

COMMERCIAL CONDO
FOR SALE OR LEASE

3609 Buchanan Street

San Francisco, California

±1,081 SF



VERSATILE SPACE IN INCREDIBLE NEIGHBORHOOD!

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HIGHLIGHTS

- ±1,081 Square Feet
- Good natural light
- Prominent storefront
- Surrounded by amenities
- Great Marina location
- Available as "Plug & Play" office space or unfurnished
- Includes two large open work areas (with 5 desks), conference table and chairs, private office, two bathrooms and separate kitchen/break room
- Ideal for immediate office use for 2 to 10 employees
- Can have an office or retail use



SAN FRANCISCO BAY

THE MARINA GREEN

3609 Buchanan Street

FORT MASON

THE MARINA

OFF THE GRID

GREAT MEADOW PARK

THE MARINA DISTRICT

SAFeway

MARINA MIDDLE SCHOOL

Bay Street

Heritage ON THE MARINA

Chestnut Street

MOSCONE SOFTBALL FIELDS

US 101

COW HOLLOW DISTRICT

97

WALK SCORE

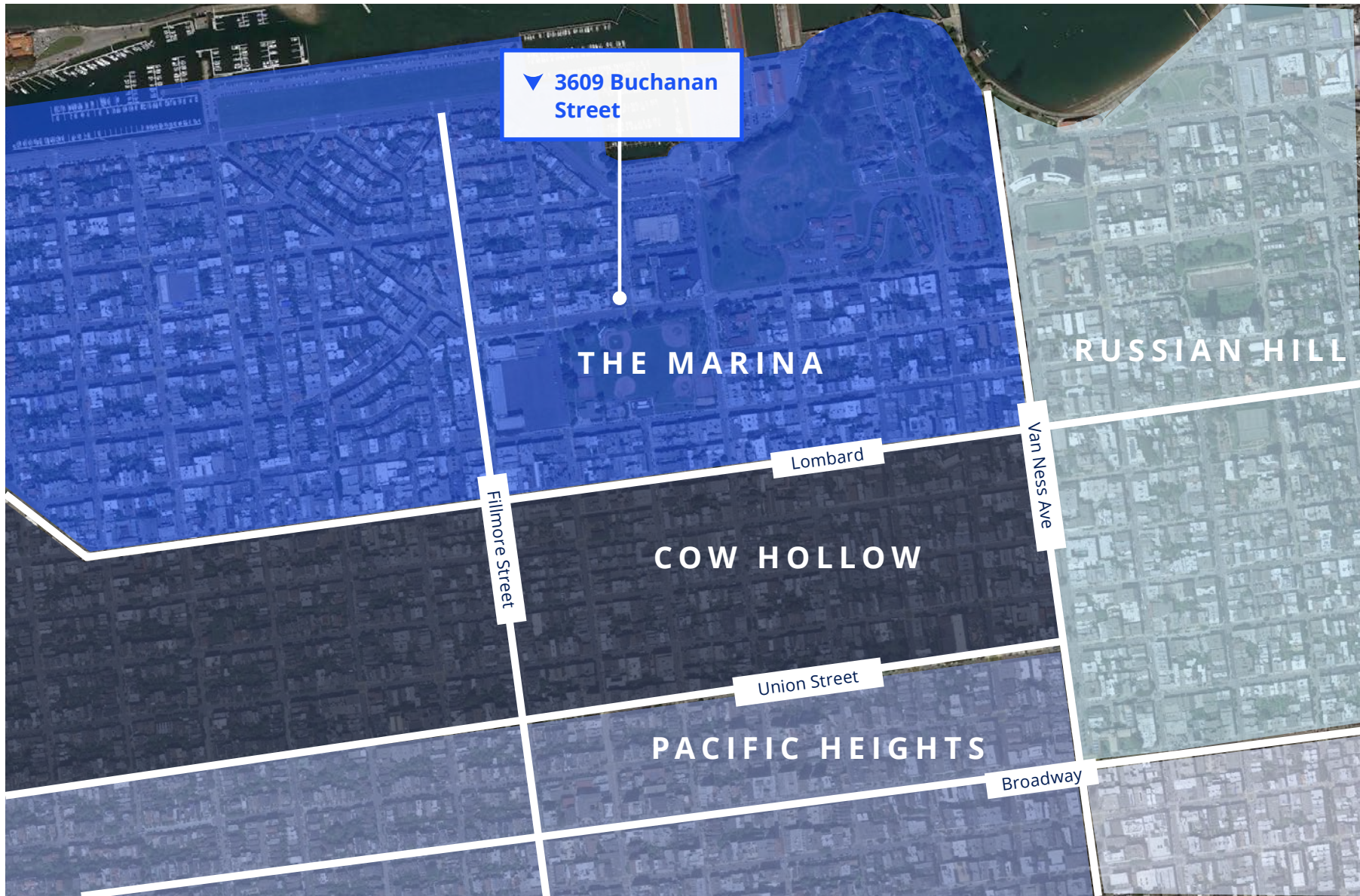
74

TRANSIT SCORE

94

BIKE SCORE

District Map



Co-Tenancy Map



Photo Gallery



Demographics

2022 Summary	0.25 Mile	0.5 Mile	1 Mile
Total Population	3,917	14,167	52,429
Total Households	2,315	7,765	28,470
Total Family Households	577	1,952	7,993
Average Household Size	1.67	1.82	1.83
Median Age	35.5	35.3	38.3
Population Age 21+	3,578	12,967	47,252
Population by Sex			
Male Population	1,862	6,658	24,609
% Male	47.5%	46.4%	46.9%
Female Population	2,055	7,600	27,821
% Female	52.5%	53.7%	53.1%
Income & Households			
Median Household Income	\$169,536	\$185,005	\$188,869
Average Household Income	\$244,470	\$259,913	\$261,403
Per Capita Income	\$136,609	\$143,840	\$142,709
Business Summary			
Total Businesses	205	1,343	3,608
Total Daytime Population	3,495	14,301	55,871
Daytime Population: Workers	2,464	10,926	40,646
Daytime Population: Residents	1,031	3,375	15,225

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