



599 Valencia

Mission District Full Building
Demisable By Floor

Valencia Corridor
San Francisco

20,000RSF - 4,000RSF

Innovation Properties Group
181 2nd Street, San Francisco, CA
www.ipgsf.com | CL 02031924



Unique Versatility - Multiple Demisable Sections

Ground Floor 6737-8000sf

- Open Plan Creative Retail/Office/Warehouse
- Incredible Signage/Visibility
- High Ceilings
- Concrete Flooring
- Heavy Power
- Drive-In Rollup Door
- Shower
- Two Entrances (17th and Valencia)

2nd Floor + Penthouse 8000-12,000sf

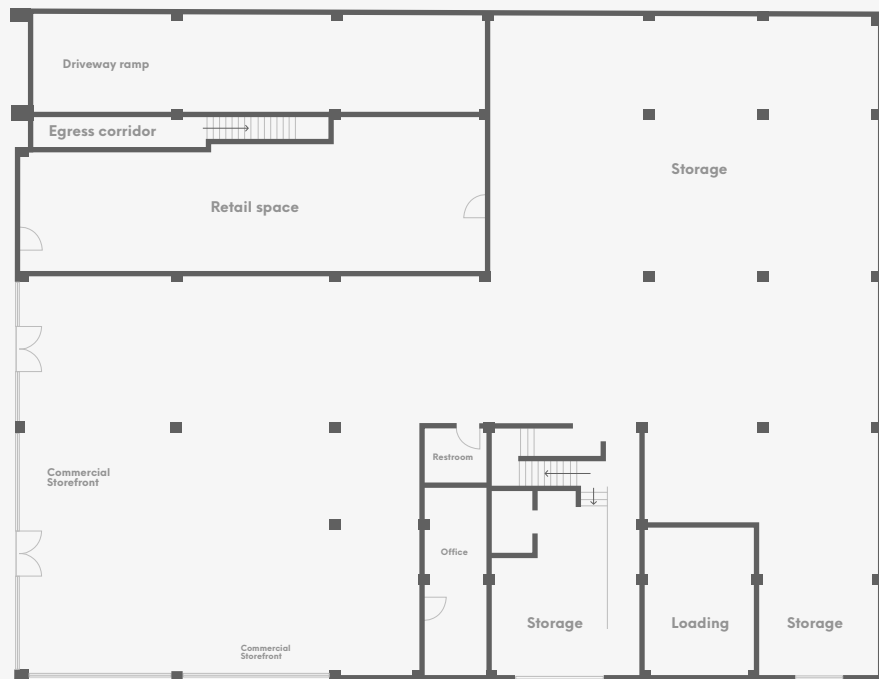
- Open Plan Creative Office/Retail
- Soaring High Ceilings "30
- Exposed Original Timbers Throughout
- Hardwood Floors
- Kitchen
- Roof Access



