

BEAM
PROPERTIES

2332-2334 Clement St.

FOR LEASE / OFFERING MEMORANDUM

Prime restaurant/retail space in Outer Richmond, San Francisco



GOLDEN GOOSE
PARTNERS



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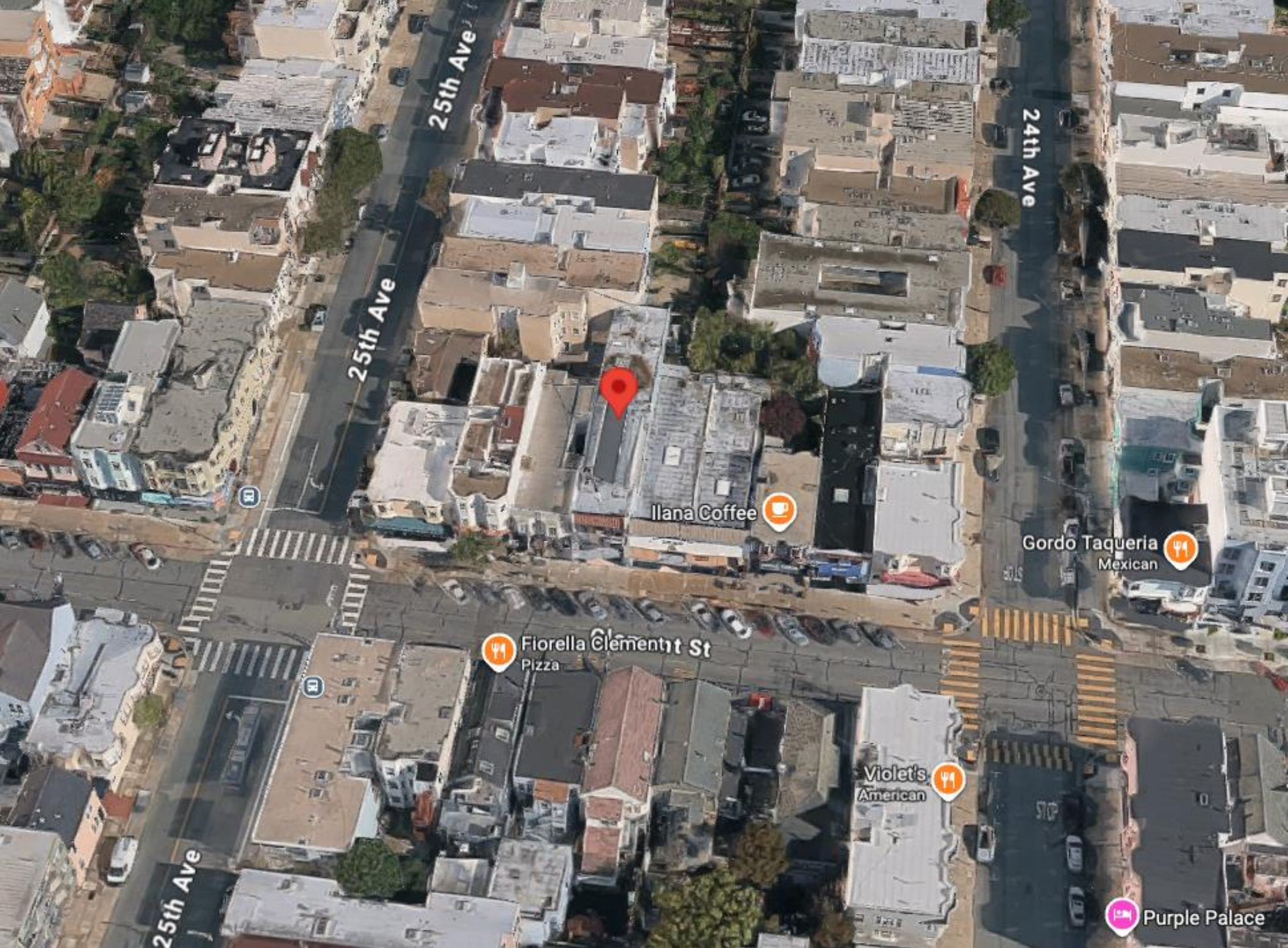
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EXECUTIVE SUMMARY

Introducing a unique leasing opportunity offering both presence and flexibility. Situated along the vibrant Clement Street corridor, this ±4,390 commercial building consists of two distinct units across two levels, presenting a rare chance to establish a standout business in one of San Francisco's most active neighborhood retail districts.

