



DOGPATCH COMMERCIAL CONDO FOR LEASE

901 20TH STREET
SAN FRANCISCO, CA

JAY CAHAN

Lic.0005130
+1 415 867 4040
jcahan@hcmcommercial.com

ANDREW BALLART

Lic.01791485
+1 925 596 1401
aballart@hcmcommercial.com

HCM
Commercial Properties

901 20th Street San Francisco, CA

- ± 1,700 square feet

Features

- Corner Unit
- Lots of Natural Light
- High Ceilings
- Polished Concrete Floors
- Steel & Wood Accents
- Modern Kitchenette and Restroom
- 2nd floor mezzanine
- 200 AMP's of power
- Move -in Ready- Some furniture available
- Across from Dogpatch's Esprit Park
- 8 Minute Walk to 22nd St Caltrain Station
- UMU Zoning - Life Science & Medical Special Use

Lease Rate

- Mid-80's per annum, IG

Contact

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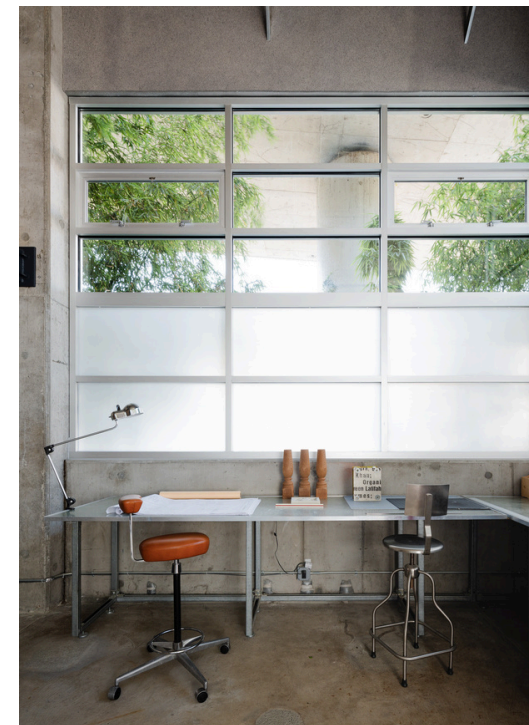
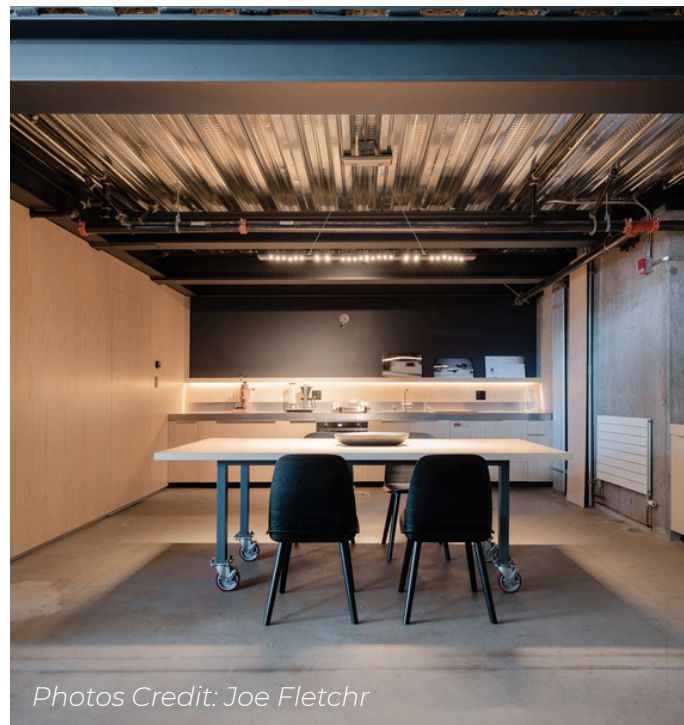
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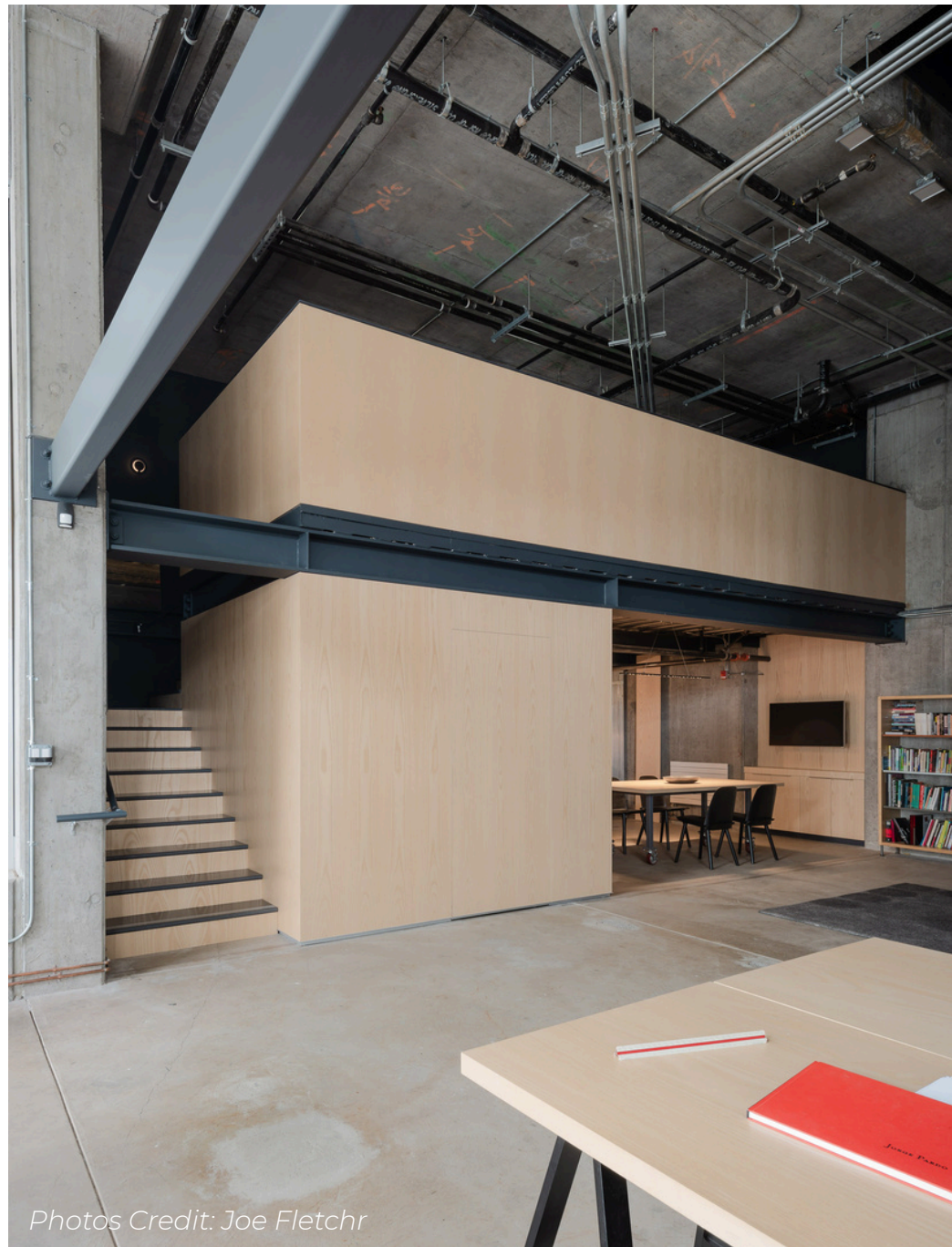
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Photos Credit: Joe Fletcher