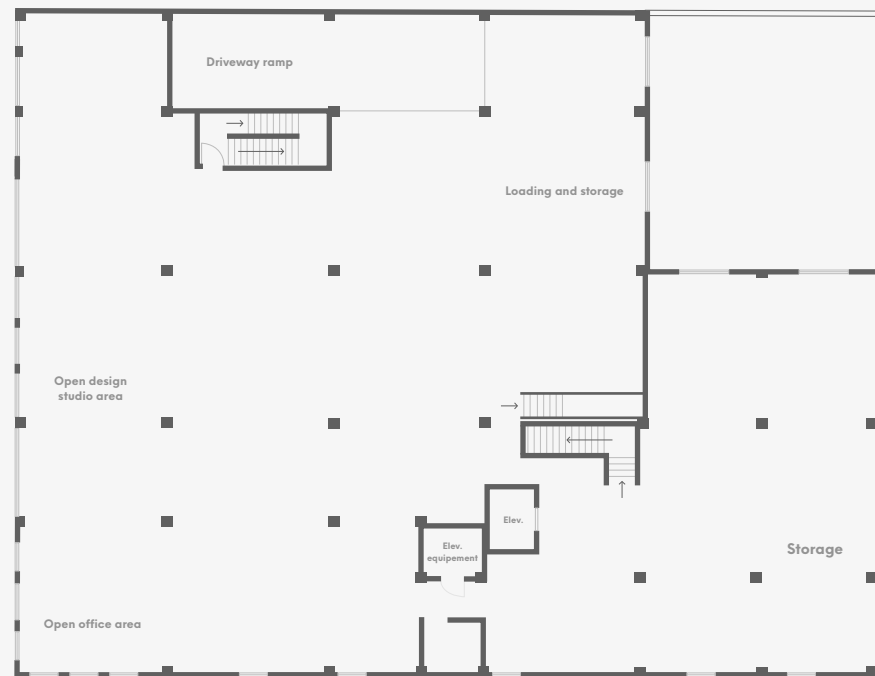
Building Highlights

- Pin Drop Best Mission Location
- Ground floor, 2nd Floor, Penthouse (Demisable)
- Brand New Passenger Elevator On All Floors
- Rollup Door With Interior Parking Possible
- Huge Signage/Visibility
- 180-Degree Window Line & Skylights
- Easy access to Freeways
- Sub 5-minute walk to Bart
- Top Corner Location In SF @ 17th & Valencia

