40 Feet of Frontage
- + Approximately 1,800 Parking Stalls Within Five Minute Walk
- + TI Negotiable For Food And Beverage Improvements



GROUND FLOOR



GROUND FLOOR

438 GRANT AVENUE



GROUND FLOOR



MEZZANINE



MEZZANINE



LOWER LEVEL

438 GRANT AVENUE

FLOOR PLAN

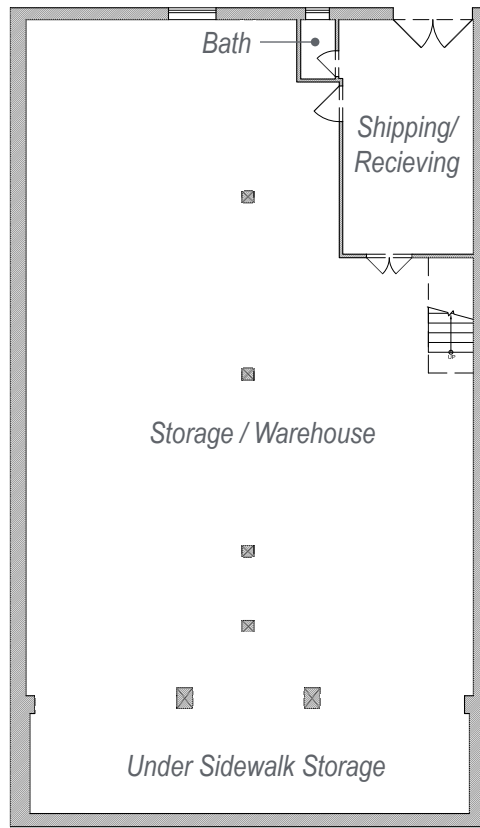
Mezzanine: +/- 2,380 Square Feet

Ground Floor: +/- 2,335 Square Feet

