

DOGPATCH PDR OPPORTUNITY

2800 3RD STREET | SAN FRANCISCO

1,590 SF - 27,605 SF

maven
COMMERCIAL



PIER
70

POWER
STATION
NEW
DEVELOPMENT

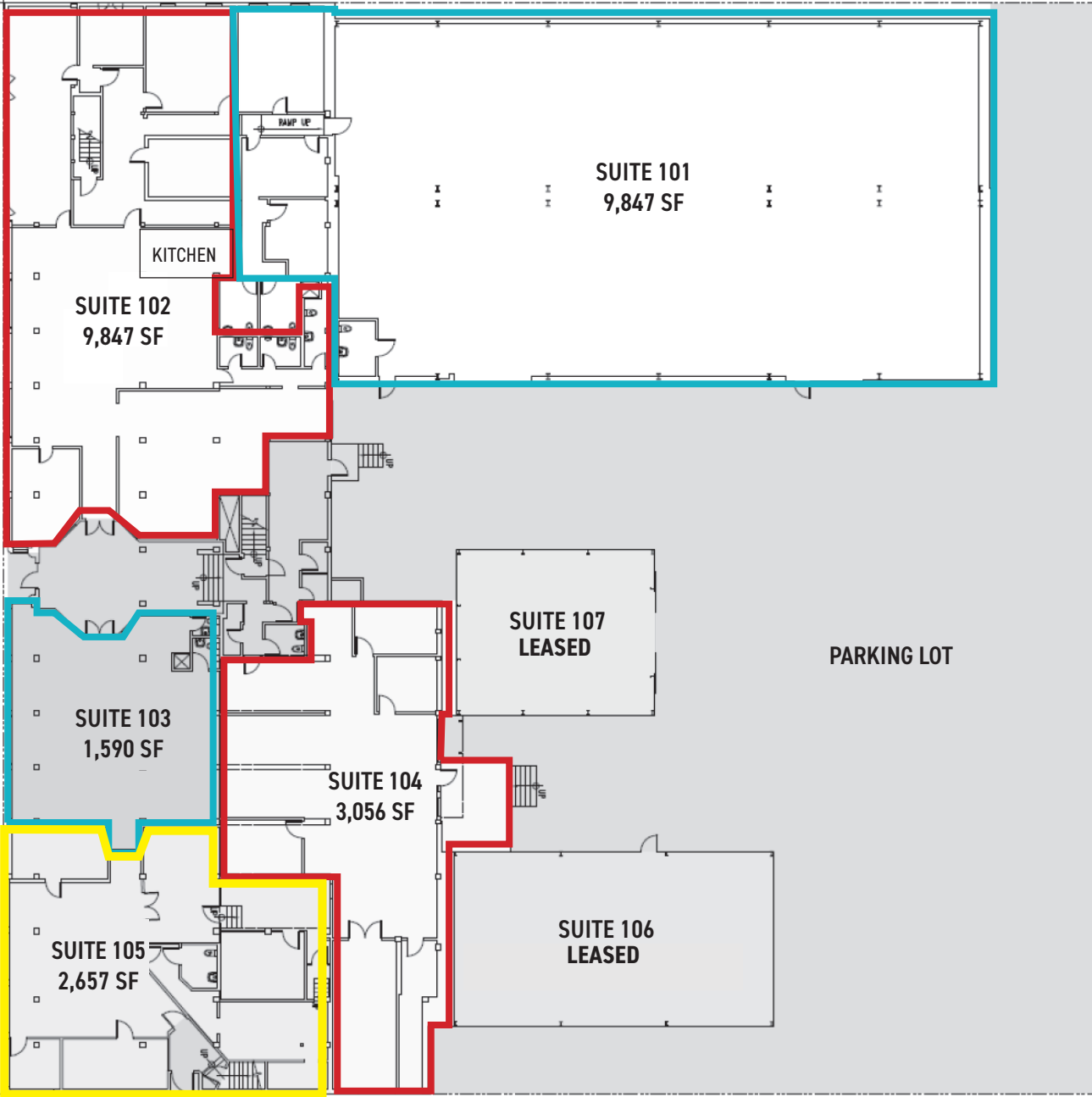
SAN FRANCISCO BAY

2800
3RD STREET

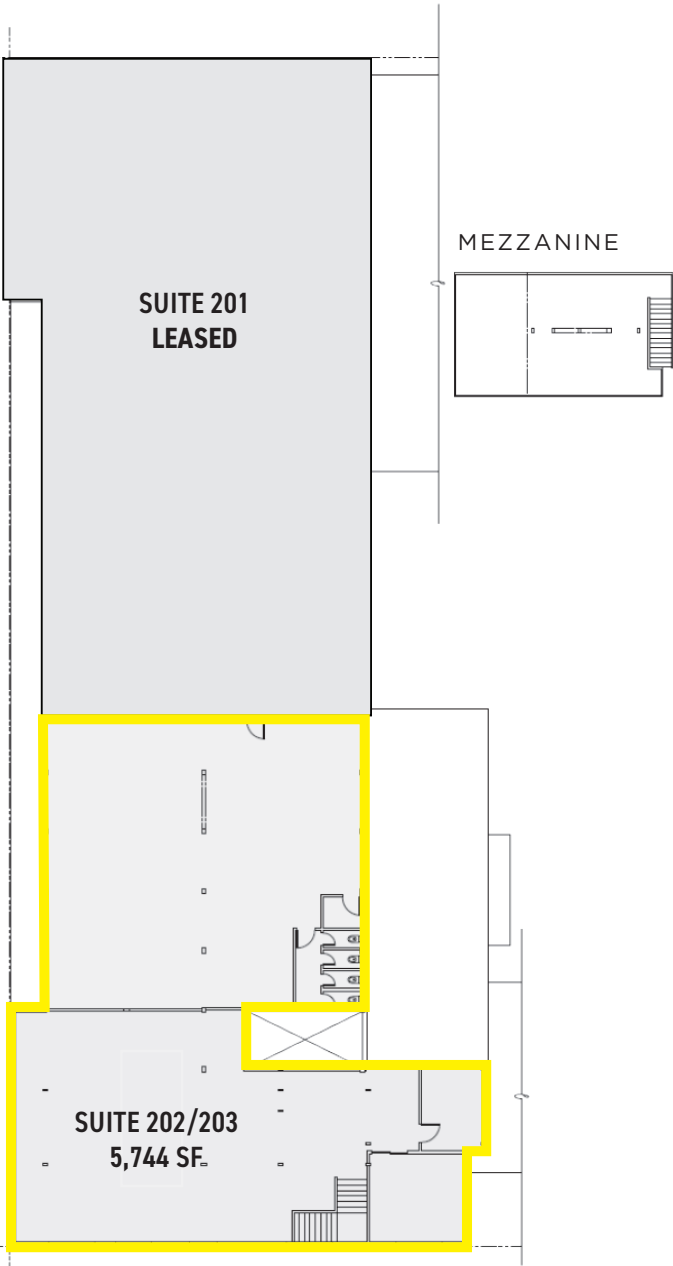


FLOOR PLANS

GROUND FLOOR



SECOND FLOOR





AERIAL





SUITE 105



SUITE 202



PARKING LOT

PRIME PDR SPACE IN SAN FRANCISCO'S DOGPATCH NEIGHBORHOOD

2800 3rd Street is a versatile 34,738 SF PDR property in the heart of San Francisco's Dogpatch district. This property is conveniently situated on the corner of 3rd & 24th Streets, in close proximity to the 280 freeway, MUNI Light Rail, and the Power Station and Pier 70 developments.

Situated in one of San Francisco's most rapidly evolving areas, Dogpatch is a hub for creativity, manufacturing, and innovation. The neighborhood features an abundance of dining, retail, and fitness options, including Philz Coffee, Olfactory Brewing, Restoration Hardware, Long Bridge Pizza, and Dogpatch Boulders.