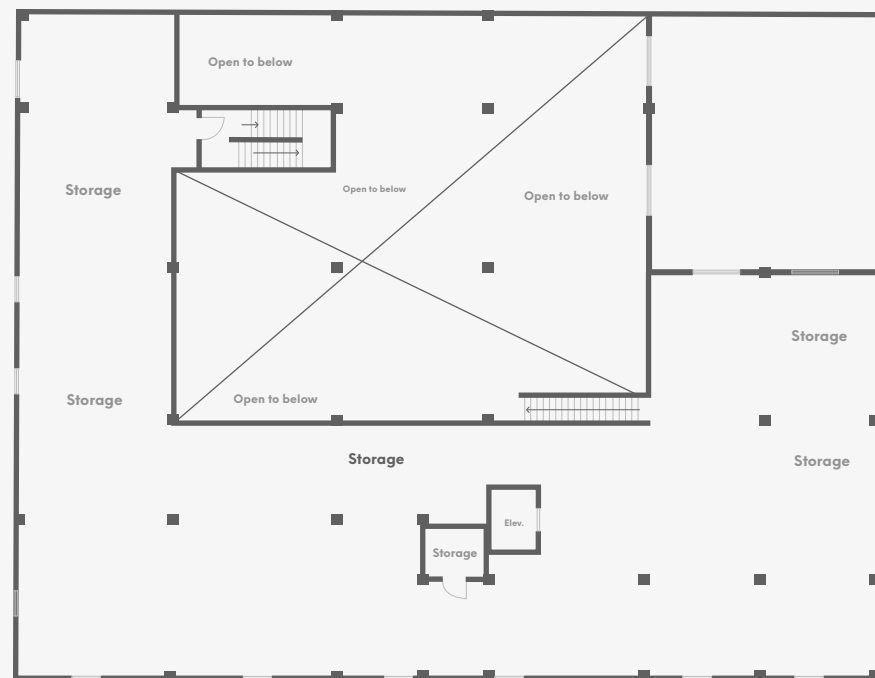




First floor



Second floor



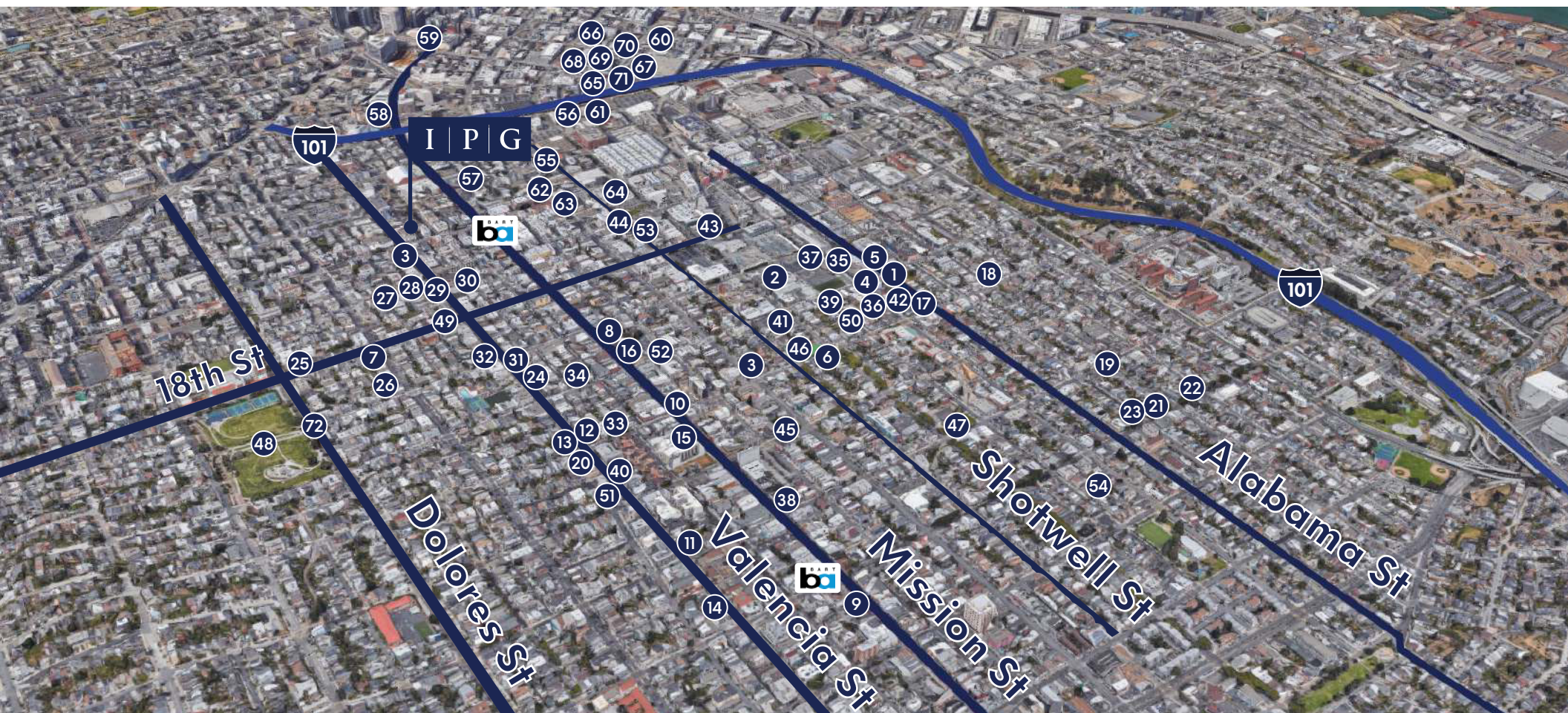
Third floor

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|----------------------------|------------------|------------------------------|-------------------------------|--------------------------|---------------------------|
| 1 Atlas Cafe | 13 Senor Sisig | 25 Bi-rite market | 37 Mission Cliffs | 49 PanIQ Escape Room | 61 Rainbow grocery |
| 2 Southern Pacific Brewery | 14 Barzotto | 26 Tartine Bakery | 38 Max Fitness Crossfit | 50 Mission Arts Center | 62 16th st Bart |
| 3 Limon Rotisserie | 15 Bear Vs. Bull | 27 The Monks Kettle | 39 Movement Lab | 51 The Marsh | 63 Slate |
| 4 Flour + Water | 16 Dr. Teeth | 28 Cream | 40 Burn SF | 52 Alioto Park | 64 Mission Bowling Club |
| 5 True Laurel | 17 Bon Nene | 29 Limon Rottiserie | 41 Moxie: 20th Street | 53 CDC Theatre | 65 DNA lounge |
| 6 Heirloom Cafe | 18 Asiento | 30 Bond Bar | 42 Golden Gate Fencing Center | 54 Balmy Alley | 66 Sextant coffee rosters |
| 7 Tartine | 19 Spice Jar | 31 Boba Guys Mission | 43 Soul Sanctuary | 55 Foodsco | 67 Slims |
| 8 Barrel Proof | 20 Lolo | 32 Project Juice | 44 Mission Bowl | 56 Nihon Whiskey lounge | 68 Audio Nightclub |
| 9 Rosamunde | 21 Zita Wine Bar | 33 Valencia Whole Foods | 45 Urban Putt | 57 The armory Club | 69 Wish |
| 10 Myriad Gastropub | 22 Pop's Bar | 34 Garden Creamery | 46 Jose Coronado Park | 58 Public works Club | 70 V Cafe |
| 11 Beretta | 23 Sake Bomb | 35 Hit Fit SF | 47 Parque Ninos Unidos | 59 Cats head BBQ | 71 Butter |
| 12 Mission Picnic | 24 Amnesia | 36 Mission Recreation Center | 48 Mission Dolores Park | 60 Soma Streat Food Park | 72 Tartine bakery |



La Taqueria



Limon Rotisserie



Wise Sons



Flour + Water



Arizmendi Bakery



Dolores Park



Gus's Community Market



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