



# 3146 Mission St & 1635 Valencia St.

SAN FRANCISCO, CA 94110



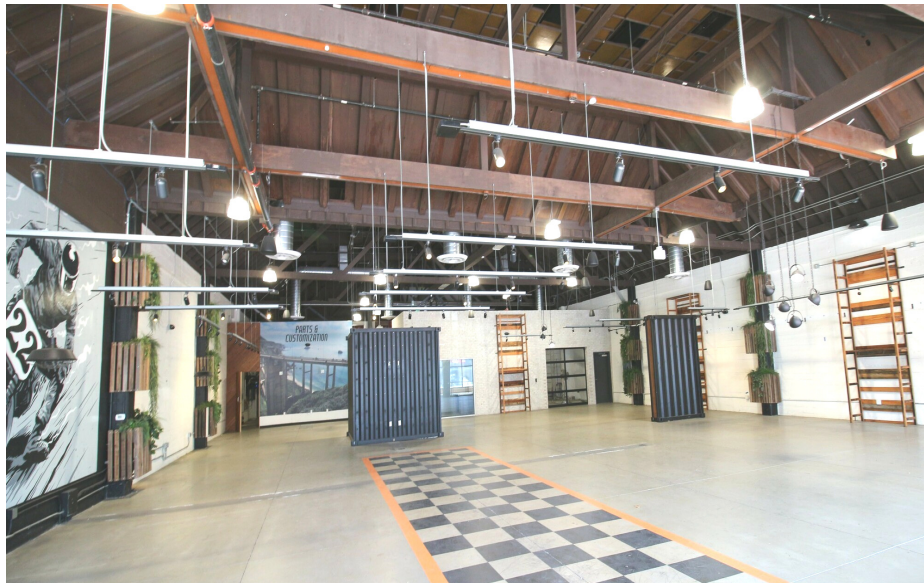
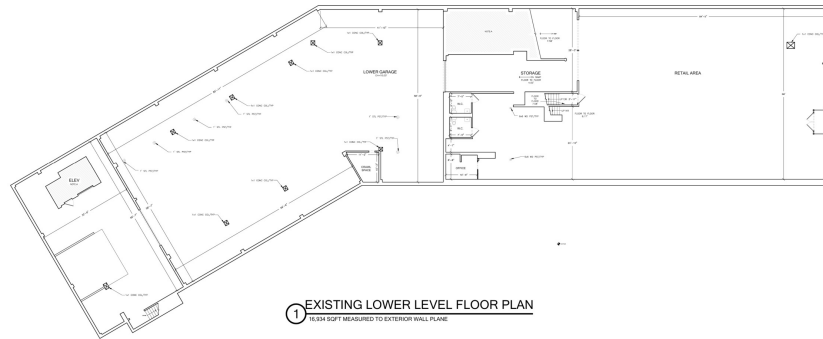
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# Property Description



## Property Description

Sublevel large retail zoned commercial (NC3) is located between Mission and Valencia in The Mission/Bernal Heights. Large auto roll up doors on Valencia St. Currently a space for motorcycle rentals. Options for parking/auto/motorcycle/scooter care, sales, and repair. Private offices, sealed concrete floor, high roll up doors. Two ADA compliant restrooms.

## Location Description

Two entrances, located on Mission St., and also on Valencia St. in The Mission/Bernal Heights.

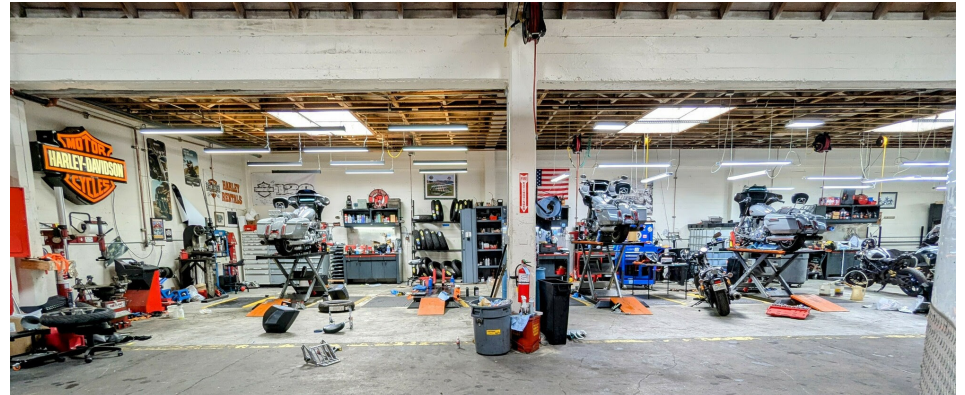
## Lease Offering

<b>Lease Rate:</b>	\$13.00 - \$16.00 SF/yr (NNN)
<b>Number of Units:</b>	1
<b>Available SF:</b>	9,863 SF
<b>Lease Term:</b>	2.5
<b>Lot Size:</b>	19,864 SF
<b>Building Size:</b>	31,640 SF

## Bullets Headline

- Automotive Use permitted, EV Charging Stations
- Fully sprinklered with newer HVAC
- Lower Level Available.

# Additional Photos



# Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	7,484	18,801	73,592
<b>Average Age</b>	40	40	41
<b>Average Age (Male)</b>	40	40	40
<b>Average Age (Female)</b>	41	41	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	3,242	8,052	30,586
<b># of Persons per HH</b>	2.3	2.3	2.4
<b>Average HH Income</b>	\$229,024	\$233,443	\$242,665
<b>Average House Value</b>	\$1,609,809	\$1,599,785	\$1,636,583

Demographics data derived from AlphaMap