Each unit may be leased individually or together, providing flexibility for a range of business needs—from single operators to full-building users. The property presents a compelling platform to establish, expand, and grow your business, offering a flexible layout to accommodate a wide range of business concepts.

TOTAL SQ. FT.

4,390 sq. ft.

PRICE / SQ. FT.

\$3.00

RENT TYPE

NNN

HIGHLIGHTS

- Prime location along the bustling Clement Street retail corridor
- Space for retail, kitchen with Type I captive air hood
- Two-level commercial building offering flexible configurations
- NCD – Outer Clement Street Neighborhood Commercial

WALK SCORE

97

Walker's Paradise

TRANSIT SCORE

69

Good Transit

BIKE SCORE

86

Very Bikeable

POTENTIAL USES

Food Hall: Transform the space into a vibrant food hall with multiple vendors, offering a diverse range of cuisines. This concept is increasingly popular, attracting food lovers looking for variety in one location.

Event Space: Leverage the private dining rooms and ample kitchen facilities to create a versatile event space. It could be used for weddings, corporate events, private parties, and community gatherings.

Gourmet Market: Convert the space into a gourmet market featuring specialty foods, artisanal products, and fresh produce. The kitchen could be used for cooking demonstrations, tastings, or prepared meals.

Brewpub or Microbrewery: Use the kitchen and dining areas to establish a brewpub or microbrewery. The private dining rooms could serve as VIP tasting areas or spaces for private events.

Culinary School: Turn the space into a culinary school with hands-on cooking classes, workshops, and chef-led demonstrations. The private rooms can be used for smaller, focused classes or private lessons.

Co-working Café: Create a co-working space with a café, offering a comfortable and stylish environment for freelancers, remote workers, and small business owners. The private rooms could be rented out for meetings or workshops.

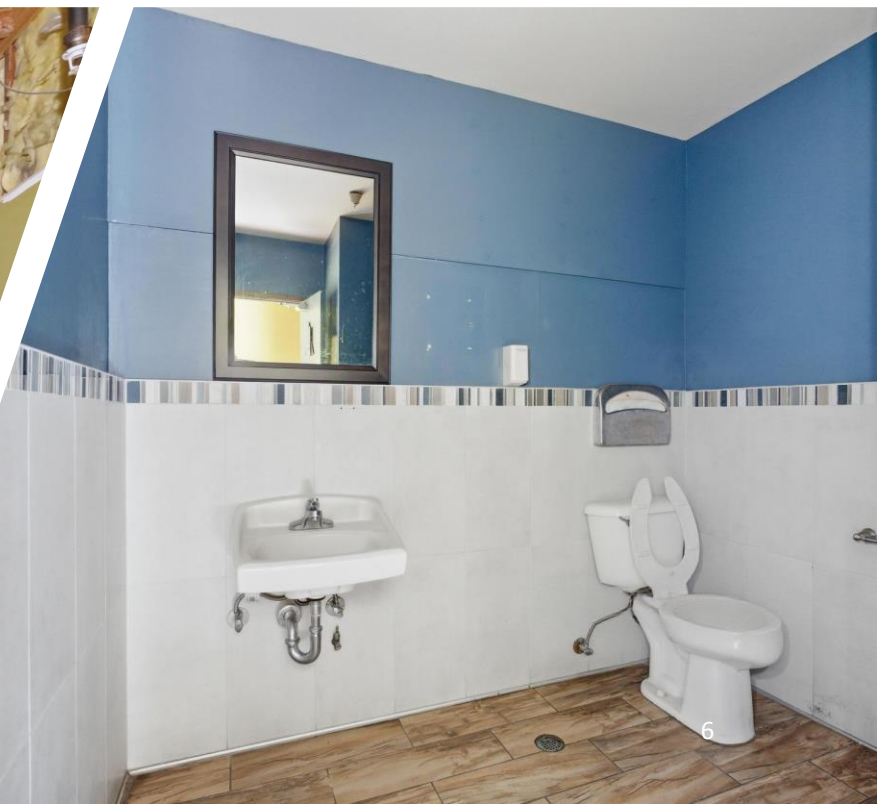
Pop-Up Restaurant Venue: Offer the space as a rotating venue for pop-up restaurants, giving up-and-coming chefs and culinary entrepreneurs a place to showcase their talents without the long-term commitment.