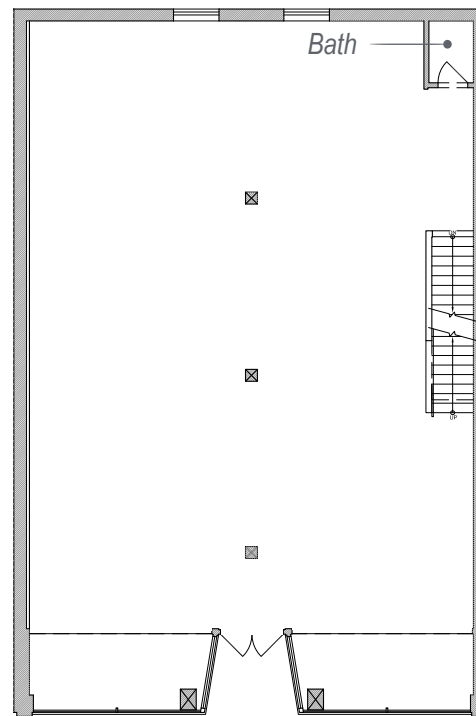
Lower Level: +/- 2,763 Square Feet

TOTAL: +/- 7,478 Square Feet

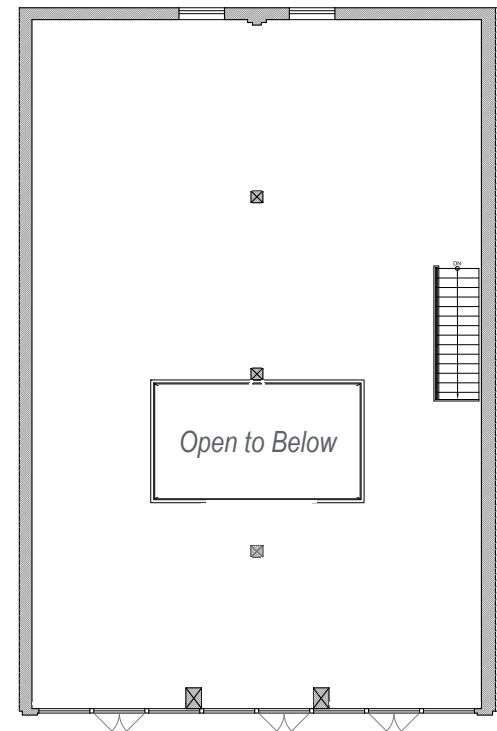
LOWER LEVEL



GROUND FLOOR



MEZZANINE



GRANT AVENUE

438 GRANT AVENUE

LOCATION OVERVIEW

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



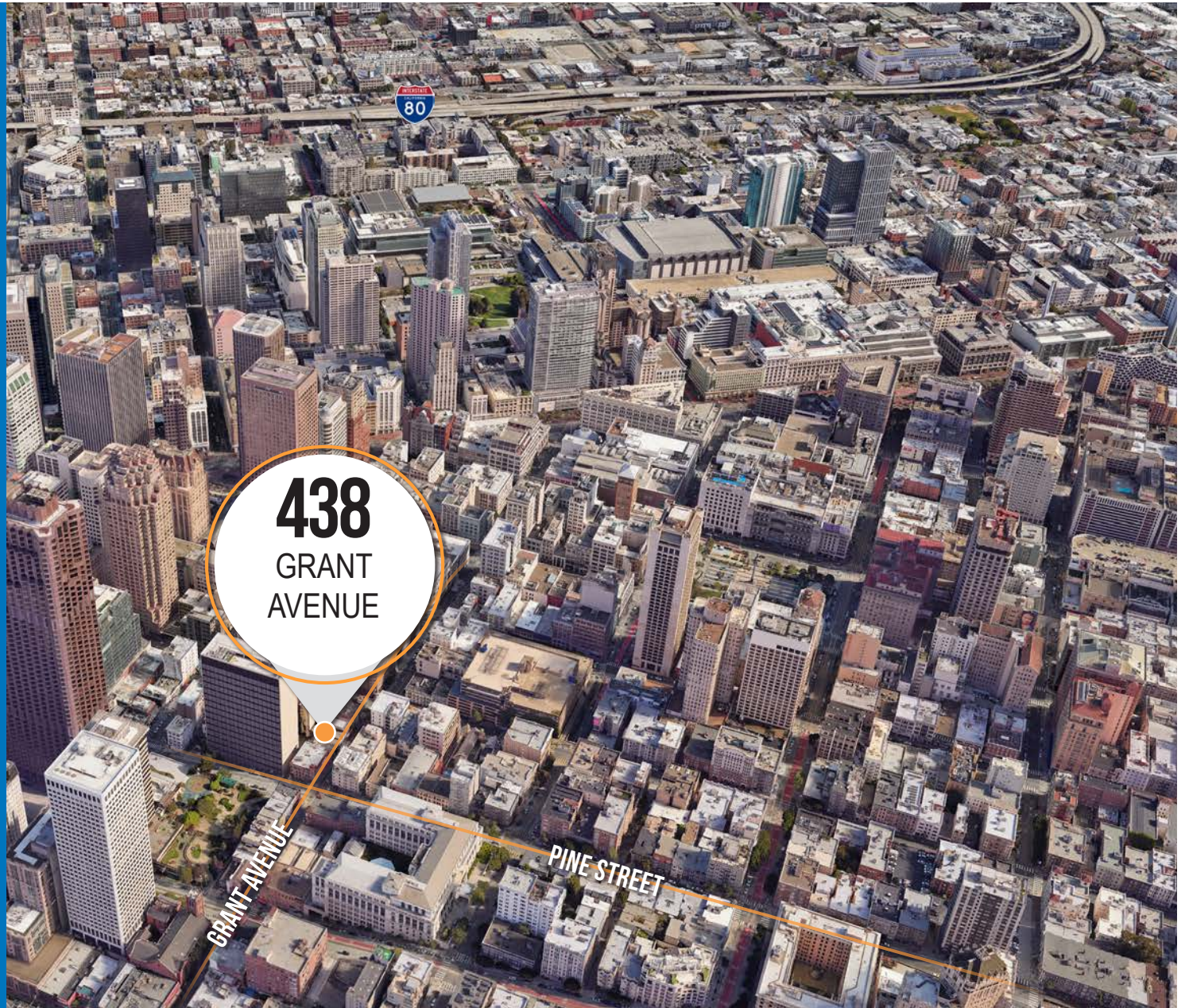
05 MIN to Union Square
06 MIN to Montgomery Bart
10 MIN to Embarcadero Bart



