



FOR LEASE
2285 JERROLD AVENUE
COFFEE / CAFE
OPERATOR

NESTORY
PARK
SELF STORAGE

NEST
cafe

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

 **Eliopoulos**Group

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PROPERTY SUMMARY

ADDRESS

2285 Jerrold Avenue
San Francisco, CA 94124

AVAILABLE SPACE

+/-2,470 Square Feet

RENTAL RATE

Call Agent For Pricing

AVAILABLE

Estimated Delivery: Q1 2025





BUSINESS IS COMMUNITY. COMMUNITY IS BUSINESS.

Welcome to the new San Francisco flagship Nestory Park campus - a 339,000 square foot, Class A commercial and self-storage project. The cafe at Nestory Park will be the neighborhood community anchor- a vibrant and prominent corner cafe in this state-of-the-art project. With a supportive landlord, you will have the opportunity to create a very unique cafe experience. There will also be up to three (3) short-term parking spaces which can be utilized for pickup and/or curbside orders. Bring your vision and culture to this booming industrial area of San Francisco.



**TENANT IMPROVEMENT
ALLOWANCE AVAILABLE**



**SUPPORTIVE
OWNERSHIP**



**HIGH-DENSITY
AREA IN NEED OF
AMENITIES**



**HARD CORNER, HIGH
VISIBILITY LOCATION**



**PROMINENT
SIGNAGE**

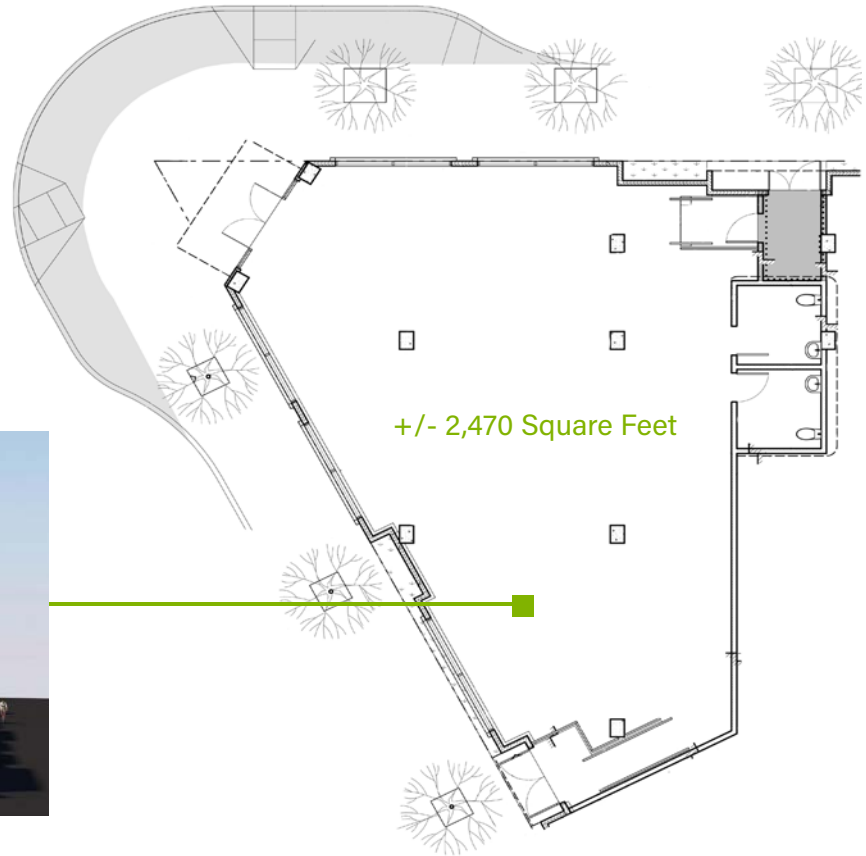


**SHORT-TERM PARKING
FOR CURBSIDE AND/OR
PICKUP ORDERS**

2285 JERROLD AVENUE

FLOOR PLAN

+/- 2,470 SQUARE FEET





THE COMPANY

Nestory Park is an innovative, community-minded real estate development company that strategically acquires and develops properties in order to unlock value. Through a data-driven approach and relationships within the retail industry, Nestory Park is able to identify on and off-market opportunities possessing the most desirable attributes for conversion.

Additionally, by providing previously unavailable amenities and services, Nestory Park's properties are viewed favorably by tenants and embraced by the local community.

VACANCY TO VIBRANCY

SIMPLE, PLAYFUL AND
UNDERSTATED, USING
NATURAL MATERIALS.

Nestory Park maintains a standard design aesthetic across all storage facilities. "Nest" cafes within these properties however, will exemplify the local culture and neighborhood with a concept and design that is specific to the community. Nestory Park is seeking a fresh concept to join the Nestory ecosystem in a brand new state of the art storage facility.

