

301 JUNIPERO SERRA BOULEVARD

FOR LEASE // HIGHLY VISIBLE COMMERCIAL SPACE AVAILABLE

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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PROPERTY SUMMARY

ADDRESS

301 Junipero Serra Boulevard, San Francisco, CA 94127

AVAILABLE SPACE

+/- 4,884 Square Feet

RENTAL RATE

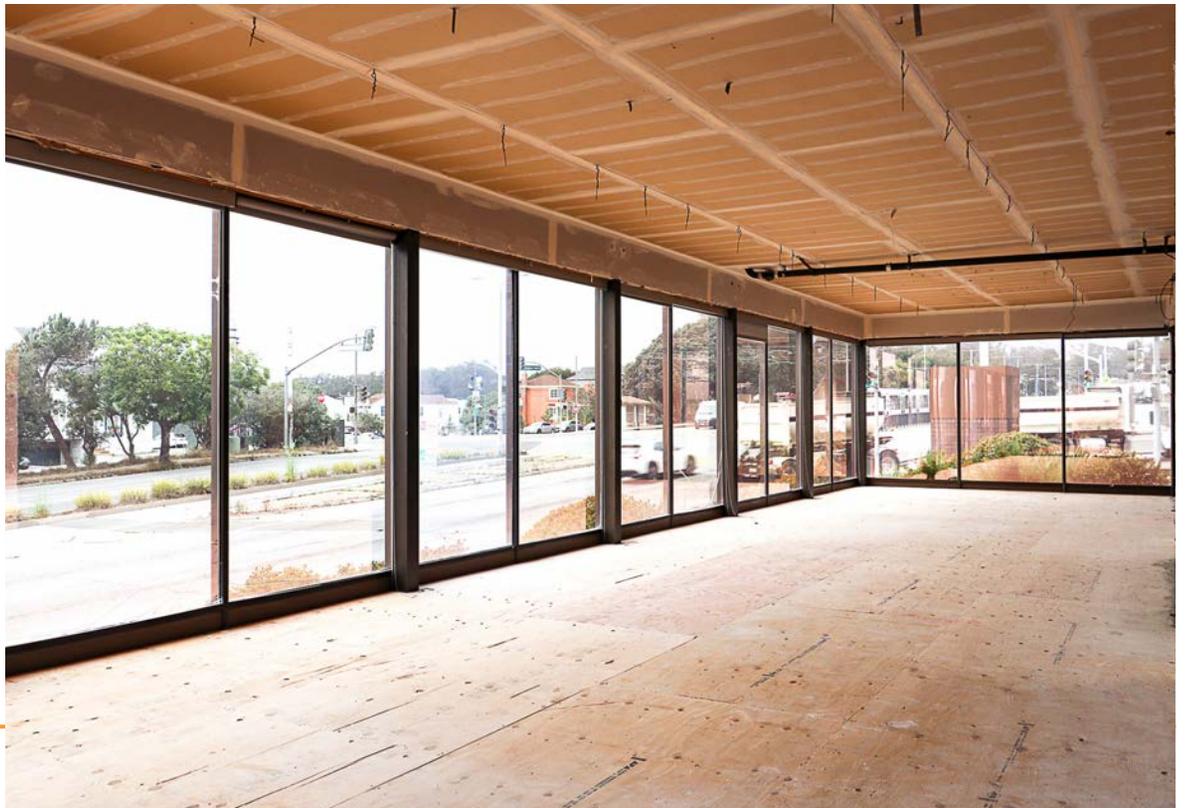
High \$30's / Square Foot / Year, Industrial Gross

AVAILABLE

Immediately

BUILDING ATTRIBUTES

- + High Identity Commercial Space Located at Ocean Ave and Junipero Serra Blvd Intersection
- + Open Floor Plan to Allow for a Range of Uses
- + 10-12 Dedicated Parking Spaces
- + Shell Condition Space Ready for Tenant Improvements
- + Tenant Improvement Allowance Available
- + Full HVAC Throughout
- + Floor to Ceiling Windows on Entire West Side of Space
- + ADA Accessible Space
- + Ample Natural Light Throughout
- + New Rooftop Solar Panel Array



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FLOOR PLAN

Suite A +/- 4,884 Square Feet



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LOCATION OVERVIEW

Balboa Terrace location, walkable to many nearby, popular amenities and to surrounding neighborhoods.



