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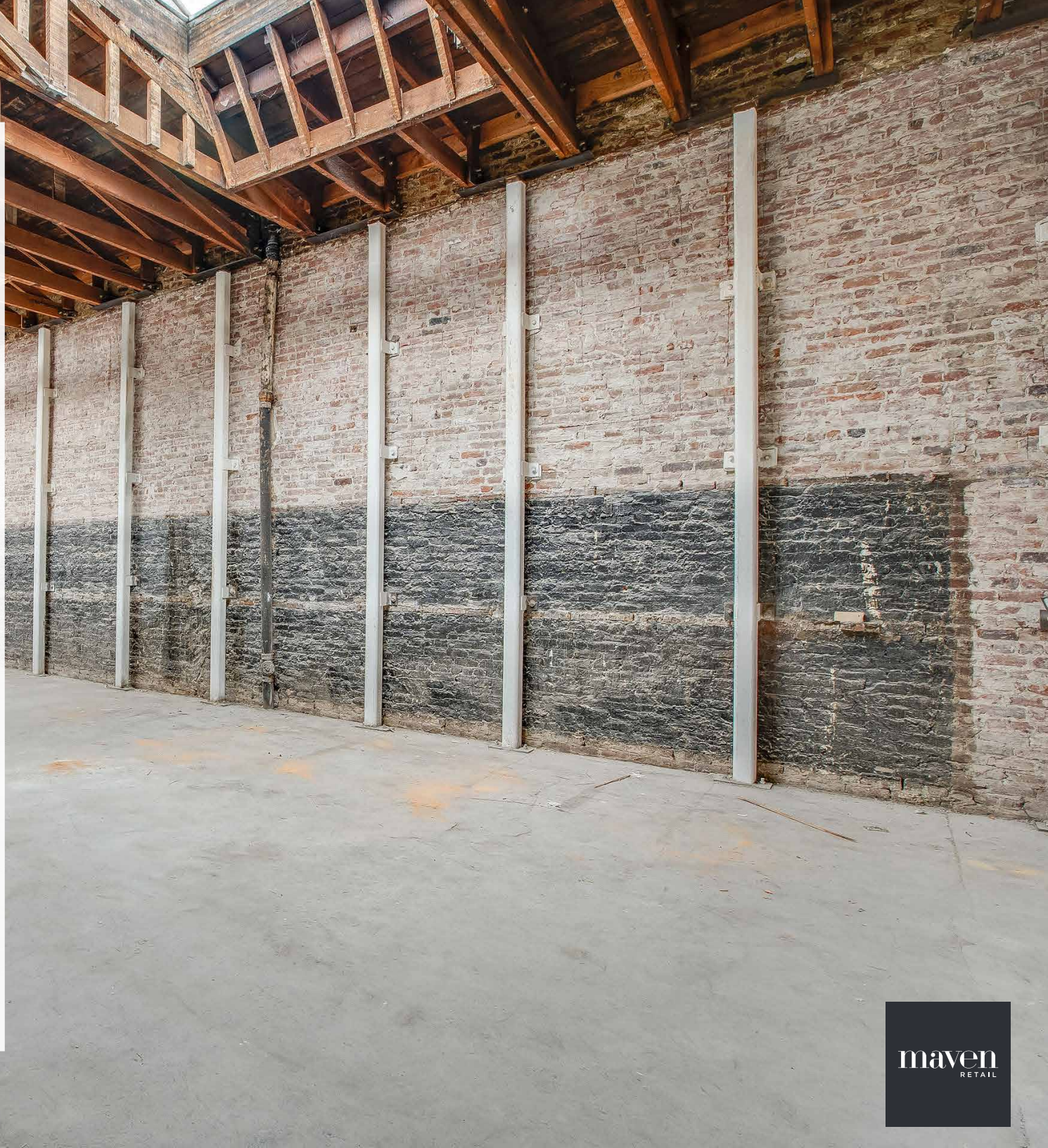


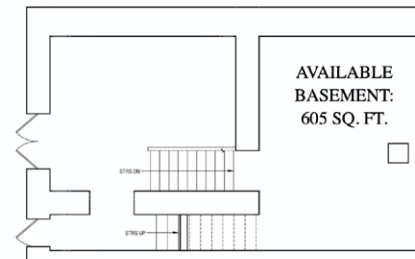
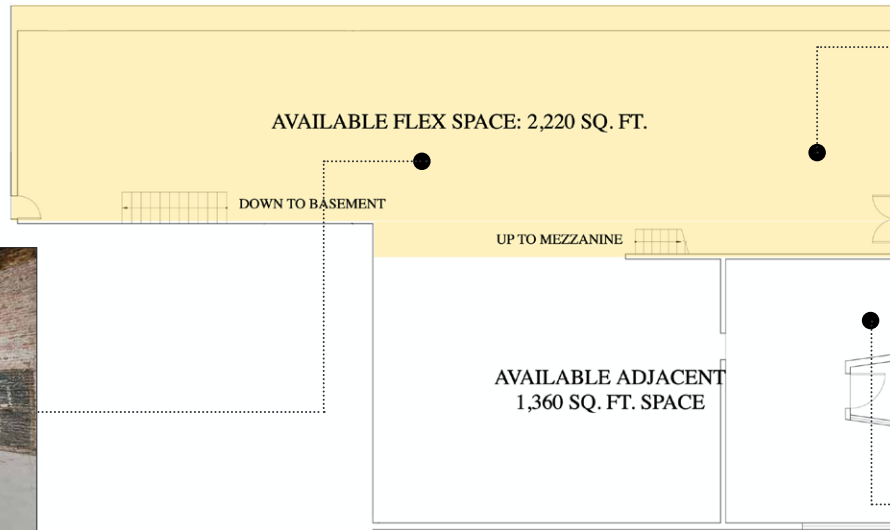
1503 | GRANT AVENUE
SAN FRANCISCO, CALIFORNIA

NORTH BEACH FLEX SPACE

Located in an important brick-and-timber corner building in San Francisco's vibrant North Beach neighborhood, this space features an open floor plan that is suitable for a variety of uses. The space boasts 18 ft+ ceilings, two massive skylights, and exposed brick. The property is located within a block of Columbus Avenue and Washington Square Park, with popular and well-known restaurants nearby including Original Joe's, Tony's Pizza Napoletana, Park Tavern, Mama's, Don Pisto's, and more. Excellent opportunity, prime location, and a supportive landlord.

- Former Bakery: 2,220 square feet of flex space + 605 sq. ft. of basement
- Suitable for a variety of uses including retail, fitness, food production, and more
- 575 square feet of mezzanine space also available for lease
- 18 ft+ Ceilings
- Massive skylights
- Abundant sunlight on all sides of the property
- Brick & timber building
- Excellent branding opportunity
- Attractive tenant improvement package for the right tenant
- Can be combined with the adjacent space to form a 4,760 square foot commercial space, complete with a mezzanine and basement





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COLUMBUS AVE

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WASHINGTON SQUARE PARK



UNION ST



TACOLICIOUS



P.F. CANDLE COMPANY



FLOWERS BY COLEY



GRANT AVE

UNION ST

GREEN STREET

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LITTLE VINE



DON PISTOS



BARBARA PINERIA



CHURCH KEY



TONY'S PIZZA



PARK TAVERN



GOORIN BROS HAT SHOP



CHUBBY NOODLE



ACQUOLINA

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