



PRICE IMPROVEMENT

FOR SALE

Turn-key cafe on heavily trafficked Valencia Street is ready to go with proven revenue.

FOR SALE | APPROX. 573 SF | PRICE IMPROVEMENT

298 VALENCIA STREET

San Francisco, CA 94103



STARBOARD CRE

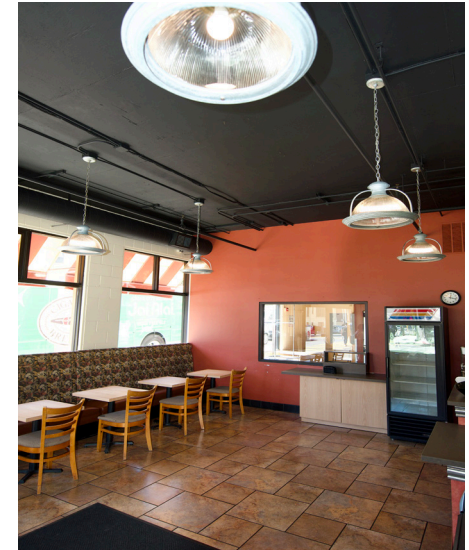
LOCAL · INDEPENDENT · ENTREPRENEURIAL

298 VALENCIA ST.

Square Ft.	± 573 SF
Sale	\$125,000

HIGHLIGHTS

- ✓ Turn-key cafe on heavily trafficked Valencia Street is ready to go with proven revenue
- ✓ Negotiable lease terms
- ✓ Corner location with high foot traffic, great light and visibility
- ✓ Potential to expand seating out to the sidewalk
- ✓ Key money of \$125,000
- ✓ Complimentary business next door – Laundromat
- ✓ Excellent coffee, sandwiches, and smoothie concept
- ✓ Busy area with two schools, bike route, along with many other commercial uses



WITHIN WALKING DISTANCE

- ✓ Dancing Yak Restaurant & Bar
- ✓ Four Barrel Coffee
- ✓ Healthy Spirits
- ✓ AstaYoga
- ✓ Burma Love

[Schedule a Private Tour](#)

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Points of Interest

FOR SALE



Micro Points of Interest

FOR SALE

- | | | |
|--------------------------------------|--------------------------------|------------------------------------|
| 1 DANCING YAK RESTAURANT & BAR | 7 DUBOCE HOUSE | 12 SCUDERIA WEST MOTORCYCLE DEALER |
| 2 CHASE BANK | 8 SUSHI SHIO | 13 PEOPLE'S BARBER & SHOP |
| 3 ALFARO CATERING FOOD TRUCK | 9 SAN FRANCISCO FRIENDS SCHOOL | 14 WEST WIND AUTOMOTIVE |
| 4 LE POINT | 10 BLACK SERUM TATTOO | 15 MILK-SF |
| 5 SHIZEN VEGAN SUSHI BAR AND IZAKAYA | 11 FARMERS INSURANCE | 16 BURMA LOVE |
| 6 NOVA CREDIT HQ | | |



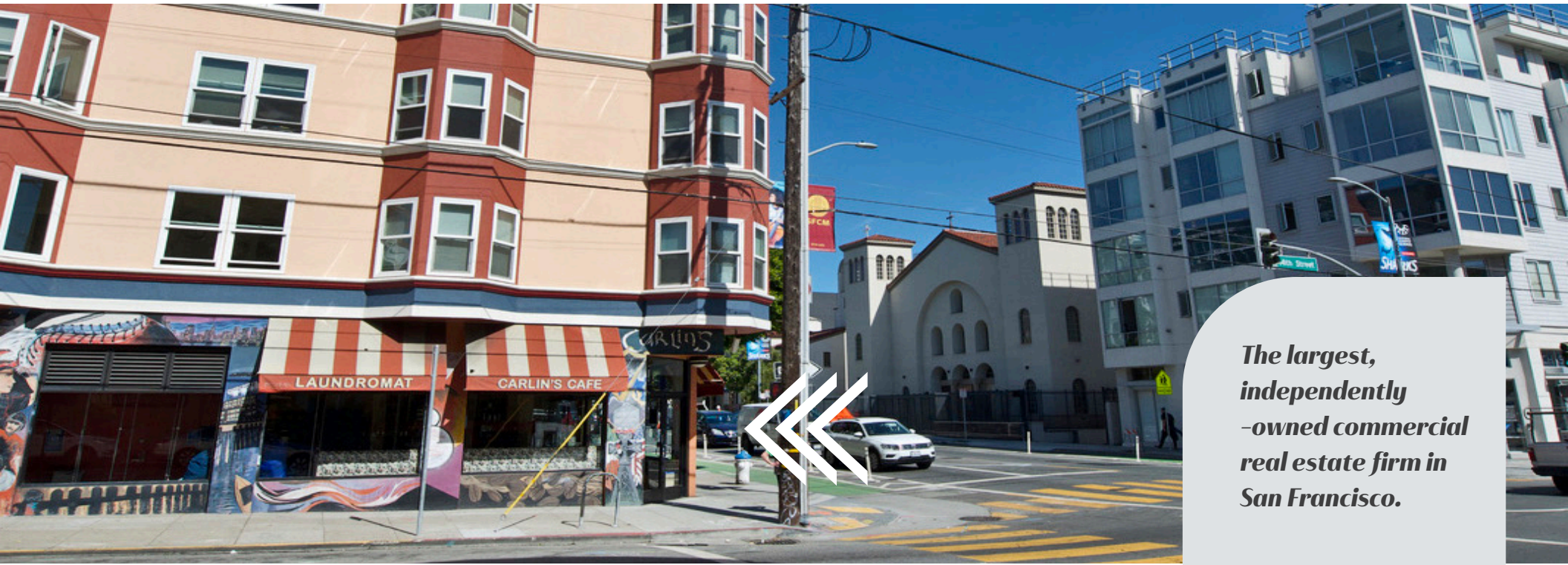
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More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Starboard and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. Starboard reserves the right to require the return of this Memorandum and the material in it any other material provided by Starboard to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.



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