02 MIN to Muni K-Line
13 MIN to West Portal Shops
15 MIN to Stonestown Galleria



07 MIN to Ocean Beach
10 MIN to Golden Gate Park
15 MIN to SOMA



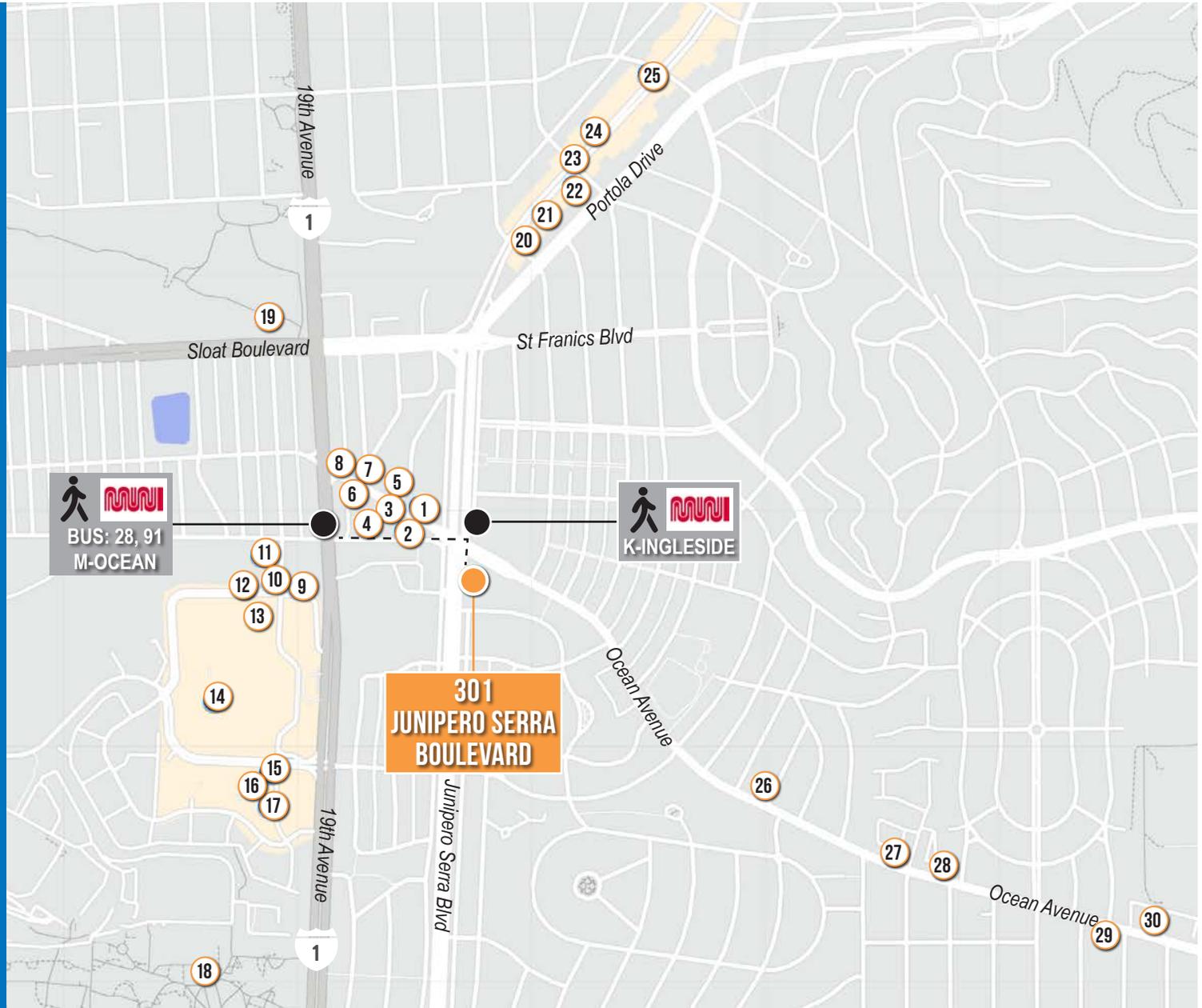
03 MIN to 19th Ave / Hwy 1
07 MIN to 280 On-Ramp
09 MIN to 101 On-Ramp