05 MIN to Financial District
06 MIN to SOMA
14 MIN to Mission District



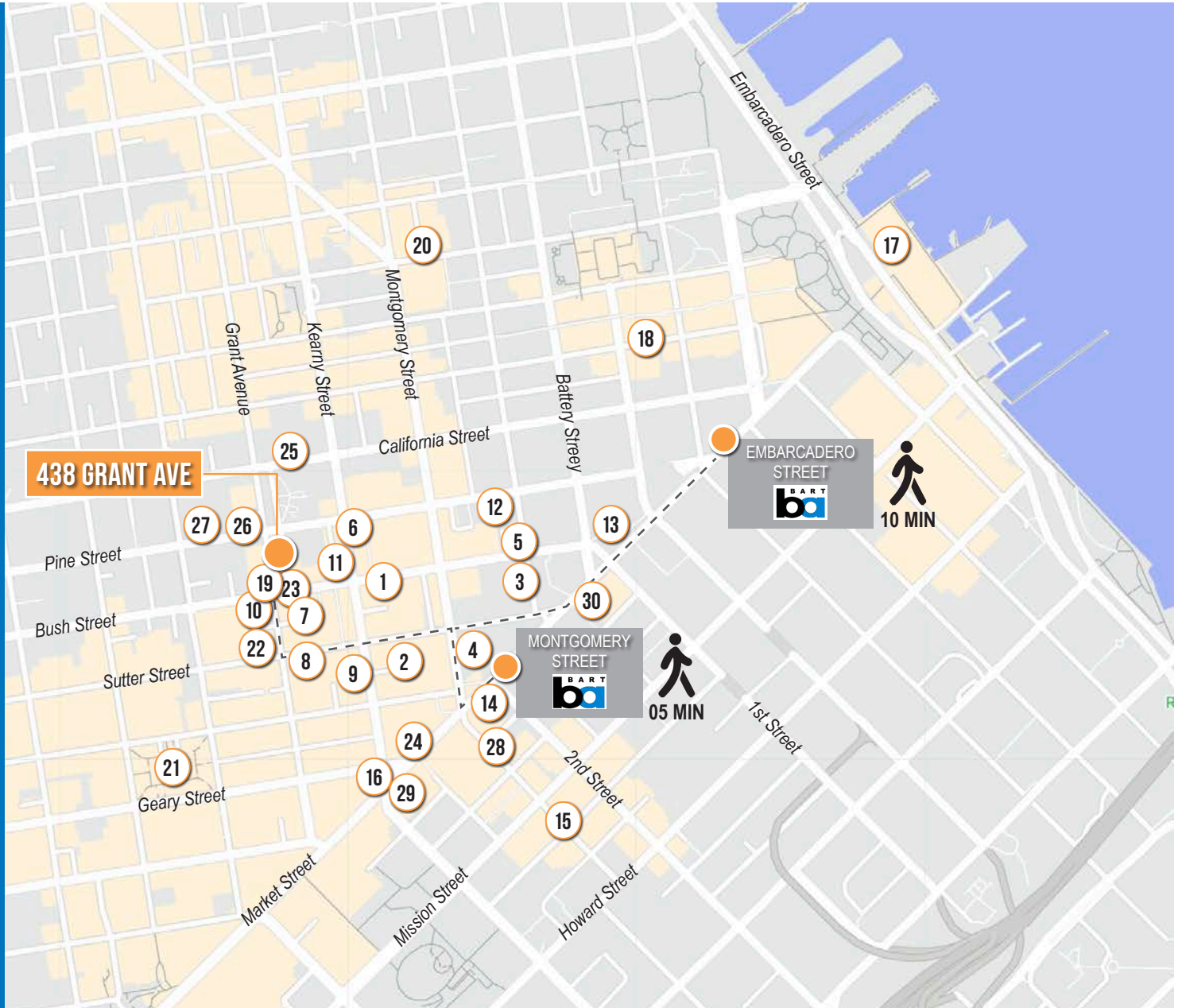
07 MIN to 80 On-Ramp
09 MIN to 280 On-Ramp
11 MIN to 101 On-Ramp



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NEARBY AMENITIES

- 1..... Pagan Idol
- 2..... Crocker Galleria
- 3..... Target
- 4..... Starbucks
- 5..... Blue Bottle Coffee
- 6..... Ramen Underground
- 7..... Bar Fluxus
- 8..... Posh Bagel
- 9..... Walgreens
- 10..... Starbucks
- 11..... Sababa
- 12..... Equinox Pine Street
- 13..... Philz Coffee
- 14..... McDonald's
- 15..... The Bird
- 16..... Hakkasan San Francisco
- 17..... Ferry Building
- 18..... Embarcadero Center
- 19..... Dragon Gate Chinatown SF
- 20..... Verjus
- 21..... Union Square
- 22..... E&O Kitchen and Bar
- 23..... Café de la Presse
- 24..... Ginto
- 25..... Blue Bottle Coffee
- 26..... Rock Japanese Cuisine
- 27..... JCB Tasting Lounge
- 28..... The House Of Shields
- 29..... Local Edition
- 30..... Joe & The Juice



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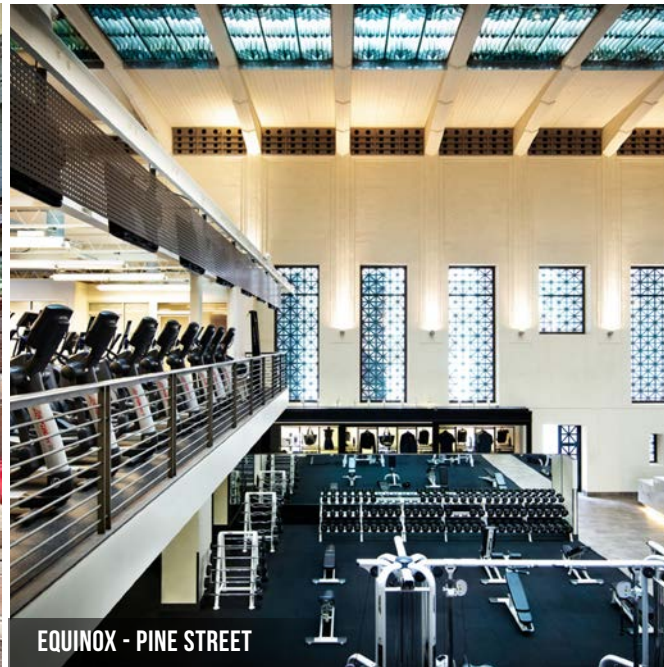
FERRY BUILDING



CROCKER GALLERIA



DRAGON GATE



EQUINOX - PINE STREET



SABABA - SAN FRANCISCO

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