

**BIG PRICE
REDUCTION!
CALL FOR DETAILS!**



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CELEBRATING
100 Years



FORMER GYM SPACE AVAILABLE FOR SUBLEASE!
675 VALENCIA STREET, SAN FRANCISCO, CA 94110
VALENCIA CORRIDOR

ISAAC SUN
415.321.7492
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DRE #02029542

JONATHAN BLATTEIS
415.321.7486
jblatties@blatteisrealty.com
DRE #00812015

SIZE: ±3,400 SQ FT
PLEASE CALL FOR PRICE
BETWEEN 17TH AND 18TH STREETS

Formerly a LiveFit Gym, this prime space offers a prominent position in an apartment complex that guarantees high visibility and foot traffic. Located in the vibrant Valencia Corridor, one of San Francisco's most bustling and trendy neighborhoods, it attracts a diverse and clientele, making it an ideal hub for retailers, boutique shops, restaurants, and more.

- Large open floorplan offers a versatile layout
- Suitable for various exercise uses
- Excellent branding opportunity
- Large Mirrors
- ADA Restrooms
- WALK SCORE® 99 (Walker's Paradise)
- TRANSIT SCORE® 98 (Excellent Transit)
- Nearby tenants include KickBack Beer Garden, Taqueria El Buen Sabor, Curry Up Now, Community Thrift and more!



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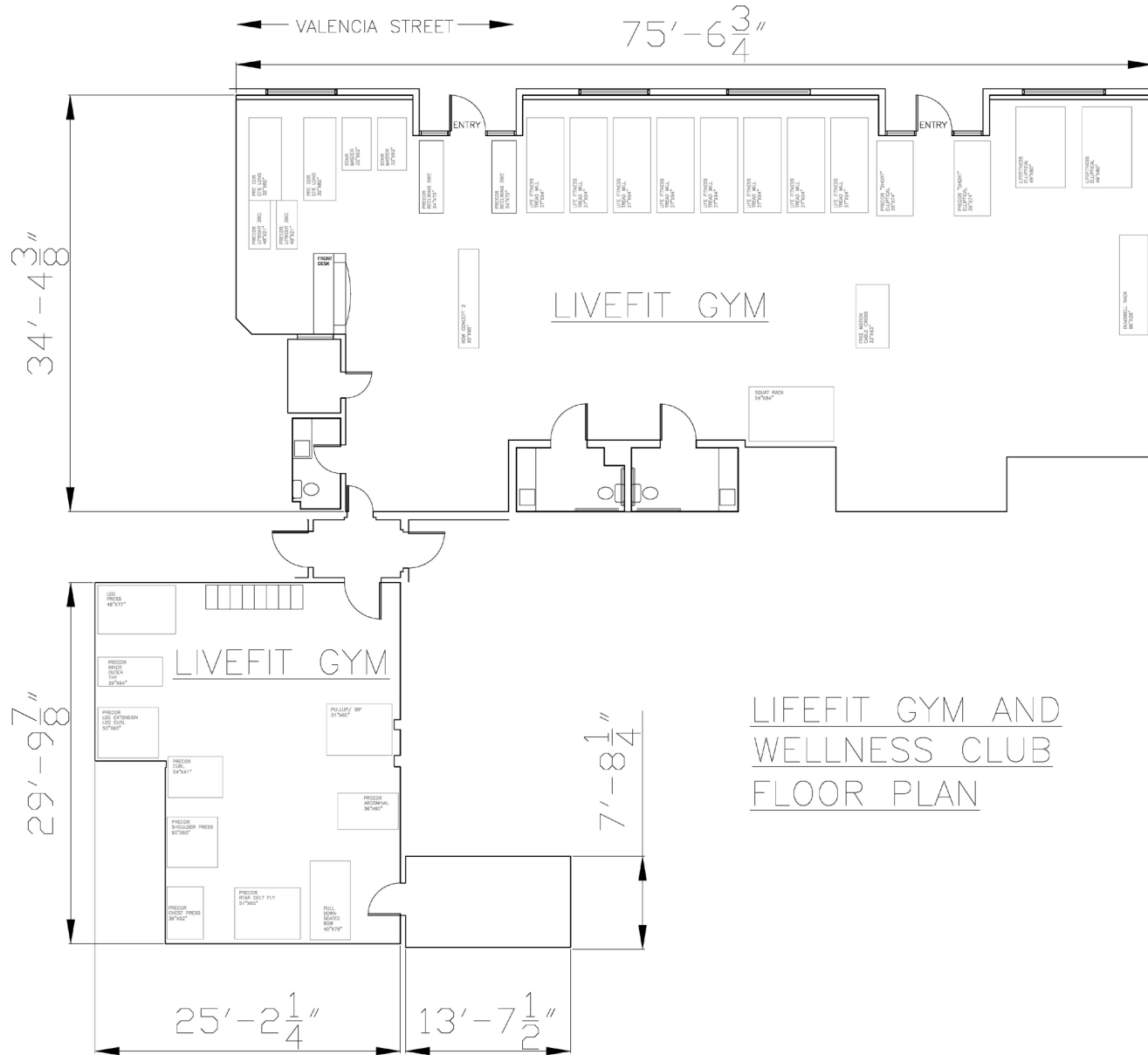
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FLOORPLAN



