



2480

Mission Street

San Francisco, CA 94110

TCN
WORLDWIDE
REAL ESTATE SERVICES

Medical
Dental
Therapy
Offices

For Lease

Manaf Darawshe

manaf@starboardcre.com

650.533.8036



STARBOARD CRE
LOCAL • INDEPENDENT • ENTREPRENEURIAL

BUILDING SUMMARY

ADDRESS:	2480 Mission Street
LEASE RATE:	\$2.50 - \$3.75/SF/MO intro rate
AVAILABLE SF:	± 13,705 SF
RANGE SF:	445 - 2,548 SF
NNN EXPENSES:	\$1.36/SF/MO
TERM:	Negotiable
PROPERTY:	Multi-Tenant
TYPE:	Office
AMENITIES:	Rooftop deck, Elevators, Tenant parking



Prime Mission Street Location

Central and premier medical destination



Healthcare-Focused Tenancy

Home to a diverse network of medical professionals.



Easy Transit Access

Steps from BART and MUNI for Bay Area-wide connectivity.



On-Site Parking Garage

Secure parking with convenient access via San Carlos Street for tenants.



Flexible Suite Configurations

Options available for solo practitioners or larger group practices.



Nearby Medical Institutions

Close to Sutter Health's CPMC Mission Bernal and Zuckerberg SF General Hospital.



Local Amenities

Food joints and shops. Rich cultural scenes. Multiple banks and financial services.

2480 Mission Street

Prospects for Medical Offices

Demand for medical offices in the Mission District of San Francisco remains high, driven by ongoing community health needs and demographic factors. The Mission District is served by facilities such as the Mission Neighborhood Health Center, which provides essential care to local residents. Community assessments consistently highlight the need for coordinated, culturally and linguistically appropriate care, especially in neighborhoods with diverse populations like the Mission.

Key factors fueling demand include:

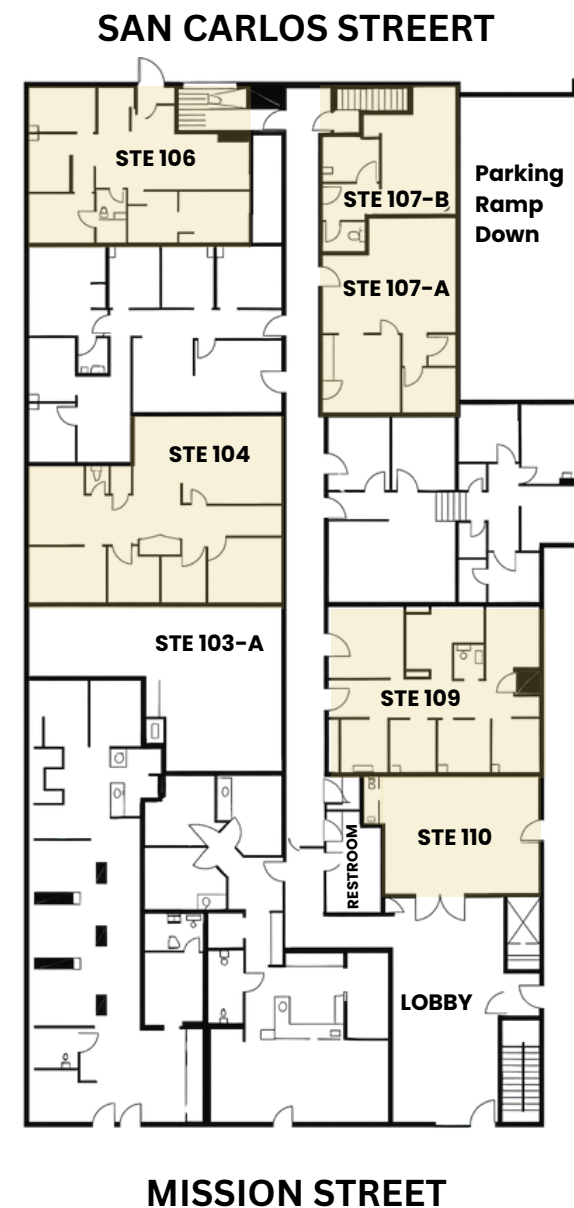
- High rates of uninsured and underinsured residents, many of whom rely on local clinics for primary and preventive care.
- Persistent challenges related to housing insecurity, food access, and behavioral health, which increase the need for accessible, community-based medical services.
- The Mission's large immigrant and Latino populations, who often face barriers to care and require services tailored to their cultural and linguistic needs.
- Ongoing citywide efforts to expand healthcare access and address inequities, with local clinics playing a central role in these initiatives.

