

**FOR SALE
OR LEASE!**

2200 Clement Street

Corner of Clement St. & 23rd Ave.

San Francisco CA, 94121



**Landmark 4-Star Theatre Building For Sale or Lease
Outstanding Corner Building in Outer Richmond District**

±3,300 SF

Please Call for Details

Please Do Not Disturb Tenant

CONTACT Gary Ward 415-321-7483 | gw@brsf.co | BRE#:01208708

BLATTEIS REALTY CO. 44 Montgomery Street, Ste. 1288 | t: 415-981-2844 | f: 415-981-4986 | info@brsf.co | BRE#: 01421282 | www.sfretail.net

This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.

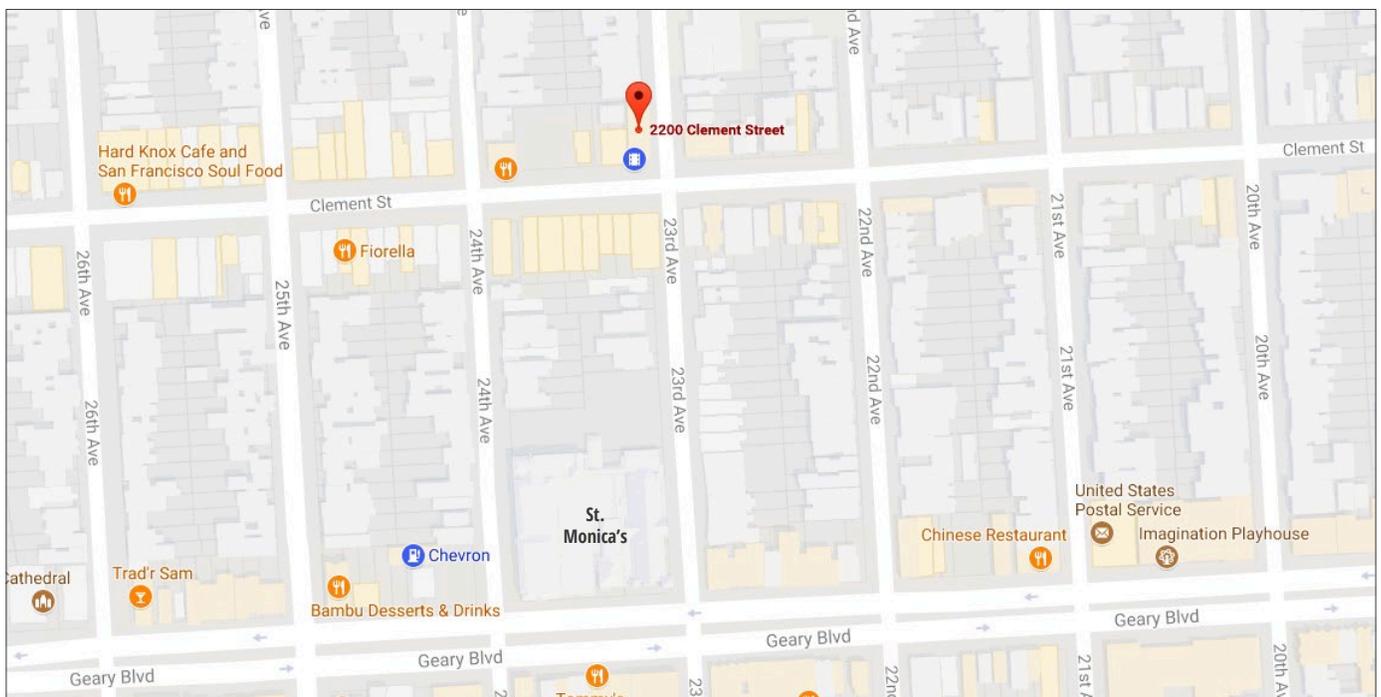


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ABOUT THE PROPERTY

- Outer Richmond District Gem in prime corner location.
- Lease as a 2-screen theatre or convert to another commercial use.
- Conversion to retail sales and services permitted under current zoning and restaurant as a conditional use.
- A major anchor in this charming neighborhood shopping district near Red Tavern, Bills Place (a neighborhood institution), St. Monica's Church & School, El Grande Produce #1, Quickly, Ernesto's, Gordo Taqueria, Drunken Sushi, & numerous retail shops and services.

AREA MAP



NEARBY TENANTS



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INTERIOR PHOTOS



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