RETAIL SPACE FOR LEASE

509 GRANT AVE

SAN FRANCISCO 94108

THE DAVIS NGUYEN GROUP
COMMERCIAL REAL ESTATE

COMPASS COMMERCIAL

Davis Nguyen | 415.412.5703 | davis@thedngroupsf.com | DRE #01509978

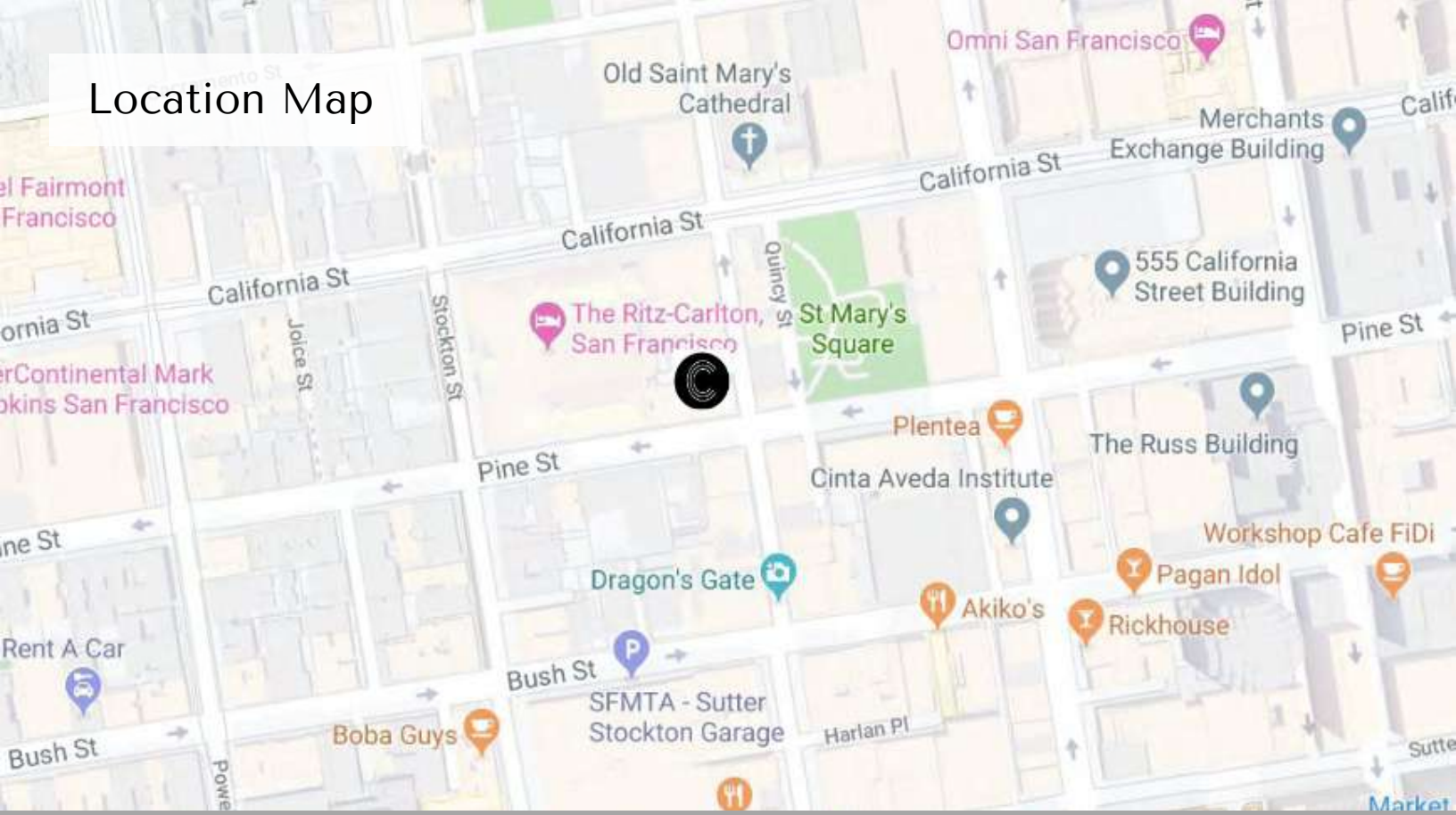
Property Description

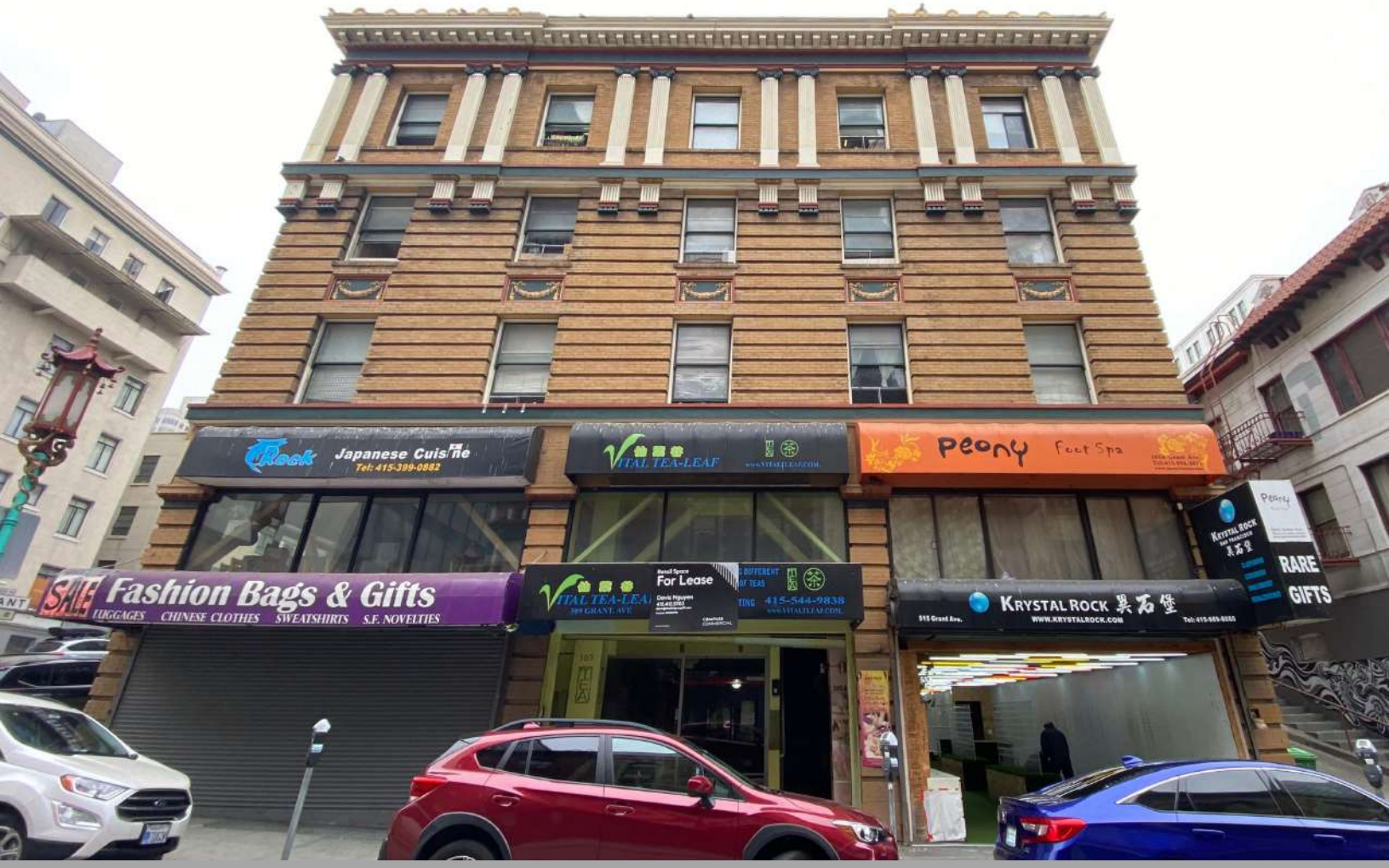
Compass Commercial is pleased to present the rare opportunity to lease a ± 1,200 square foot space on one of the most heavily tourist trafficked streets in San Francisco. The space itself is only steps away from the Dragon's Gate which is the southern entrance to San Francisco's Chinatown district. Surrounded by plenty of food and shopping destinations, 509 Grant Avenue, is situated in one of the most sought after retail districts in San Francisco.

