

**2245**  
**3<sup>RD</sup> STREET**

SAN FRANCISCO, CA

**+/- 2,846 SF**

**FOR LEASE**

**maven**  
RETAIL

**GOLDMAN**  
COMMERCIAL LIMITED REAL ESTATE

# 2245 3<sup>RD</sup> STREET

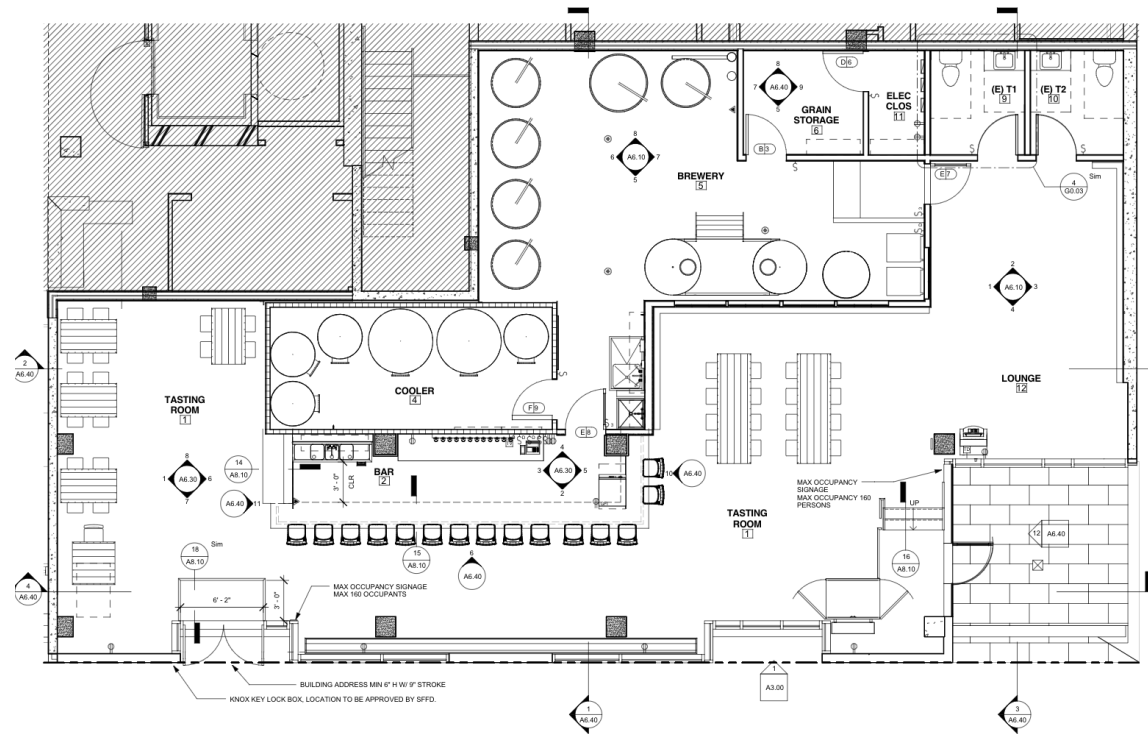
## FEATURES

- +/- 2,846 SF
- High ceilings
- Built in infrastructure with updated utilities
- 14 seat bar with lounge area and tasting room
- Fully designed brewery in back with existing grain storage
- Tenant to bring in all their equipment
- Long Term Lease

2245 Third Street is located on the ground floor of the Potrero Launch complex, amongst its 196 residential lofts. The space features 2,846 square feet of existing retail space, formerly a tap room and brewery. The space is suitable for a variety of uses.

Conveniently located, Third street is the main commercial artery of Dogpatch, which also connects the district to San Francisco's downtown via new development zones including Mission Bay and the UCSF research campus. The 22nd St Caltrain also connects commuters with Silicon Valley.

Easy access from 101/280 freeways and multiple MUNI and bus lines. Nearby neighbors include Woolly Pig, Piccino, Magnolia Brewery, Plow, and recreation attractions such as the Chase Center, Mariposa, and Espirit parks.





FINANCIAL DISTRICT



SOUTH BEACH

ORACLE PARK

## Mission Bay

CHASE BANK

CHASE CENTER

UCSF MEDICAL CENTER

STARBUCKS

WALGREENS

MISSION ROCK

THE BOBA SHOP

MOSHI MOSHI

THE RAMP

STARBUCKS

THE SEA STAR

THIRD RAIL

LITTLE SWEET

STASHED

NEIGHBOR BAKEHOUSE

RICKSHAW BAGWORKS

LONG BRIDGE PIZZA CO.

MARCELLA'S LASAGNERIA

UNGRAFTED

BRAZUCA GRILL

MR. AND MRS. MISCELLANEOUS

MAGNOLIA BREWING

PICCINO

JUST FOR YOU CAFE

DAILY DRIVER

YIELD WINE BAR

PHILZ COFFEE

BESHARAM

HARMONIC BREWING

WALK SCORE

88

VERY WALKABLE

TRANSIT SCORE

66

GOOD TRANSIT

BIKE SCORE

97

BIKER'S PARADISE

TOTAL POPULATION

6,453

2245  
3RD STREET



**Dogpatch** is San Francisco's most up-and-coming district and fastest growing neighborhood. One of the development hubs of the Bay Area, the district's population is said to continue to increase through at least 2025. Formally a ship-building hub dating back to the 1800s, the neighborhood is comprised of many rare and historically significant residential buildings, as well as several commercial, industrial, and civic buildings, most of which were constructed between 1860 and 1945.

THIRD RAIL

THE SeaStar

ORACLE PARK  
HOME OF THE SAN FRANCISCO GIANTS

RICKSHAW  
BAGWORKS

MAGNOLIA  
BREWING

Besharam

maven  
RETAIL

GOLDMAN  
COMMERCIAL LIMITED REAL ESTATE





PICCINO



KUSAKABE



OLIVER'S BUTCHERY



THE RAMP

## DOGPATCH NEIGHBORHOOD

SAN FRANCISCO, CA



STASHED



RICKSHAW BAGWORKS



NEIGHBOR BAKEHOUSE



MUSEUM OF CRAFT & DESIGN



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FOR LEASE

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