TERRIFIC OFFICE SPACE FOR LEASE 3401 MISSION STREET, SAN FRANCISCO, CA 94110 | BERNAL HEIGHTS

RAUL R. PULIDO 650.660.0997 rpulido@blatteisrealty.com DRE #02083677

KUMO IN

MANEUL SALAS 415.321.7484 msalas@blatteisrealty.com DRE #02168739

JEREMY BLATTEIS 415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566



SIZE: ±6,000 SQUARE FEET PLEASE CALL FOR PRICE CROSS STREET: EUGENIA AVENUE

This second-floor office space overlooks Mission Street in the heart of Bernal Heights.

HIGHLIGHTS

- Spacious Layout/Open Floorplan
- Multiple Skylights
- Suitable for Various Uses
- Comes with Private Offices and Kitchenette
- WALK SCORE® 97 (Walker's Paradise)
- TRANSIT SCORE® 78 (Excellent Transit)
- Nearby tenants include Thrillhouse Records, Walgreens, El Buen Comer, Safeway, and more that make up this wonderful part of San Francisco





JEREMY BLATTEIS 415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566

MANUEL SALAS 415.321.7484 msalas@blatteisrealty.com DRE #02168739 RAUL R. PULIDO 650.660.0997 rpulido@blatteisrealty.com DRE #02083677

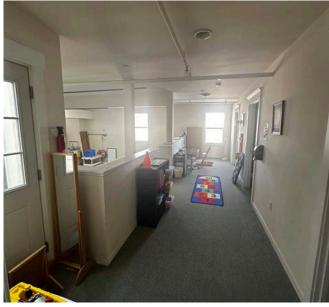
sfretail.net

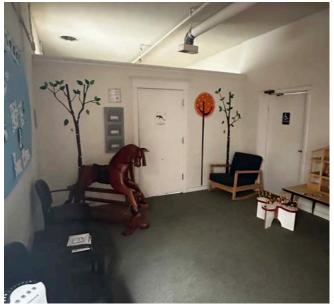
This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal withdrawal 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 validity of estimates. All commercial or mixed-use property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commercial property use can building.

101 Montgomery Street, Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282











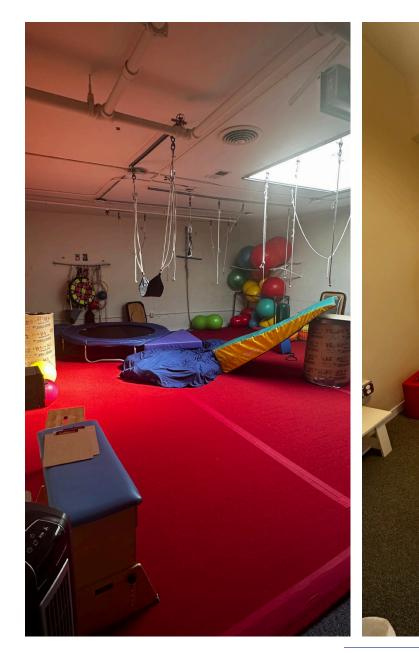
sfretail.net

MANUEL SALAS 415.321.7484 msalas@blatteisrealty.com DRE #02168739

JEREMY BLATTEIS 415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566



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 Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes 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 estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility of terms and property owners to obtain all applicable required building perint the local city/town Planning Department before commercial property use can commence or a building can be built. 101 Montgomery Street, Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282









RAUL R. PULIDO 650.660.0997 rpulido@blatteisrealty.com DRE #02083677

sfretail.net

MANUEL SALAS 415.321.7484 msalas@blatteisrealty.com DRE #02168739

JEREMY BLATTEIS 415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566



BLATTEIS REALTY CO Incorporated jest. 1922

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 Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes 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 or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Street, Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

NEARBY TENANTS



COCO'S RAMEN



THRILLHOUSE RECORDS



OYE MANAGUA



CLUB MALIBU



SAFEWAY



GOLDEN STATE PIZZA & GRILI



EL BUEN COMER

RAUL R. PULIDO 650.660.0997 rpulido@blatteisrealty.com DRE #02083677

sfretail.net

MANUEL SALAS 415.321.7484 msalas@blatteisrealty.com DRE #02168739

JEREMY BLATTEIS 415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566

a Uphan



LA ALTENA

100 Years



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 Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes 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 or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built. 101 Montgomery Street, Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

WALGREENS

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	67,506	470,521	851,024
2029 Population	62,523	433,924	787,992
Pop Growth 2024-2029	7.38%	7.78%	7.41%
Average Age	42	42	42
2024 Total Households	26,855	185,829	354,361
HH Growth 2024-2029	7.84%	8.09%	7.76%
Median Household Inc	\$163,992	\$126,495	\$124,297
Avg Household Size	2.40	2.30	2.30
2024 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$1,113,127	\$1,087,219	\$1,092,784
Median Year Built	1947	1950	1949

Chavez Park Angel Island State Park (101) Sausalito Golden Gate **Bay Area** Tennessee 🔗 Beach National **Discovery Museum** Emeryville Marina Park Recreation Emervvi Area Alcatraz Island TREASURE 📕 Golden Gate Bridge WEST OF FISHERMAN'S Chappell Hayes 💌 (101) NORTH BEACH PACIFIC HEIGHTS CHINATOWN PRESIDIO OF Legion of Honor INION SOLIAR USS Hornet - Sea, Air and Space Museum Alar San Francisco W Rol GOL Memo MISSION Ocean Beach 🥸 Twin Peal 280 SUNSET DISTRICT BERNAL HEIGHTS 3 MILES **5 MILES** 0 Stor stown Galleria 8 India Basin Shoreline Park Lake John Merced Park Candle ick McLaren Park Point State VISITACION 00 State Beach San Br Mountain State San Francisco Bay & County Park WESTLAKE Daly City Brisbane T. FRAN Costco W 35 SIGN HILL South San Francisco EDGEMAR -PACIFIC MANOR he Shops at Tanforan WESTBOROUGH 0 San Francisco Skyline College International Pacifica San Bruno Airport Ð San Bruno City Park tt Regency

Tiburon

Marin City

Source: Loopnet



MANUEL SALAS 415.321.7484 msalas@blatteisrealty.com DRE #02168739

JEREMY BLATTEIS 415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566



sfretail.net

The Gre

This Statement with the information it contains is given with the understanding that all negotilations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projection tions, 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 estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Street, Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

3401 MISSION STREET SAN FRANCISCO, CA 94110

RAUL R. PULIDO 650.660.0997 rpulido@blatteisrealty.com DRE #02083677

MANEUL SALAS 415.321.7484 msalas@blatteisrealty.com DRE #02168739

JEREMY BLATTEIS 415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566



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 Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes 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 estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commerce or a building can be built.

101 Montgomery Street, Suite 888, San Francisco, CA 94104 | www.sfretail.net | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282