

**49 DUBOCE AVENUE**

**SAN FRANCISCO CA 94103**

**FOR SALE/FOR LEASE: ± 3,125 SQ FT INDUSTRIAL BUILDING**



# PROPERTY OVERVIEW

## 49 DUBOCE AVENUE

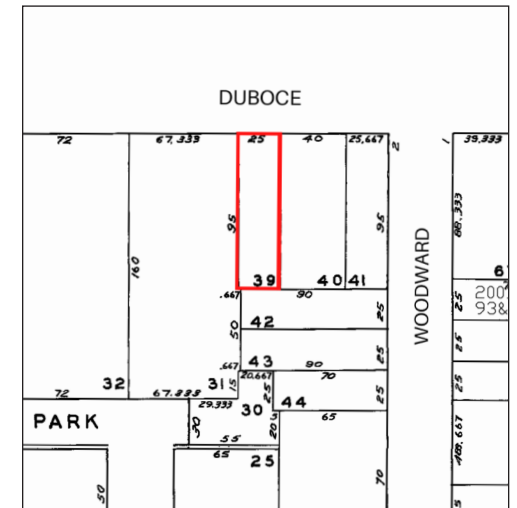
<b>List Price</b>	\$1,995,000
<b>Lease Rate</b>	Please Call
<b>APN</b>	3532-039
<b>Sq Ft</b>	± 3,125
<b>Lot Sq Ft</b>	± 2,375
<b>Zoning</b>	PDR-1-G

Compass Commercial is pleased to present the opportunity to purchase or lease a premier warehouse and office building that has undergone a recent renovation in 2023. 49 Duboce Avenue is situated on the border of the South of Market and Mission Districts.

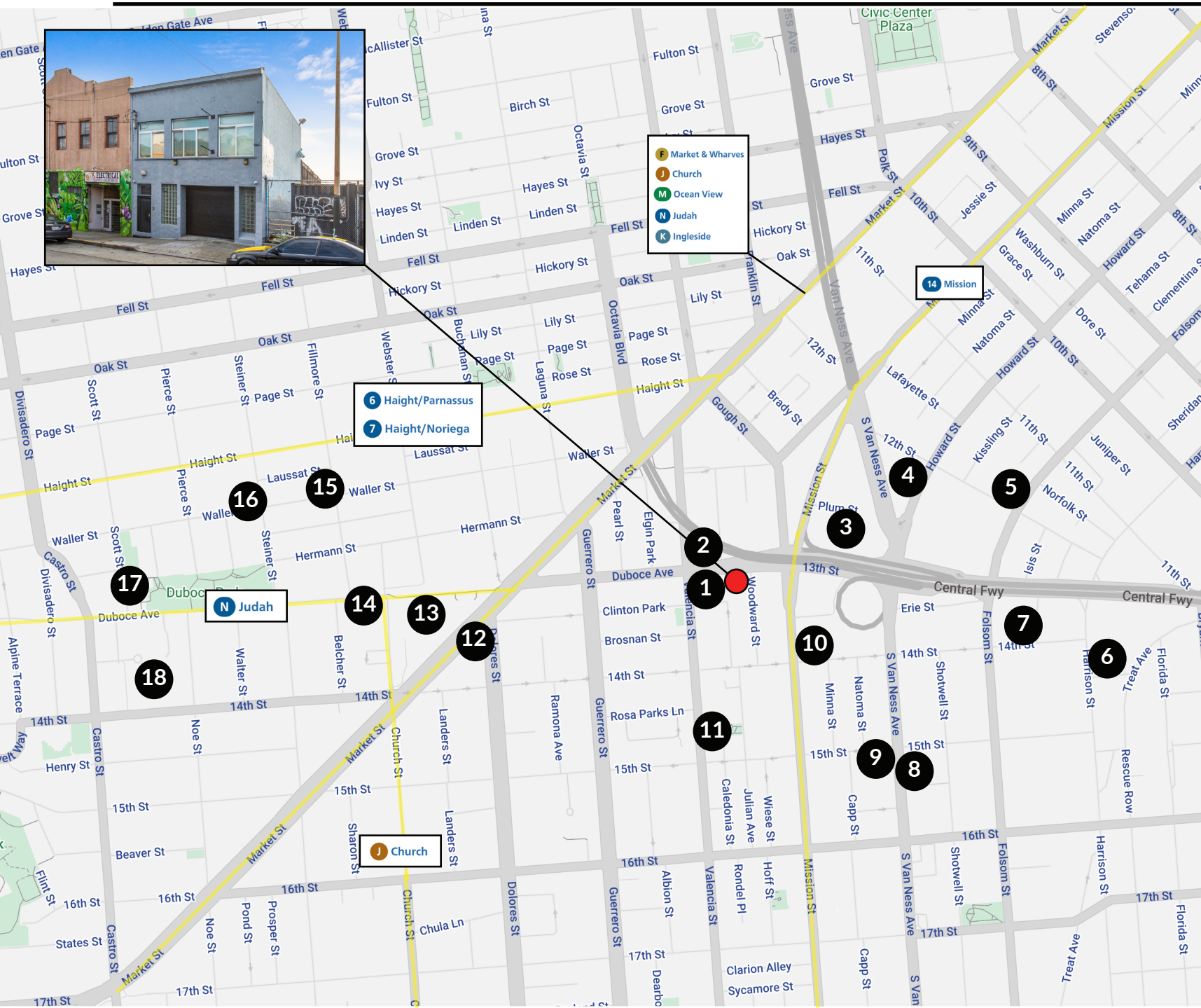
The property consists of two floors and is approximately 3,125 square feet in size and is situated on a 2,375 square foot lot. The property features an open floor plan on the ground floor with a roll-up door, and a private office in the rear. The second floor has a large window line that provides an abundance of natural light to the second floor office. The second floor office has its own restroom, shower, and roof deck. There is also a 1,200 square foot fully finished basement space with 8ft ceilings.

The building is zoned PDR-1-G which allows for a number of uses.

- Building: ± 3,125 Square Feet
- Lot Size: ± 2,375 Square Feet
- Zoning: PDR-1-G
- Year Built: 1907
- Year Renovated: 2023
- Available: Immediately



# LOCATION MAP



## LOCATION MAP

- 1) Burma Love
- 2) Zeitgeist Beer Garden
- 3) Discount Builders Supply & Hardware Store
- 4) Big O Tires
- 5) The Willows
- 6) Best Buy
- 7) Pink Onion
- 8) Flying Pig Bistro Pub
- 9) Khamsa
- 10) Standard Deviant Brewing
- 11) Four Barrel Coffee
- 12) Whole Foods
- 13) Safeway
- 14) CorePower Yoga
- 15) Le Cafe du Soliel
- 16) Cafe Reveille Square
- 17) Harvey Milk Center for the Arts
- 18) CPMC Davies Campus













# COMPASS COMMERCIAL



Scan the QR code for more information about  
49 Duboce Avenue

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