

625 3rd St.
San Francisco, CA 94107

TCN
WORLDWIDE
REAL ESTATE SERVICES

Retail • Café Opportunity
FOR LEASE

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STARBOARD CRE
LOCAL • INDEPENDENT • ENTREPRENEURIAL

BUILDING SUMMARY

Address:	625 3 rd Street
Square Ft:	±618 SF
Rent:	INQUIRE with Brokers
Space Type:	Retail, Café, Coffee Shop
Terms:	Negotiable
Listing type:	Lease

Once home to Rolling Stone Magazine, 625 3rd Street is a fully upgraded, four-story brick landmark that combines historic character with modern convenience. Behind its classic façade are high ceilings, exposed brick and timbers, plus upgraded amenities including a gym, café, rooftop deck, and on-site parking—all with easy access to Caltrain, BART, freeways, and major transit lines.



Flexible Floor Plan

Tenant Improvements Available



Soaring High Ceilings

Expansive ceiling heights



Iconic Storefront Presence

Reflective wall for function



Premier Amenities

Dining, shopping, hotels all around



ADA Restrooms

Toilets available in the lobby



Interior Lobby & Street Access

Neighborhood and building amenity



Parking Easily Available

Located between several garages



Mid-Block Positioning

Excellent visibility from both directions



Prime Retail Location

Heavy vehicle & foot traffic

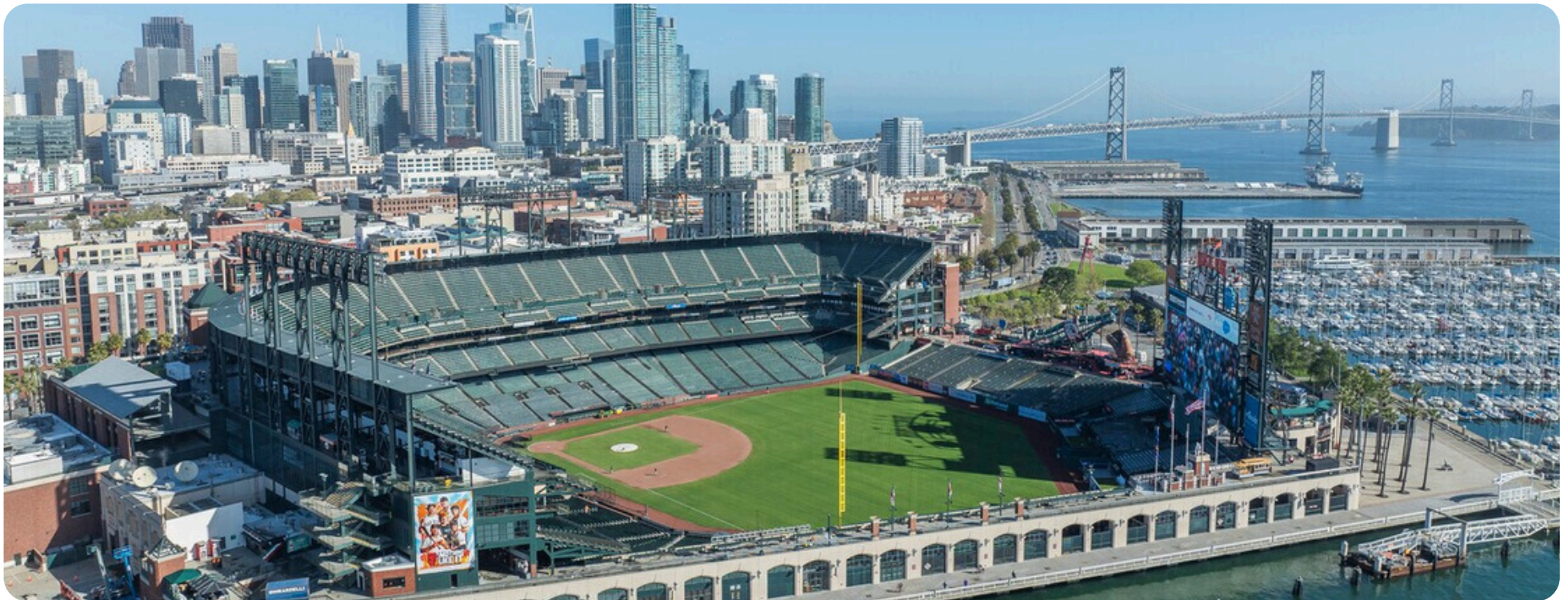


Walker's Paradise Score

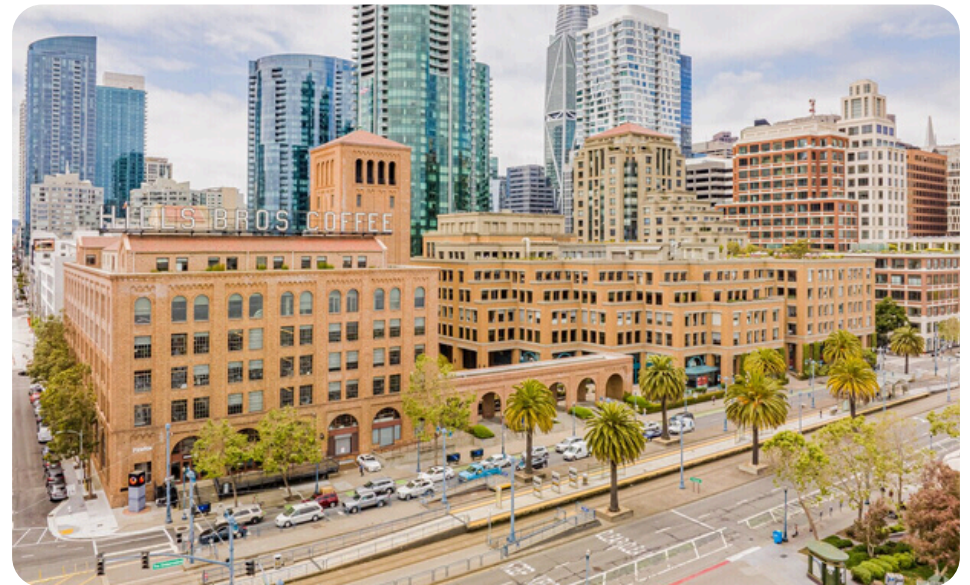
Highly walkable neighborhood

SOUTH BEACH – ORACLE PARK