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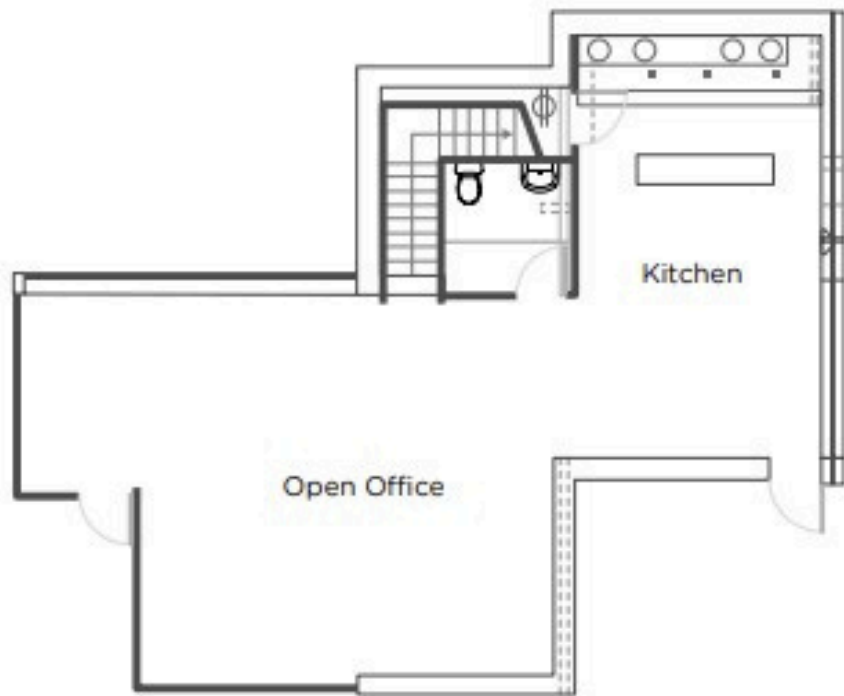
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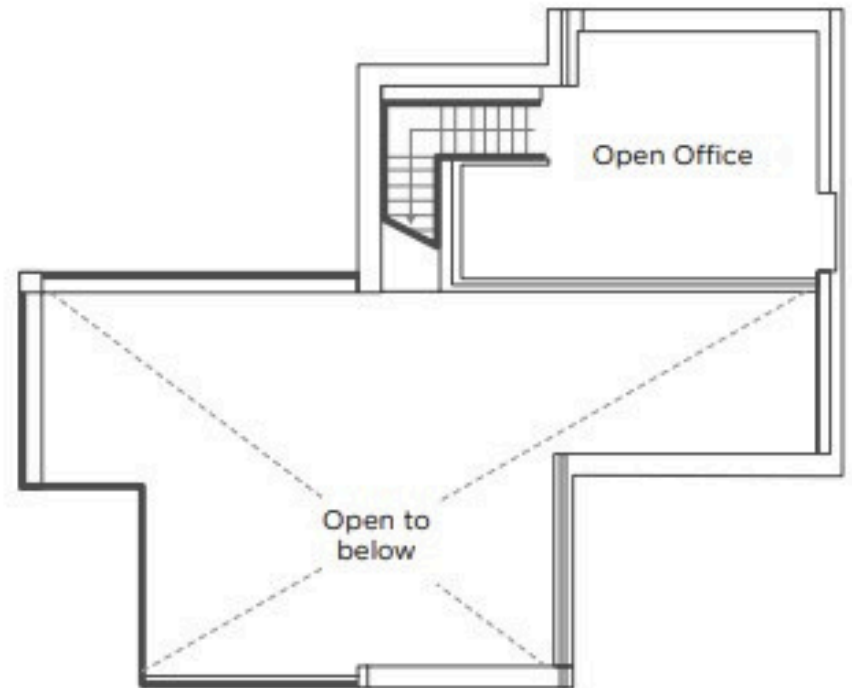
FLOOR PLAN