As a result, medical offices in the Mission District are critical for meeting the area's substantial healthcare demand, particularly for vulnerable and underserved groups, and Los Portales Medical and Dental Center at 2480 Mission Street stands out as a well-maintained, affordable, and prime office building in the Mission District.

FIRST FLOOR

Spaces and Floorplan

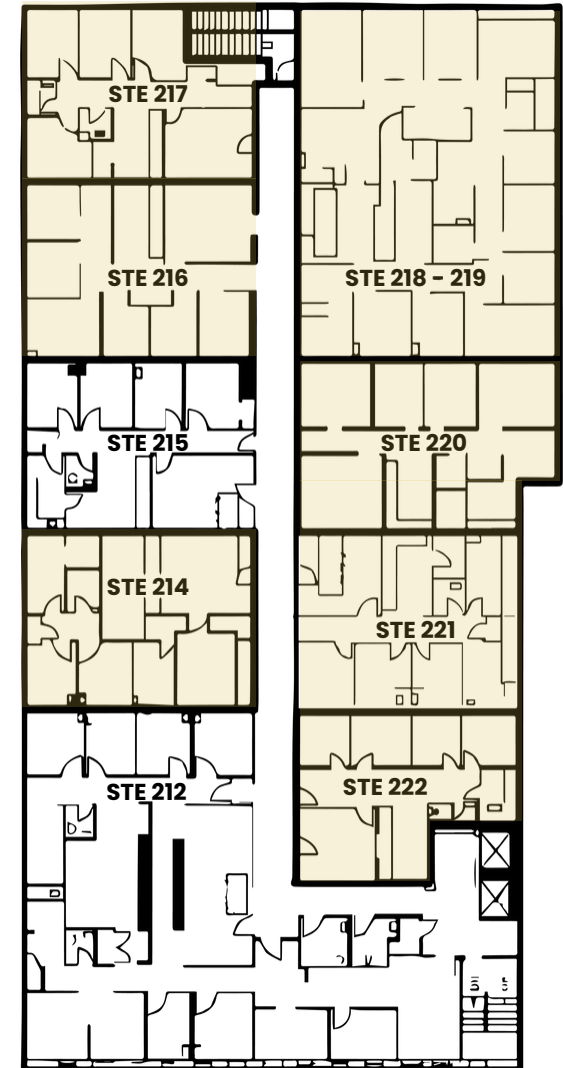
Suite #	Rentable Size/ SF	Rent Rate/SF	Space Use
104	± 975	\$ 2.50	Office/Medical Space
106	± 992	\$ 3.75	Plumbed Dental 2 ops
107(A)	± 727	\$ 2.50	Office/Medical Space
107(B)	± 445	\$ 2.50	Office/Medical Space
109	± 1,054	\$ 2.50	Office/Medical Space
110	± 568	\$ 2.75	Pharmacy / Retail



SECOND FLOOR

Spaces and Floorplan

Suite #	Rentable Size/ SF	Rent Rate/SF	Space Use
214	± 1,109	\$ 3.75	Plumbed Dental 2 ops
216	± 1,129	\$ 2.75	Office/Medical Space
217	± 1,009	\$ 2.75	Office/Medical Space
218-219	± 2,548	\$ 3.75	Plumbed Dental 4 ops
220	± 1,176	\$ 2.75	Office/Medical Space
221	± 1,047	\$ 2.75	Office/Medical Space
222	± 926	\$ 2.75	Office/Medical Space