The vision for the San Francisco "Nest" cafe is a new neighborhood favorite, known for its fine coffee and food. Nestory Park wants to provide an inclusive and dynamic hub for all to enjoy and experience, both within the Nestory Park ecosystem and the local community at large.

VISION

To breath life into under-performing places

MISSION

- Vacancy to Vibrancy through inspiring, sustainable spaces
- Activation via amenities that engage the human spirit
- Cohesion by connecting communities and reinvigorating neighborhoods

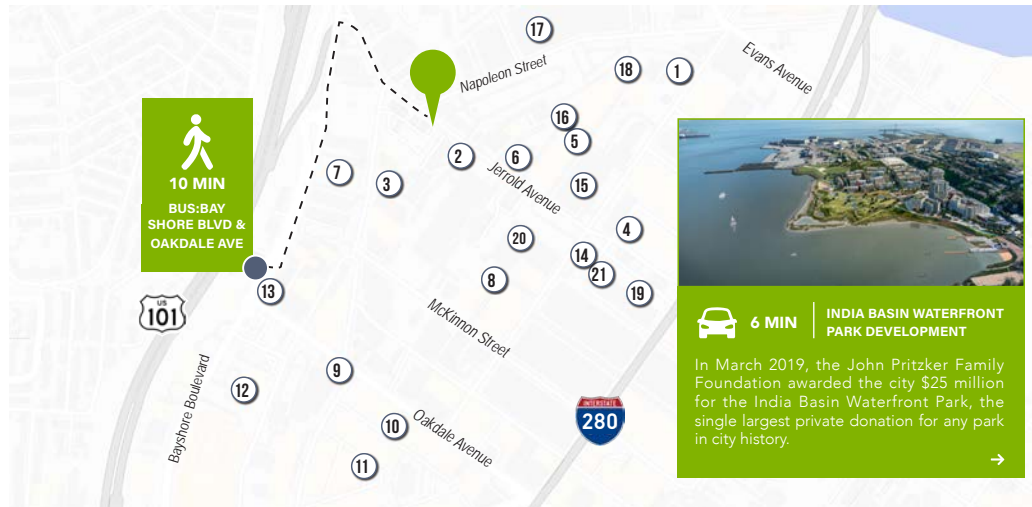
NEARBY AMENITIES

- 1..... The Deli Lama
- 2.....San Francisco Fire Station 9
- 3.....GALANTER & JONES
- 4.....Stanley Produce Company Inc
- 5..... Lima Peruvian Food
- 6.....Meals on Wheels SF Kitchen
- 7..... BevMo!
- 8..... Light Rail Studios
- 9..... The Chairman
- 10.....Feve Artisan Chocolatier
- 11..... Sequoia Sake
- 12..... Grocery Outlet
- 13..... The Old Clam House
- 14..... The SF Market
- 15..... CCSF Central Shops
- 16..... Bayshore Business Center
- 17..... Ports Seafood
- 18.....Gourmet Catering
- 19..... Washington Vegetable Co
- 20.....Earl's Organic Produce
- 21.....North Bay Produce Co

LOCATION OVERVIEW

BAYSHORE NEIGHBORHOOD

Located in the industrial heart of San Francisco, the Bayshore has high density and nearly no vacancy. This vibrant commercial district is home to many large companies in various trades offering many products and services in an array of business sectors. The Bayshore boasts large lots and industrial properties and benefits from easy access to both highway 101 and highway 280.





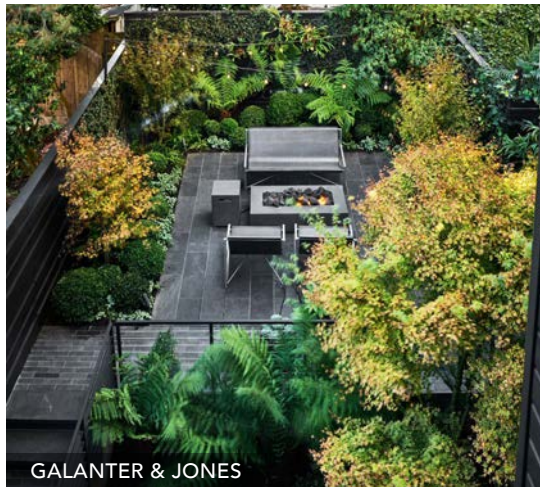
Sequoia Sake



India Basin Waterfront Park Development



Lima Peruvian Food



GALANTER & JONES

LOCATION ACCESSIBILITY

Desirable Bayshore location, walkable to nearby amenities, public transportation and to surrounding neighborhoods. Strategically located in San Francisco's protected industrial corridor between the 101 and 280 freeways.

> **0.2MI** TO 101 FREEWAY

> **0.3MI** TO 280 FREEWAY

> **2.5MI** TO MISSION BAY

> **3.1MI** TO DOWNTOWN SF

> **10.0MI** TO SFO INTERNATIONAL AIRPORT



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