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NEARBY AMENITIES

- 1..... Shabu House
- 2..... Ocean Thai Restaurant
- 3..... Ambrosia Bakery
- 4..... Villa D'Este
- 5..... Shabu House
- 6..... SF Federal Credit Union
- 7..... U.S. Bank ATM
- 8..... My Cup of Tea
- 9..... Pet Food Express
- 10..... Wells Fargo Bank
- 11..... Stonestown Family YMCA
- 12..... Subway
- 13..... City Sports
- 14..... Stonestown Galleria
- 15..... Trader Joe's
- 16..... Target
- 17..... Chase Bank
- 18..... SF State University
- 19..... Stern Grove Park
- 20..... Clay Oven Indian Restaurant
- 21..... Tsing's Chinese Restaurant
- 22..... US Postal Service
- 23..... Xiao Loong
- 24..... The UPS Store
- 25..... Starbucks
- 26..... 7-Eleven
- 27..... Pho Hà Tiên
- 28..... Java on Ocean
- 29..... Chase Luck Bakery
- 30..... Poke Bowl



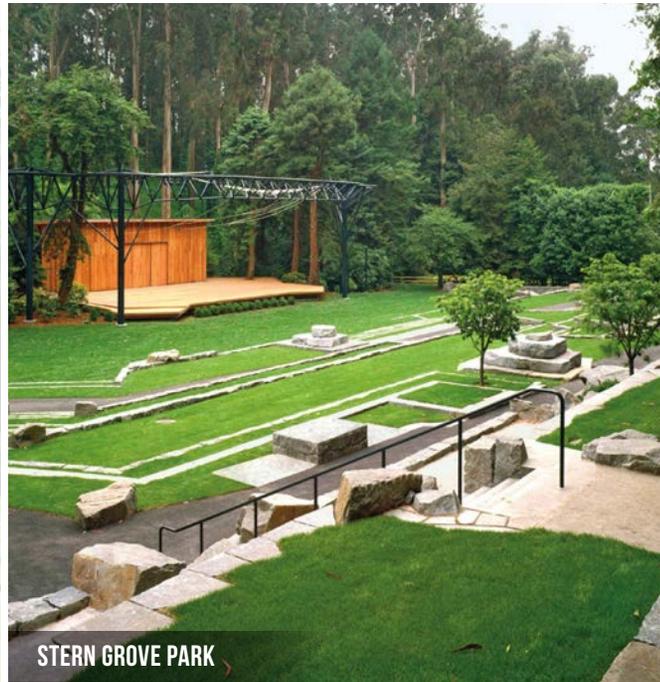
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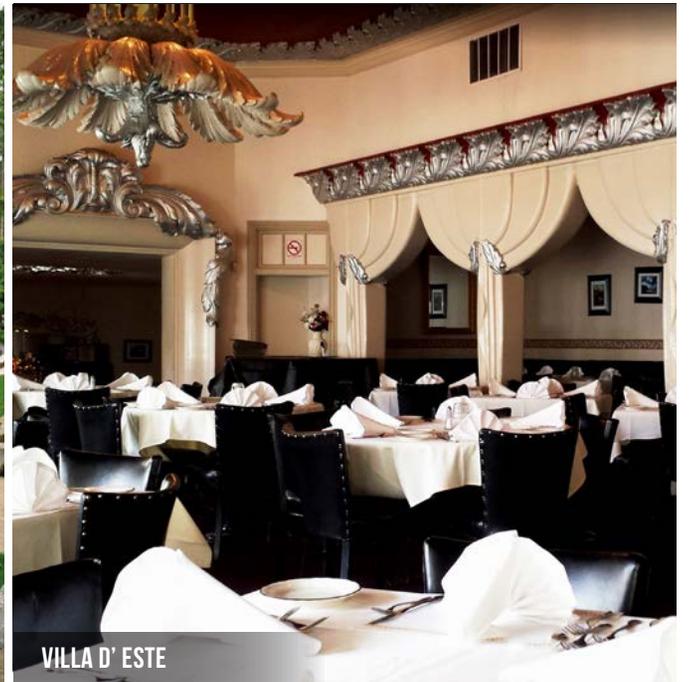
STONESTOWN GALLERIA



SF STATE UNIVERSITY



STERN GROVE PARK



VILLA D' ESTE

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