625 3rd Street is ideally located in the heart of South Beach, a rapidly evolving sub-neighborhood of SoMa known for its blend of waterfront living, modern high-rise residences, and creative energy. Situated steps from Oracle Park and adjacent to the Financial District, the area attracts a dynamic mix of tech, design, and AI firms, drawing steady daytime demand from an expanding base of office workers. The neighborhood offers a dense urban lifestyle with easy access to transit, including light rail, BART, and ferry options, as well as world-class amenities—gourmet groceries like Whole Foods, scenic waterfront promenades, and cultural destinations like SFMOMA. South Beach has emerged as one of the city's most desirable places to live, with luxury condominiums, renewed historic lofts, and a rising residential population that supports a growing café and restaurant scene. With its vibrant culinary offerings, deepening office density, and premium visibility, 625 3rd Street presents an exceptional opportunity for a café operator to plug into a high-growth, high-footfall district on the move.



NEIGHBORHOOD SNAPSHOT



LOCAL RETAILERS

625 3rd Street has a Walk Score of 96 out of 100. This location is a Walker's Paradise so daily errands do not require a car.



18-minute walk

To BART (Montgomery St)



Unmatched Transit Access

Surrounded by major bike lanes and MUNI stops



Premier Amenities

Steps from Oracle Park, Van Ness Station, and China Basin Park.