Cultural Center: Convert the space into a cultural hub that hosts art exhibits, music performances, and cultural events, complemented by a café or restaurant that serves as the heart of the venues.





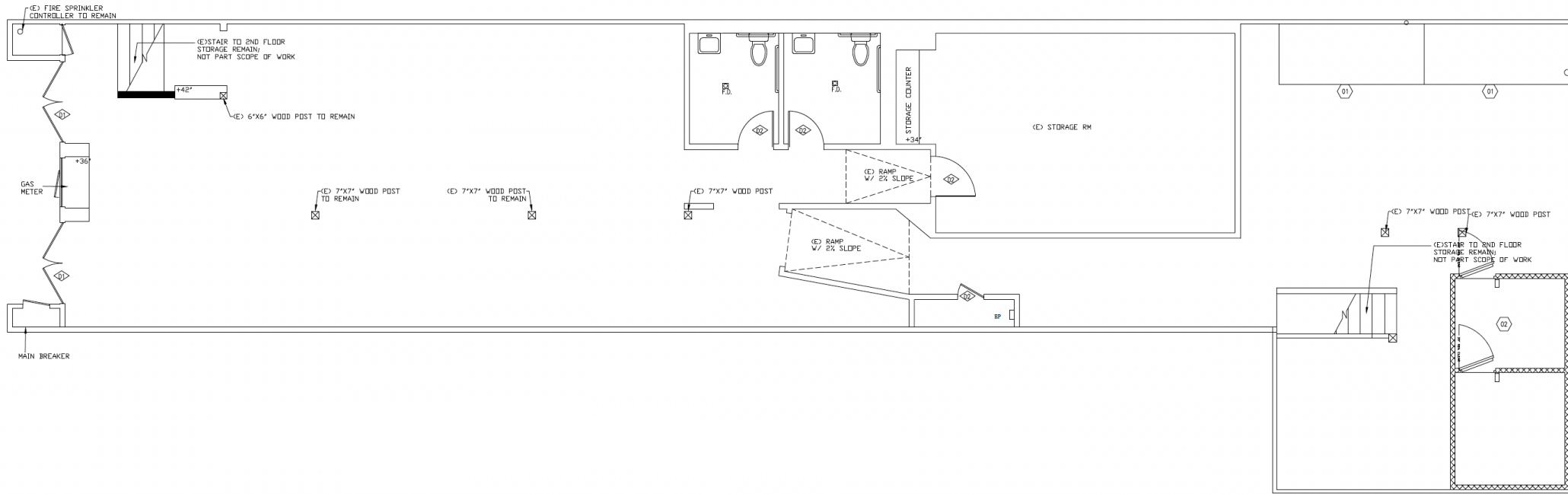
Images have been digitally rendered to illustrate potential use and design possibilities.