LOBBY





SAMPLE OFFICES



MORE IMAGES

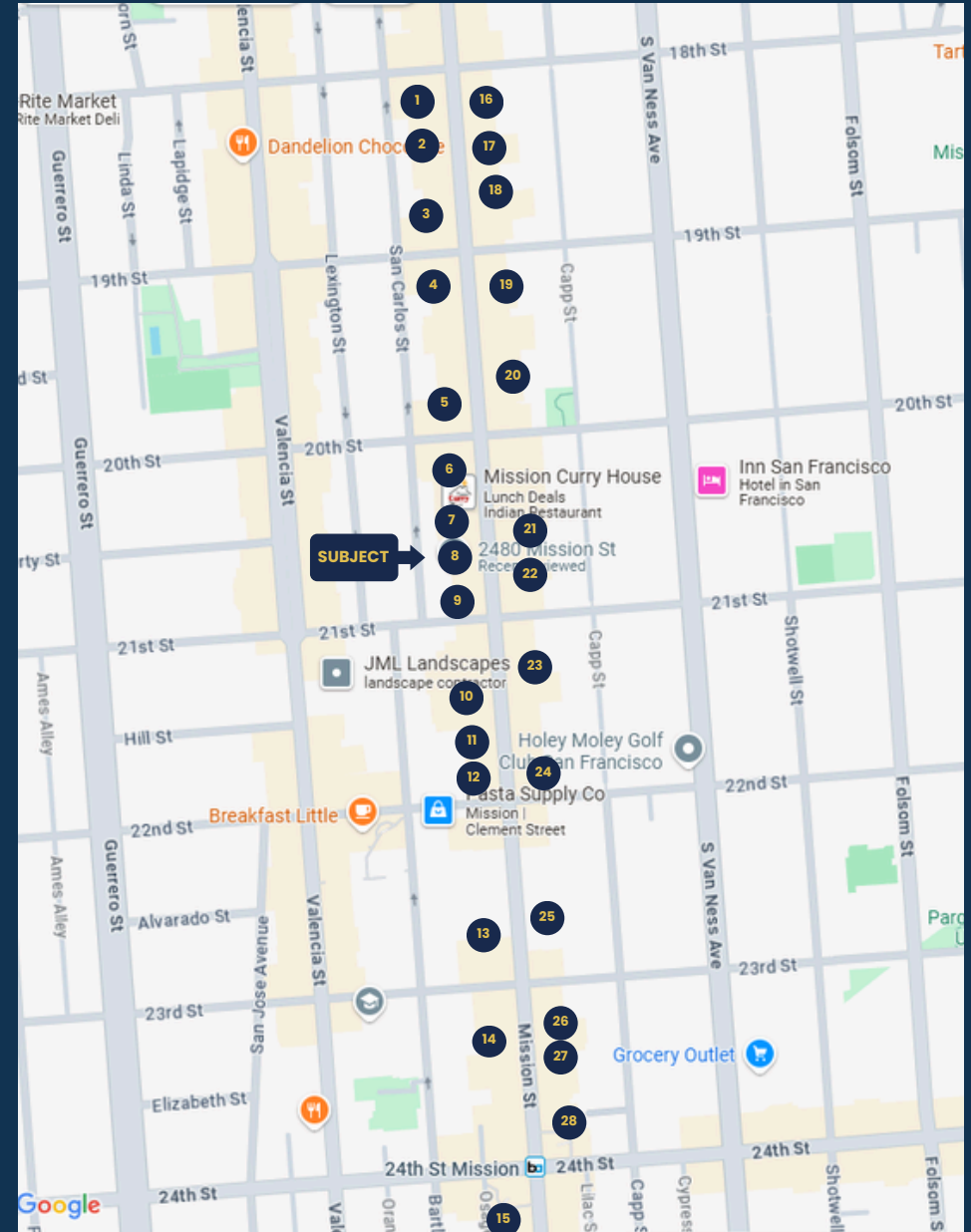


MORE IMAGES



LOCAL AMENITIES

1. Duc Loi Supermarket
2. Hafa Adai Restaurant
3. Mission Oyster Bar
4. Las Tinajas Restaurant
5. El Dorado Restaurant
6. Milagros Medical
7. Mission Medical
- 8. Los Portolas Building**
9. Mission Optometry
10. Lolinda Restaurant
11. Foreign Cinema
12. Alamo Drafthouse Cinema
13. Walgreens
14. City Mental Health
15. **Bank of the West**
16. Mio Preschool Too
17. Gracia's Madre Restaurant
18. Lupalandia Brewery
19. Plaza Adalante
20. **Cha Cha Cha**
21. Cafe La Taza
22. Old Mission Barbershop
23. The Smile Center
24. **Wells Fargo Bank**
25. Grand Theater
26. **Bank of America**
27. La Corneta Taqueria
28. Taqueria El Farolito



AGENT



Manaf Darawshe

Analyst

manaf@starboardcre.com

CELL: 650.533.8036

CA DRE #01359598

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STARBOARDCRE.COM
OFC. PHONE 415.765.6900
49 POWELL STREET, SAN FRANCISCO, CA 94102



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We do it all

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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