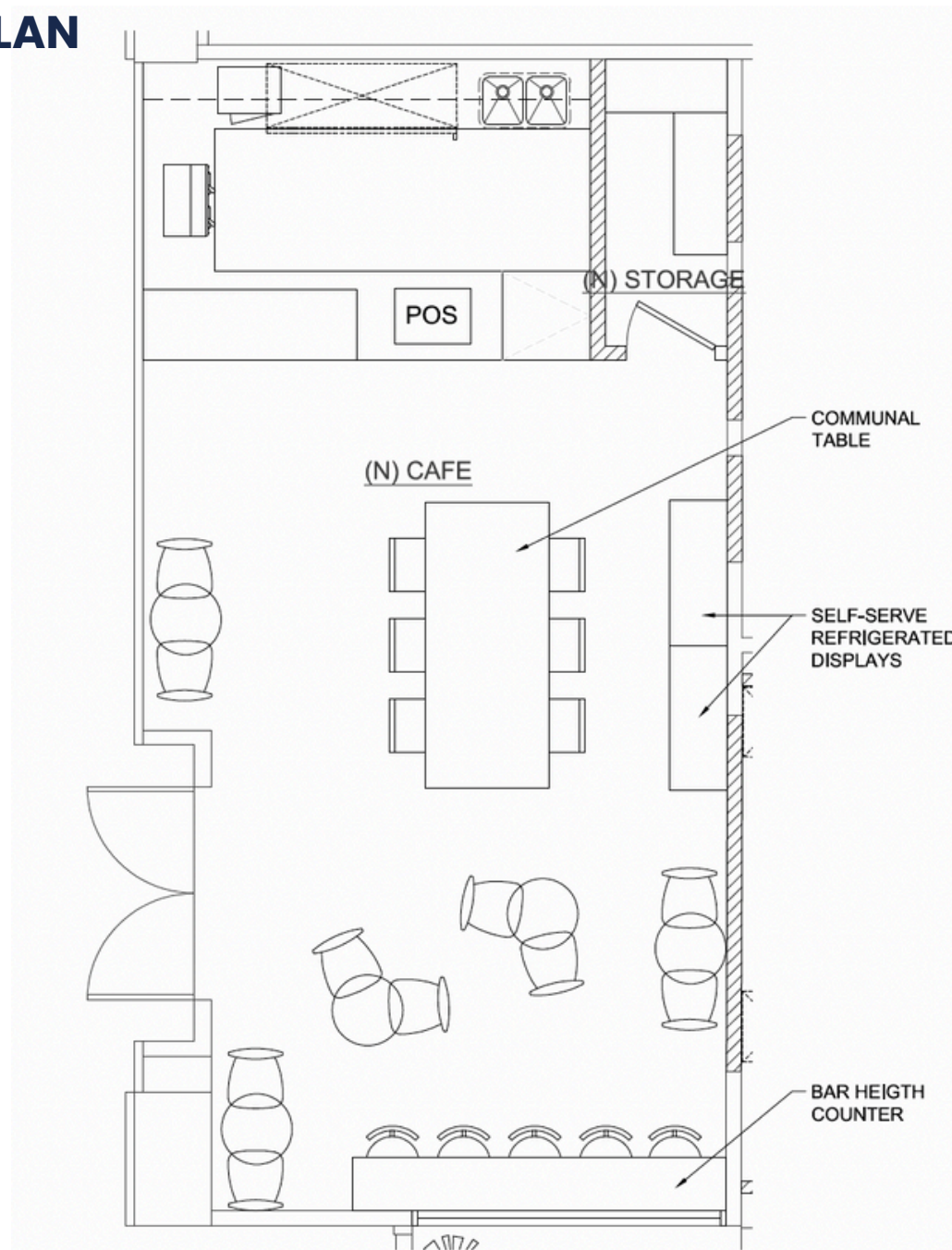


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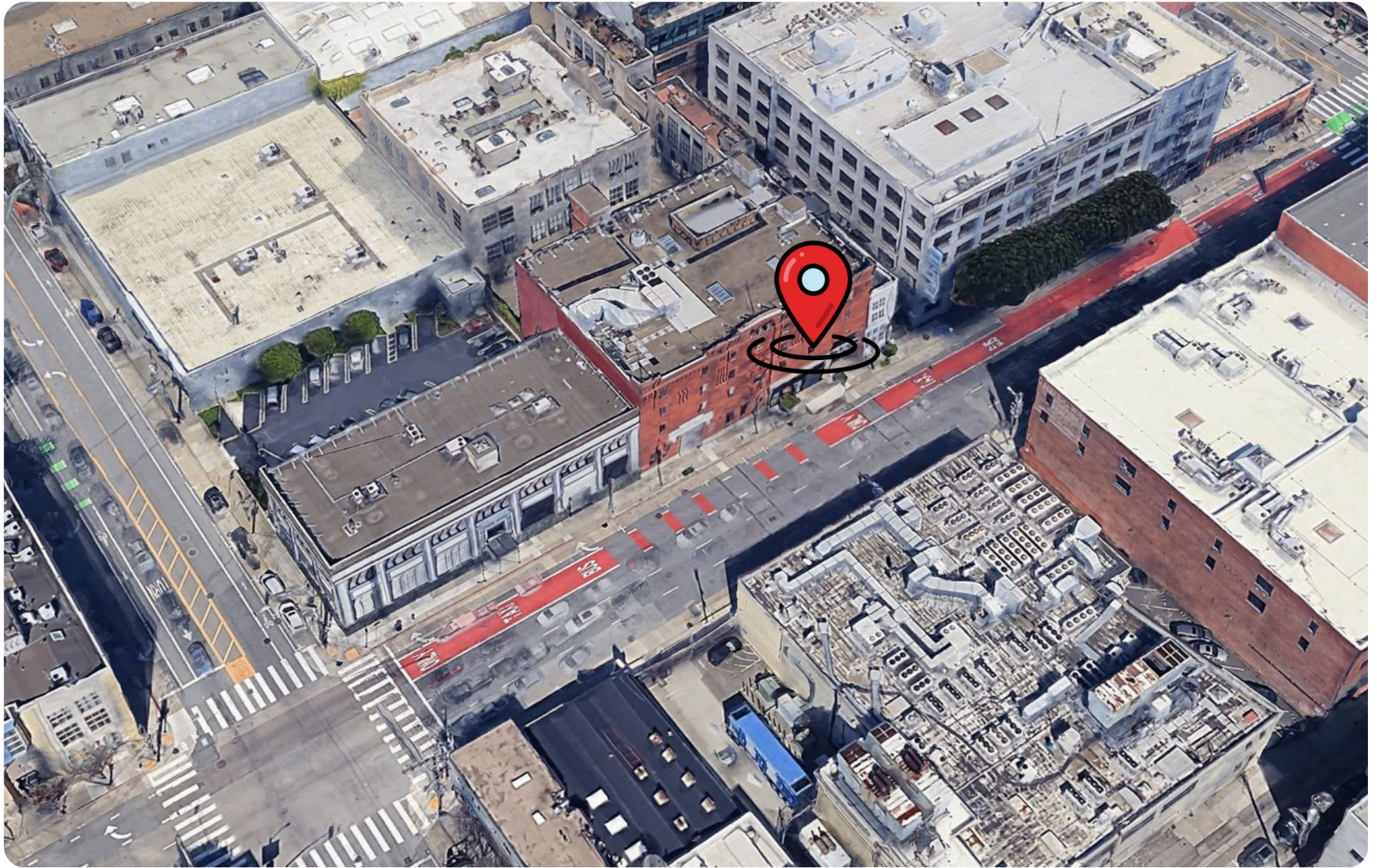
CAFÉ RENDERING



PROPOSED FLOORPLAN



AERIAL VIEW



AGENT



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Call

View Profile



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Unique Vision

We see what others miss

Local Market Leader

No one knows Northern
California like we do

Full-Service Firm

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.

CA DRE# 01103056

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