With easy access to transit, major freeways, and two of the City's most exciting developments, 2800 3rd Street provides an opportunity for businesses seeking flexible PDR space to plant their flag in a trendy part of San Francisco.

KEY FEATURES

Flexible Leasing Options – Short-term & long-term leases available with demising options

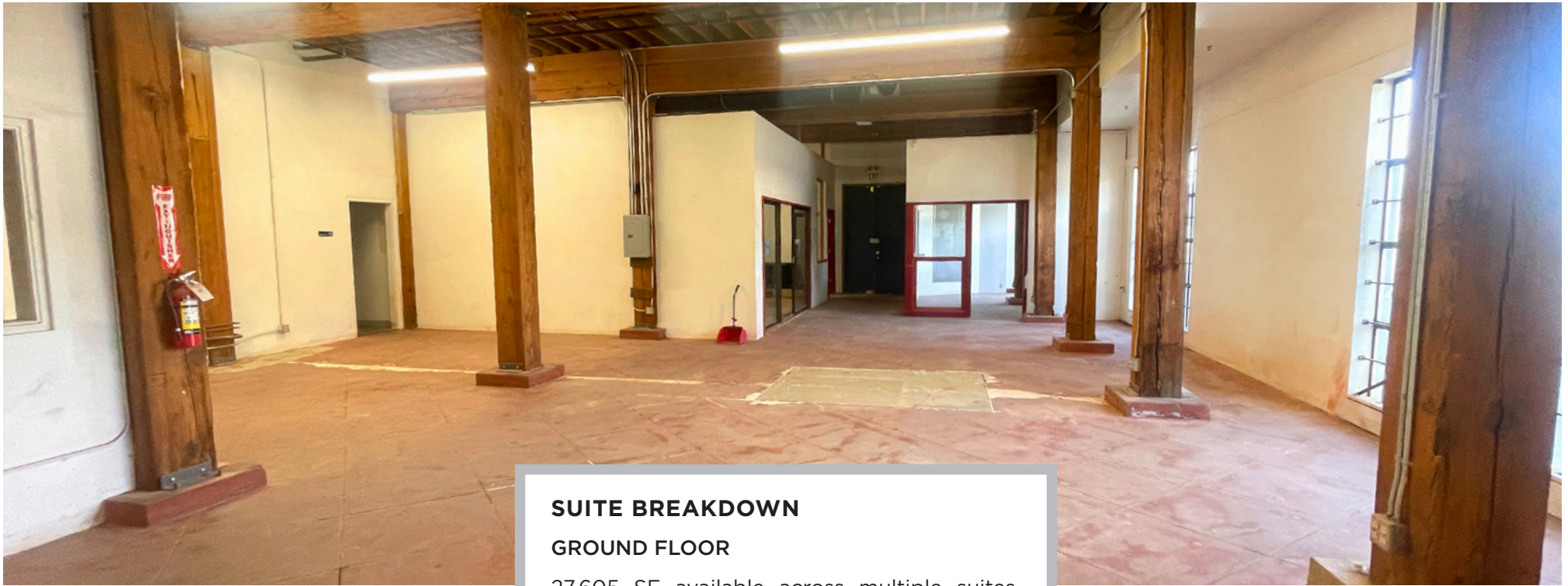
High Ceilings – Ranging from 14 to 18 feet, providing ample vertical space

Robust Electrical Capacity – 800 amps to support industrial operations

Parking – Up to 30 spaces available on-site

Prime Location – Just four blocks from the 22nd Street Caltrain Station with immediate access to Highways 101 & 280





