



# 521

**COLUMBUS AVENUE**  
SAN FRANCISCO, CA 94133  
NORTH BEACH DISTRICT

**PRIME GROUND FLOOR RETAIL SPACE  
ON NORTH BEACH'S BEST RETAIL BLOCK**

**PLEASE CALL FOR PRICE**

**NET CHARGES:** N/A

**NORTH BEACH DISTRICT**  
CROSS STREET: UNION STREET

**SPACE SIZE AVAILABLE**  
**±550-600 SF**  
RETAIL SPACE FOR LEASE

**NOW AVAILABLE WITH NEW RENOVATIONS!**

- HEAVY TOURIST & LOCAL TRAFFIC
- 15' WINDOW FRONTAGE & EXCELLENT SIGNAGE OPPORTUNITY
- LOCATED IN THE VIBRANT HEART OF ICONIC NORTH BEACH

Only steps from historic Washington Square Park, **521 Columbus Avenue** offers a rare and highly-coveted location in the Heart of North Beach. Neighboring businesses include Caffe Greco, Franchino, and countless shops that guarantee plenty of foot and vehicle traffic.

#### **ADDITIONAL HIGHLIGHTS**

- Vibrant locale in one of the busiest dining & shopping districts
- Space to be delivered in a nice "warm vanilla" shell
- Convenient access to public transit



INCORPORATED | EST. 1922

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**TOP DESTINATION & HIGH-TRAFFIC  
CORRIDOR CONNECTING  
DOWNTOWN SAN FRANCISCO  
TO FISHERMAN'S WHARF**



## **POPULAR THOROUGHFARE FOR CARS, PUBLIC TRANSIT, TOUR BUSES, BICYCLES AND PEDESTRIANS.**

Internationally recognized as 'Little Italy', the North Beach District has cultivated a rich culinary heritage in offering a delicious mix of popular classic Italian and new multicultural eateries. The neighborhood is home to young professionals and nearby Chinatown residents.



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Voted "Top 10 Great Neighborhoods in America"  
(American Planning Association)

521  
COLUMBUS AVENUE

UNION ST

STOCKTON ST

BARNUA

WASHINGTON  
SQUARE  
PARK

GOORIN BROS.  
EST. 1895

Original  
Joe's

Kim's  
PRECISION  
HAIRCUTS



BLATTEIS  
REALTY CO

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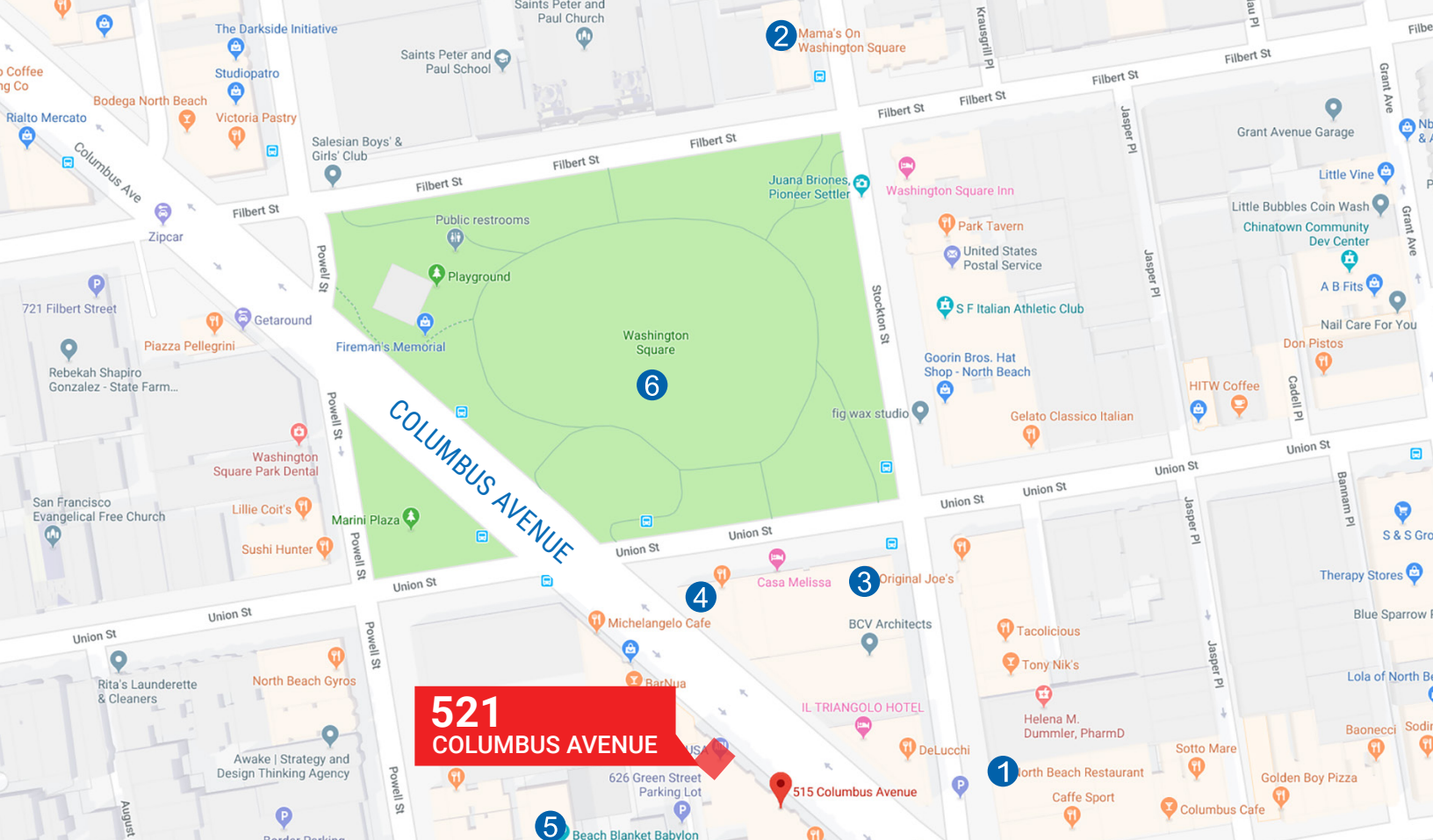
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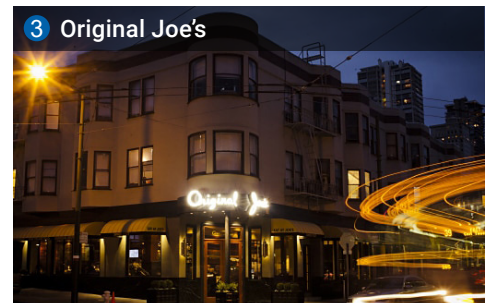
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## POPULAR NEARBY TENANTS

 Popular Nearby Tenants



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