



STARBOARD CRE
LOCAL • INDEPENDENT • ENTREPRENEURIAL

For Sublease

2301 Ocean Avenue

San Francisco, CA 94127

Turn-Key Fitness Space in Lakeside Village

Colton Africano

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STARBOARDCRE.COM
49 POWELL STREET, SAN FRANCISCO, CA 94102

Building: 2301B Ocean Avenue
Suite: Unit B
Size: ± 1808 SF Each
Floor: Ground Floor
Type: Retail / Office

Attention Gym Fanatics!

This is your golden opportunity to acquire a fully move-in ready space for your gym concept. Previously operating as a Bar Method Studio, this expansive 1,808 square foot studio requires only the installation of your equipment and the presence of a dedicated operator to transform it into a thriving fitness community. Strategically located between Stonestown Mall and City College of San Francisco, this prime spot also includes convenient shower facilities, allowing your members to fit in a workout session seamlessly before heading to school or work.





Highlights

- Locker room with showers
- ADA Compliant bathrooms
- Great Natural Lighting
- Cork Floors
- Nearby Un-metered Parking
- NC-1 Zoning
- Sits on the K- Muni train
- Sublease until May 2027



Nearby Businesses

- Stonestown Galleria
- San Francisco State University
- City College of San Francisco
- Glitz Hair Salon
- That's Amore SF
- 24 Hour Fitness
- Java on Ocean
- Whole Foods
- Philz Coffee
- Beeps Burgers

Walk Score®

Walker's Paradise (91)

Transit Score®

Excellent Transit (70)

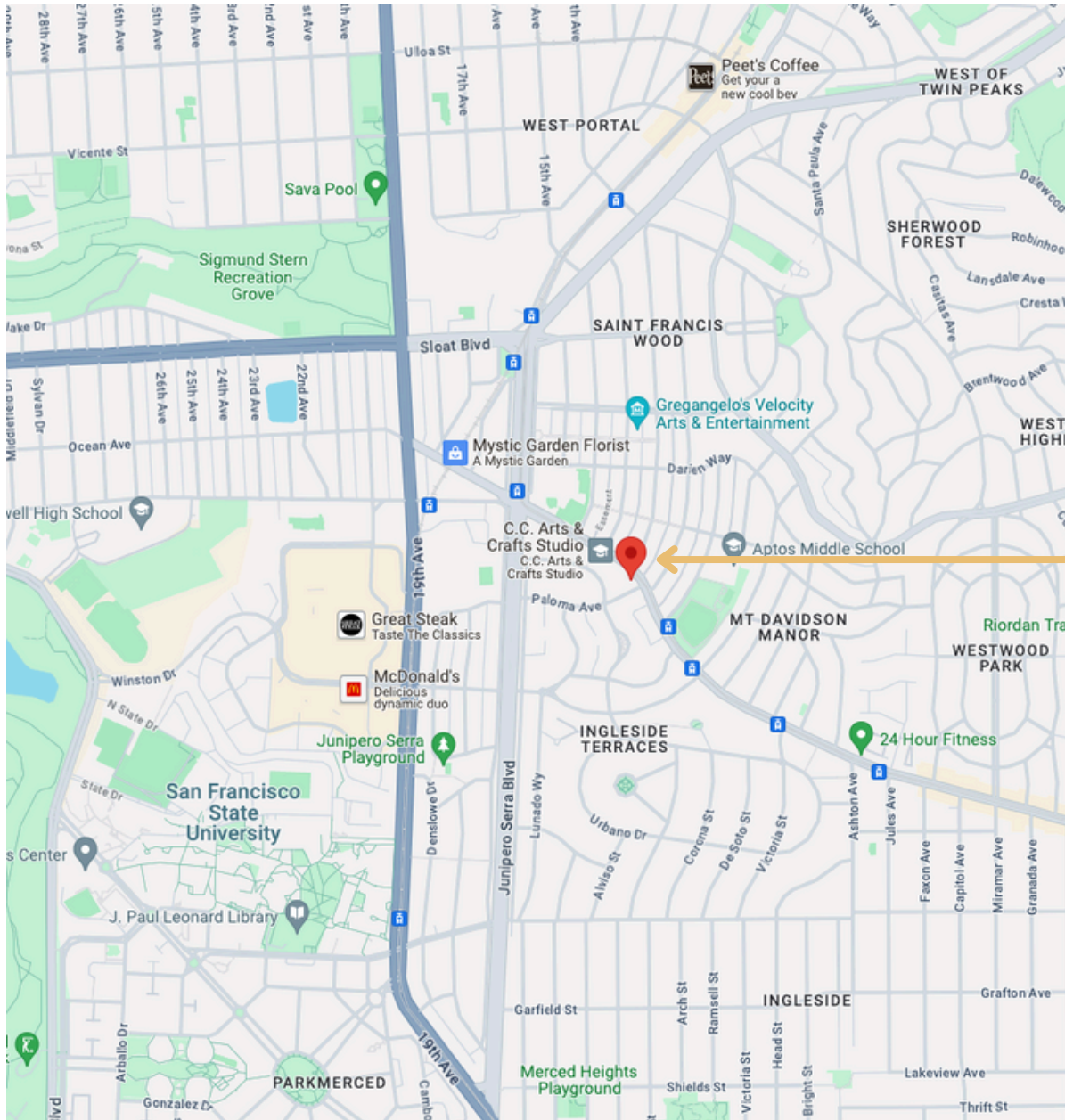




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Many Considered Uses

- Yoga
- Dance
- Spin Cycle
- Bar Method
- Pilates
- Stretch Facility
- Showroom
- Retail
- General Office



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Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.



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