LIVEFIT GYM AND WELLNESS CLUB FLOOR PLAN



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NEARBY TENANTS



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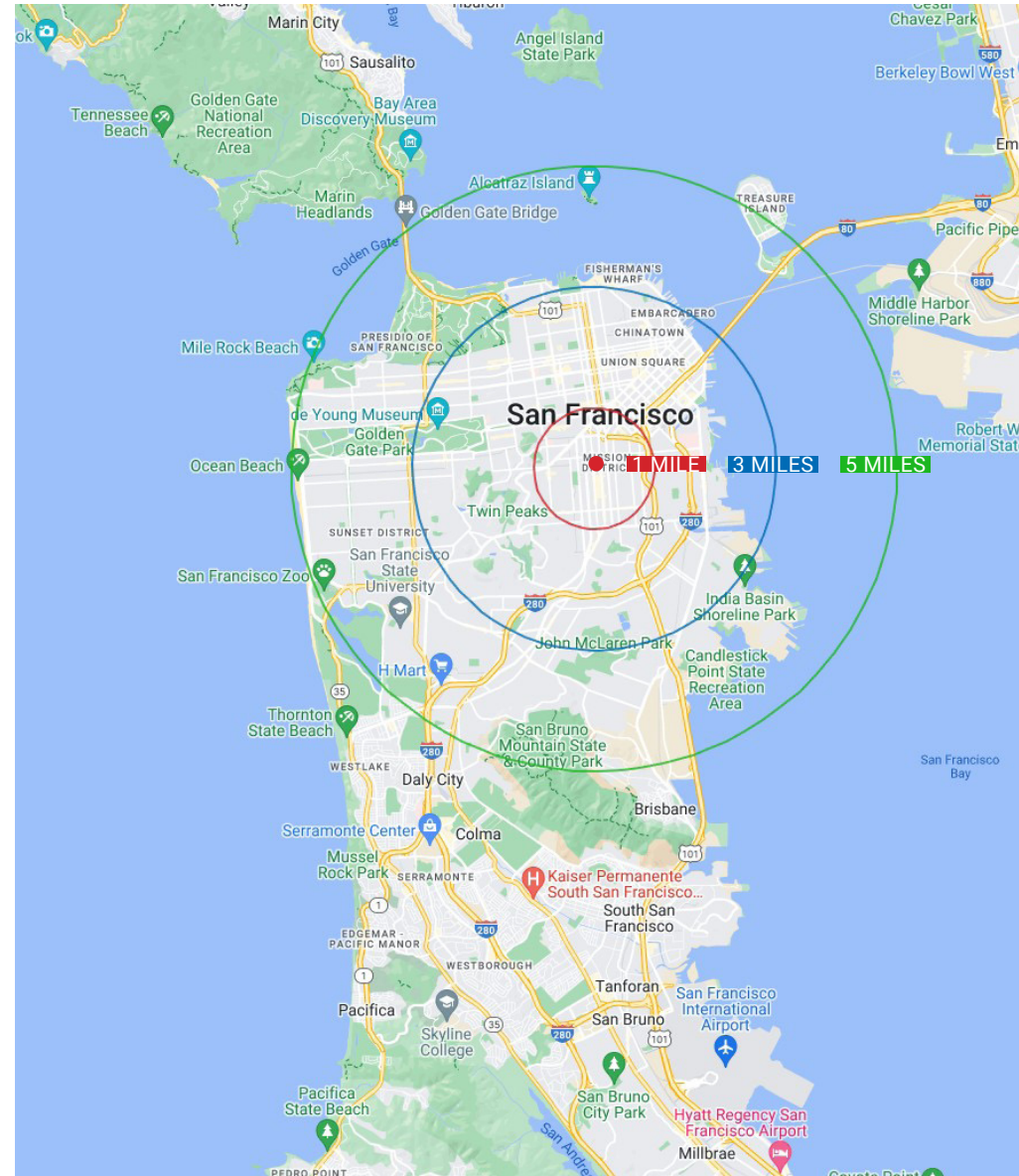
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Total Population	94,978	563,421	827,596
2028 Population	90,047	528,800	772,487
Pop Growth 2023-2028	5.19%	6.14%	6.66%
Average Age	41	42	42
2023 Total Households	42,540	261,279	350,500
HH Growth 2023-2028	5.73%	6.48%	6.91%
Median Household Inc	\$152,279	\$139,051	\$131,427
Avg Household Size	2.10	2.00	2.20
2023 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$1,079,676	\$1,081,121	\$1,077,082
Median Year Built	1948	1949	1949