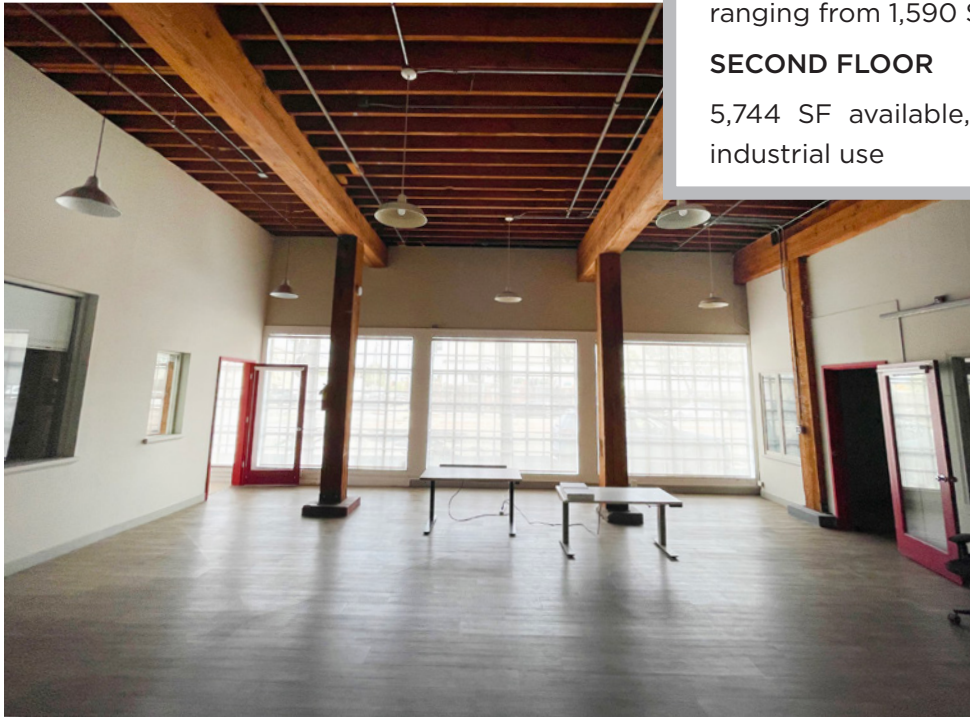
SUITE BREAKDOWN

GROUND FLOOR

27,605 SF available across multiple suites, ranging from 1,590 SF to 9,847 SF

SECOND FLOOR

5,744 SF available, ideal for office or light industrial use





OLIVER'S BUTCHERY



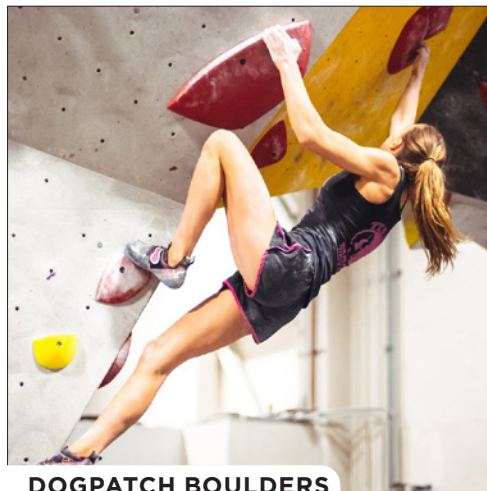
SCUDERIA



SOUVLA



TRIPLE AUGHT DESIGN



DOGPATCH BOULDERS



MAINSTAY MARKET



NEIGHBOR BAKEHOUSE



RESTORATION HARDWARE



OLFACTORY

The Dogpatch neighborhood surrounding 2800 3rd Street has a vibrant mix of dining, retail, and activities, making it an exciting place to work and live. Food lovers can enjoy Philz Coffee, Piccino's amazing menu, Long Bridge Pizza Co., and Souvla's Greek specialties, while craft beer enthusiasts can visit Olfactory Brewing for locally brewed favorites. Retail options include Restoration Hardware, Scuderia, Triple Aught Design for high-end tactical gear, Olivier's Butchery for premium meats, and Neighbor Bakehouse for fresh pastries. Beyond food and shopping, the neighborhood offers Dogpatch Boulders, one of the city's best indoor climbing gyms, and easy access to waterfront trails along Crane Cove Park, perfect for a scenic walk or paddleboarding.

DOGPATCH





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