

5 TURK  
3 STREET  
SAN FRANCISCO, CA



DOWNTOWN •  
TENDERLOIN  
GROCERY  
OPPORTUNITY

FULL BUILDING  
RENOVATION  
PROJECT

3,721 SF  
AVAILABLE



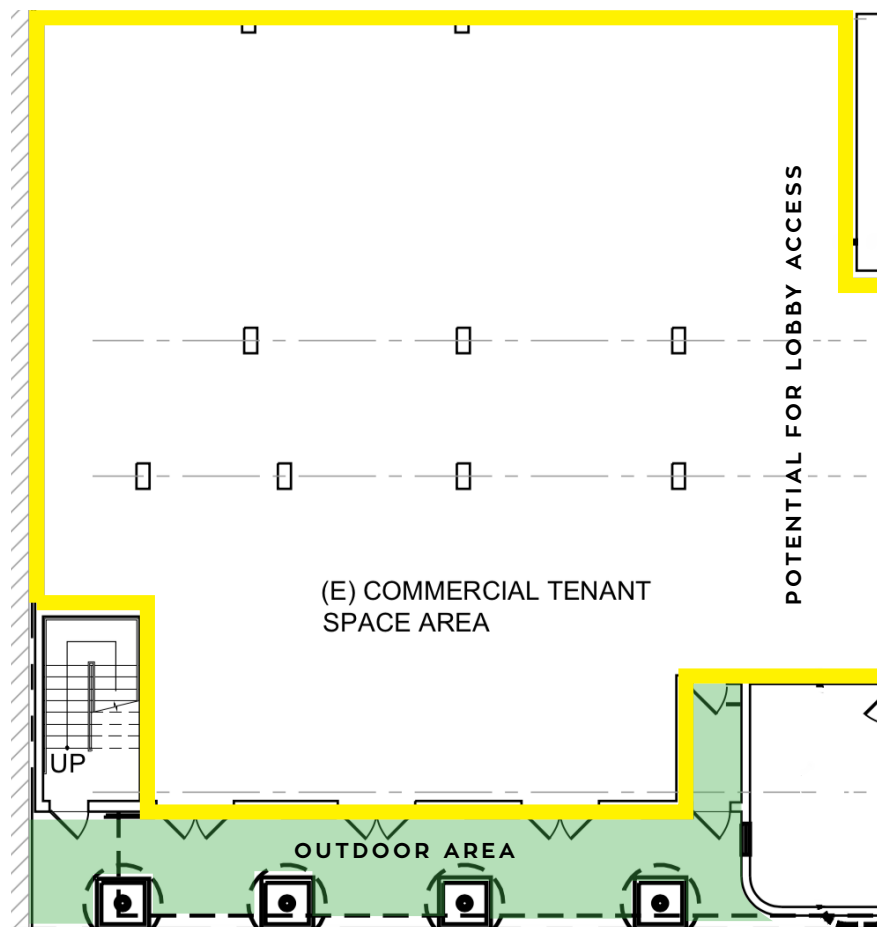




## FEATURES

- 384 UNIT RESIDENTIAL ABOVE WITH DIRECT ACCESS
- TYPE 21 LICENSE AVAILABLE
- ATTRACTIVE TENANT IMPROVEMENT PACKAGE
- REDESIGNED MODERN STOREFRONT
- HIGH VISIBILITY LOCATION
- EXTERIOR ILLUMINATED SIGN
- HIGH CEILINGS
- GOOD FOOT TRAFFIC
- AVERAGE DAILY VEHICLE TRAFFIC (ADT): 76,451
- LARGE OPEN FLOORPLAN
- WITHIN A FEW BLOCKS OF POWELL STREET BART STATION AND SEVERAL MUNI LINES

**+/-3,721 SF**



TURK STREET

**JOAN RUYLE**

office 415.781.7700  
cell 415.471.8504  
joan@deroseappelbaum.com

**ROSA LEE**

office 415.781.7700  
cell 415.302.5382  
rosa@deroseappelbaum.com



## PLACES OF INTEREST:

1. Napa Valley Winery Exchange
2. Bourbon & Branch
3. Redford
4. Jessica Silverman Gallery
5. Osha Thai Noodle Cafe
6. Mensho Tokyo SF
7. RxBar
8. Jones
9. farmerbrown
10. Feinstein's at the Nikko
11. Starbucks
12. Urban Tavern
13. Walgreens
14. Redwood Room
15. Curran Theater
16. Nordstrom Rack
17. Saks OFF 5th
18. The Warfield
19. SHN Golden Gate Theatre
20. Anthropologie
21. Westfield Mall
22. Mezzanine
23. Blue Bottle Coffee
24. Tradition
25. Popson's Burgers
26. A.C.T.'s Geary Theater
27. Walgreens
28. Elephant Sushi
29. Chipotle Mexican Grill
30. Starbucks
31. Un Cafecito
32. PianoFight
33. New York Pizza Kitchen
34. Taqueria Castillo B2
35. Black Cat
36. Clift San Francisco
37. Mikkeller Bar
38. La Cocina





MIKKELLER



PHILZ COFFEE



FARMER BROWN



JANE



MR. HOLMES  
BAKEHOUSE

# DOWNTOWN/ TENDERLOIN

**NOTICE:** This information has been secured from sources we believe to be reliable but we make no representations, warranties, express or implied, as to the accuracy of the information. Listing broker has been given enough information to provide only a preliminary interest in the property. The materials are not to be considered fact. The information contained herein is not a substitute for thorough due diligence investigation. References to square footage, zoning, use, or age are approximate. Please contact the San Francisco Planning Department to verify zoning at (415) 558-6378, as neither broker or landlord represent that this space is suitable for your use. Tenant or Buyer must verify the information at their own expense and bears all the risk for any inaccuracies. By receiving these materials you are agreeing to the disclaimers set forth herein.



MENSHO TOKYO





NOTICE: This information has been secured from sources we believe to be reliable but we make no representations, warranties, express or implied, as to the accuracy of the information. Listing broker has been given enough information to provide only a preliminary interest in the property. The materials are not to be considered fact. The information contained herein is not a substitute for thorough due diligence investigation. References to square footage, zoning, use, or age are approximate. Please contact the San Francisco Planning Department to verify zoning at (415) 558-6378, as neither broker or landlord represent that this space is suitable for your use. Tenant or Buyer must verify the information at their own expense and bears all the risk for any inaccuracies. By receiving these materials you are agreeing to the disclaimers set forth herein.