Property Details

Year Built	1908
Parcel Number	0257 -009
Square Footage	+/-1, 200 SF
Neighborhood	Chinatown
Zoning	CCB
Monthly Rent	Negotiable

Location Map

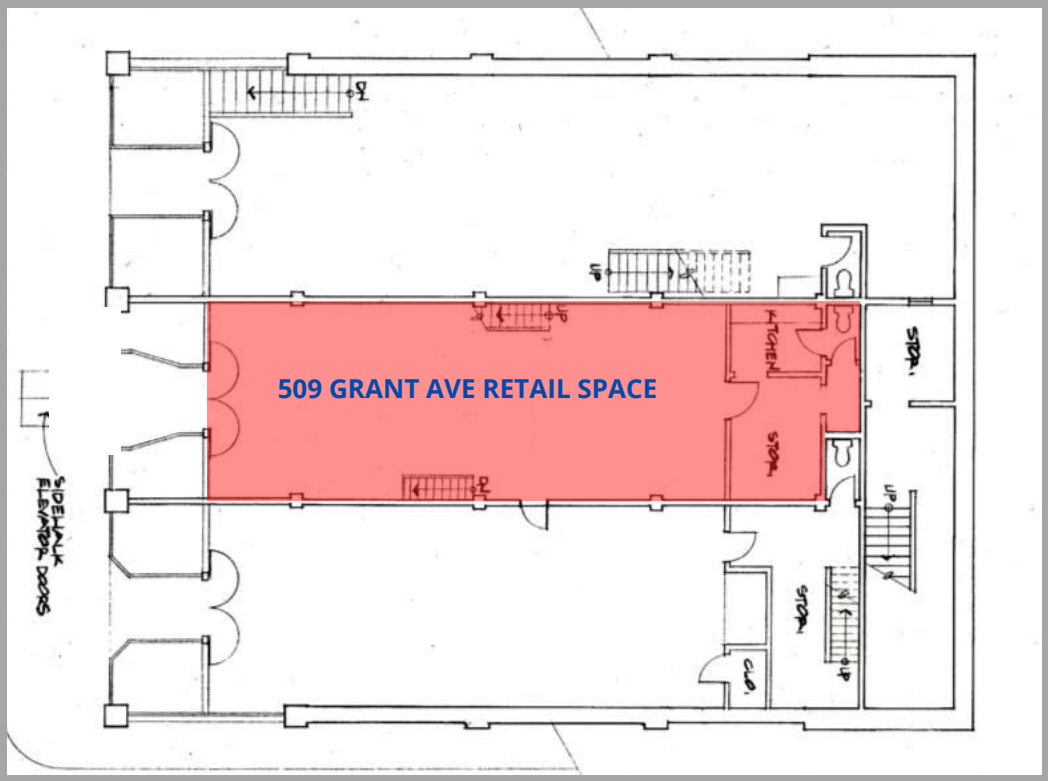


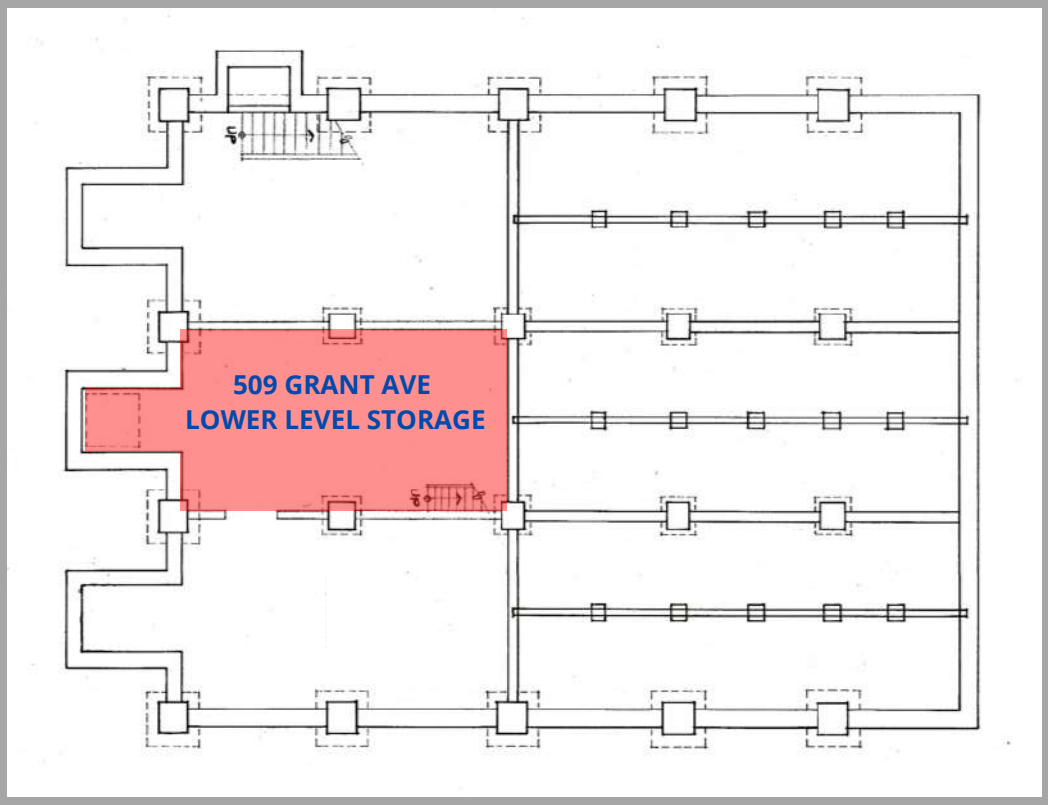


Floor Plans

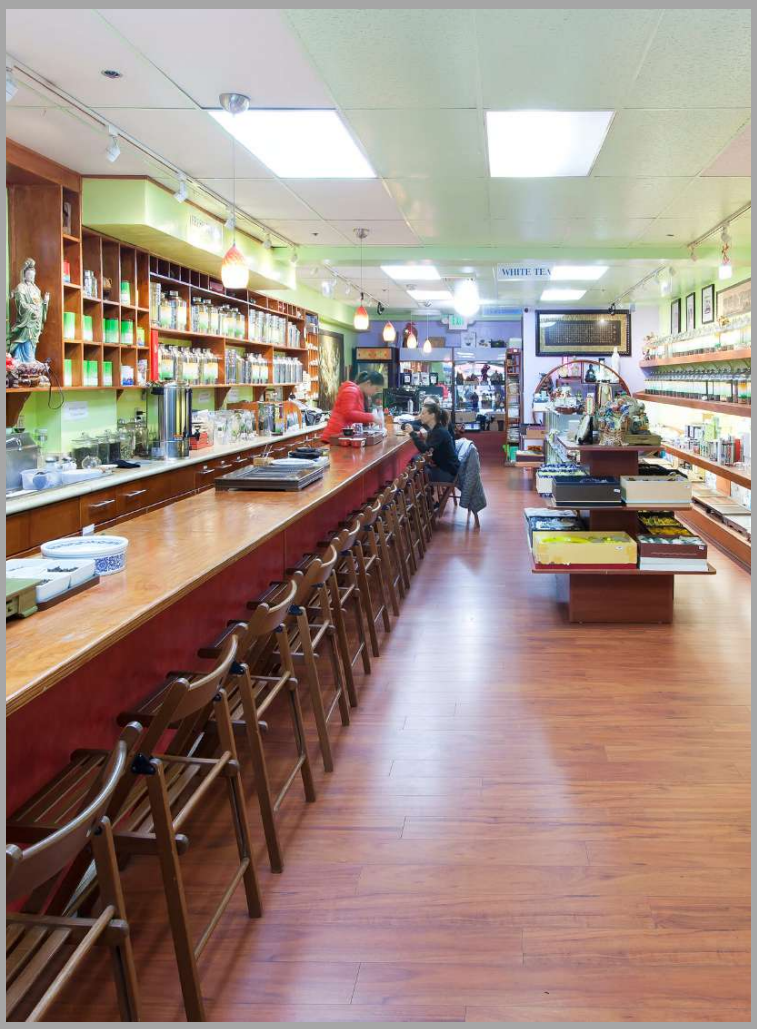
PINE STREET

GRANT AVENUE





VINTON COURT



Disclaimer

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Compass Commercial - San Francisco & Los Angeles its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Compass Commercial - San Francisco & Los Angeles its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Compass Commercial - San Francisco & Los Angeles will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Compass Commercial - San Francisco & Los Angeles makes no warranties and/ or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Compass Commercial - San Francisco & Los Angeles does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial - San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.