Source: Loopnet



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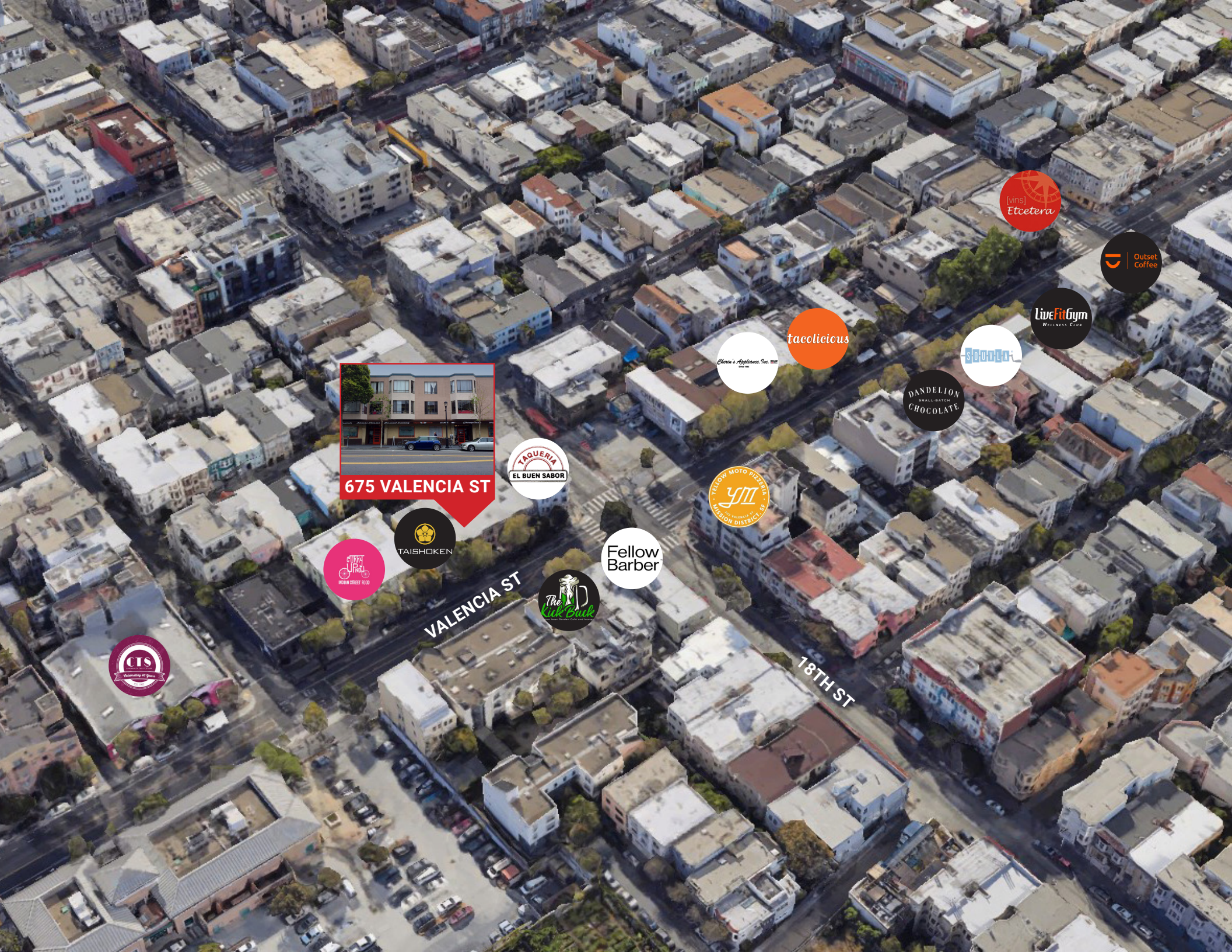
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VALENCIA ST

18TH ST