

**RETAIL SPACE AT A GREAT PRICE / CIVIC CENTER
482 ELLIS STREET
SAN FRANCISCO, CALIFORNIA**



Location:

- Between Leavenworth and Jones Street
- Centrally located between Civic Center, Union Square, and Van Ness Corridor
- Close to Children's Play Ground and Recreation Center

Size:

Available Approximately 5,400 SF, Divisible to 1,020 RSF

Asking Rent:

\$1.25/SF/Month; Modified Net

Lease Term:

5 years

Availability:

Available now; Please do not disturb tenants

Possible Uses:

Good location for a discount store, drug store, liberal arts center, vocational/learning center, social service organization, and possible food use

Features:

- High ceilings
- Nice windowline and natural light
- Near public transportation lines, including Civic Center & Powell Street BART
- Completed retrofitting

For More Information
Contact:

Susan Jordan (415) 477-8454
susan@starboardnet.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm its accuracy or completeness. Any projections, opinion, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Starboard TCN Worldwide
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*Floorplan is not drawn to scale
**Please do not disturb tenants

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