±1,700 SF

901 20TH STREET | LEVEL 1



901 20TH STREET | LEVEL 2



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Located directly across the street from the property, Esprit Park is one of Dogpatch's signature neighborhood amenities, providing a substantial green oasis within this vibrant mixed-use district.

The approximately two-acre park has long been a treasured neighborhood gathering place. Following a major renovation, Esprit Park features thoughtfully designed landscaping, mature trees, expansive lawn areas, walking paths, seating areas, and a dedicated off-leash dog area.

For businesses at the property, the park provides a unique “front yard” amenity rarely available in San Francisco commercial real estate. Employees and visitors can step outside for lunch, informal meetings, a walk, and fresh air—all immediately across the street.

Esprit Park contributes to the distinctive character of Dogpatch, complementing the neighborhood's historic industrial architecture, new residential development, restaurants, cafés, and nearby waterfront open space. Its location directly opposite the property provides exceptional access to landscaped open space while enhancing the overall setting and experience of the building.



Neighborhood Amenities & Transit

901 20th Street
San Francisco, CA

1. La Stazione Coffee & Wine Bar
2. Ikon Coffee
3. Gilberth's Latin Fusion
4. Neighbor Bakehouse
5. The Plant Café Organic
6. Third Rail
7. Olfactory Brewing & Blending
8. Moshi Moshi
9. The Ramp
10. UCSF Medical Center
11. Gather Wine Lounge
12. Dogpatch Saloon
13. Just For You Cafe
14. Dogpatch Boulders
15. Piccino
16. Marcella's Lasagneria
17. Mainstays Market
18. Souvla
19. Museum of Craft and Design
20. 3rd Street Boxing Gym
21. Rickshaw Bagworks
22. Plow
23. Chez Maman East
24. Goat Hill Pizza
25. Sunflower Vietnamese
26. Good Life Grocery
27. Chase Center



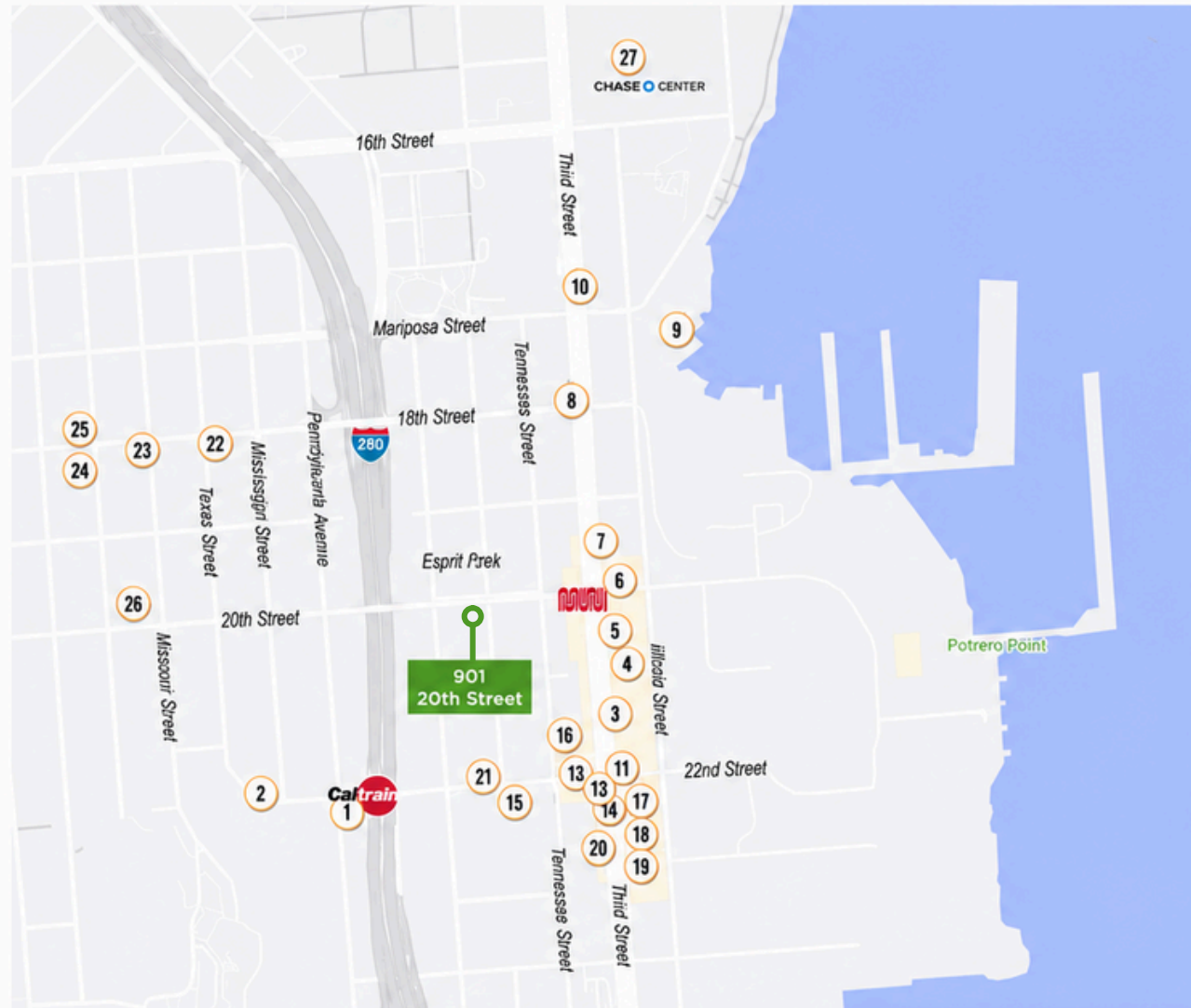
07 Min to 22nd St CalTrain
04 Min to 3rd St Light Rail
15 Min to Chase Center



15 Min to SOMA
18 Min to Financial District
20 Min to Union Square



02 Min to 280 On-Ramp
04 Min to 101 On-Ramp



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