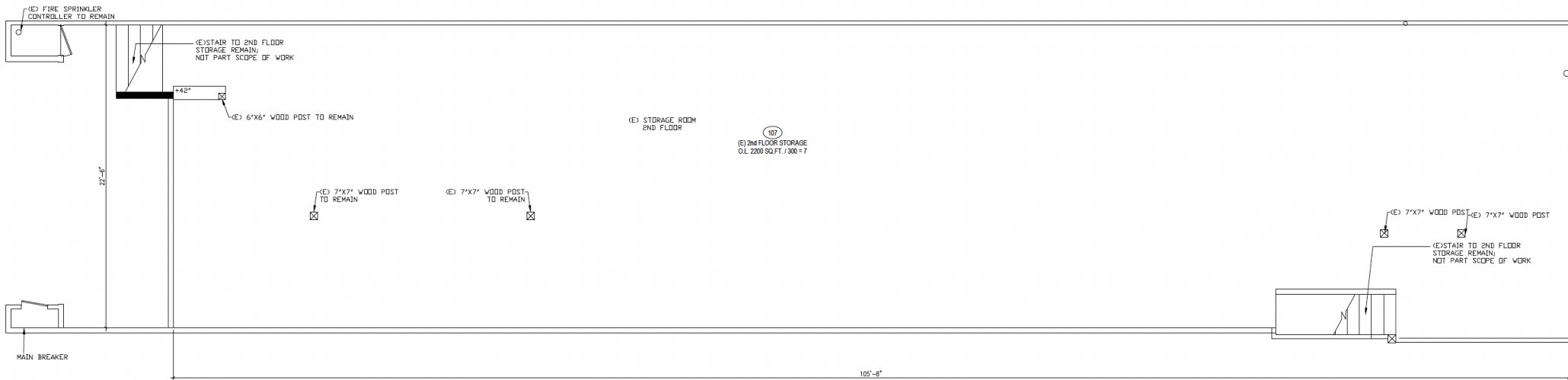


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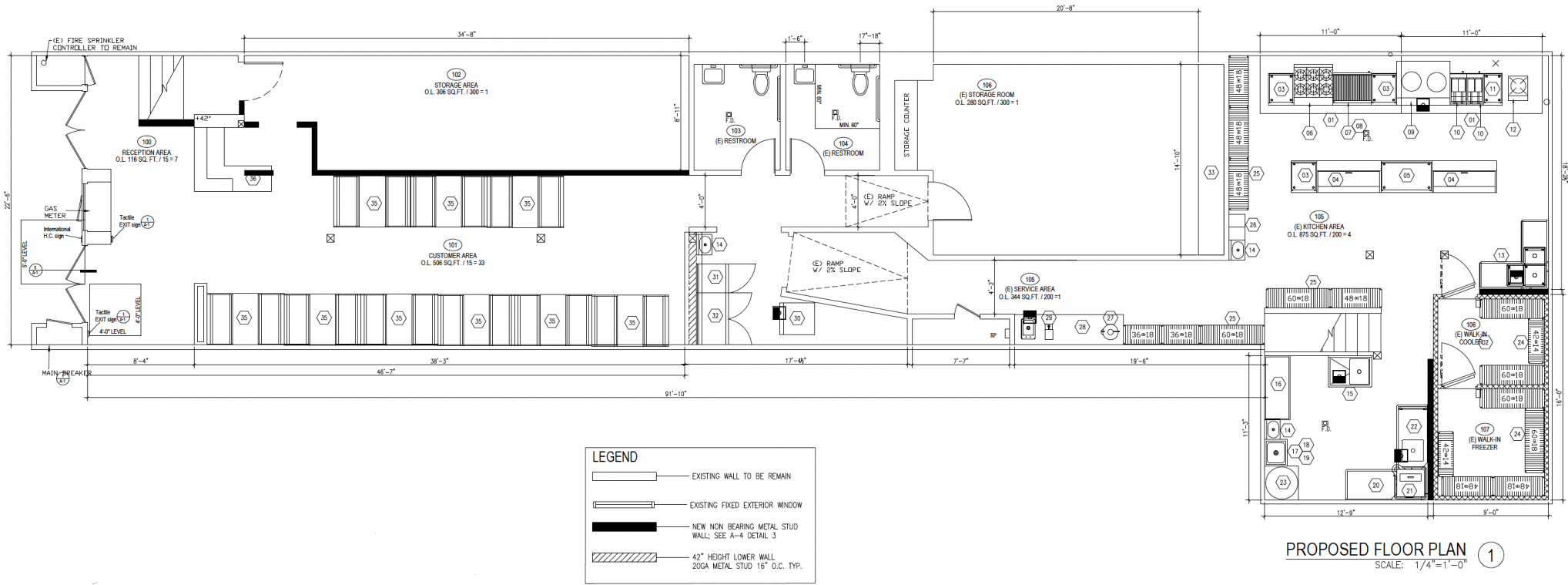




EXISTING 1ST FLOOR PLAN (2)
SCALE: 1/4"=1'-0"



EXISTING 2ND FLOOR PLAN (1)
SCALE: 1/4"=1'-0"





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Beam Properties, Inc. in compliance with all applicable fair housing and equal opportunity laws.

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