

COMPASS
COMMERCIAL



457 MARIPOSA STREET SAN FRANCISCO CA 94107

±2,371 SQUARE FOOT INDUSTRIAL UNIT FOR LEASE

EXCLUSIVELY LISTED BY:

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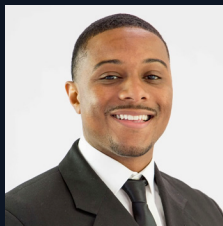


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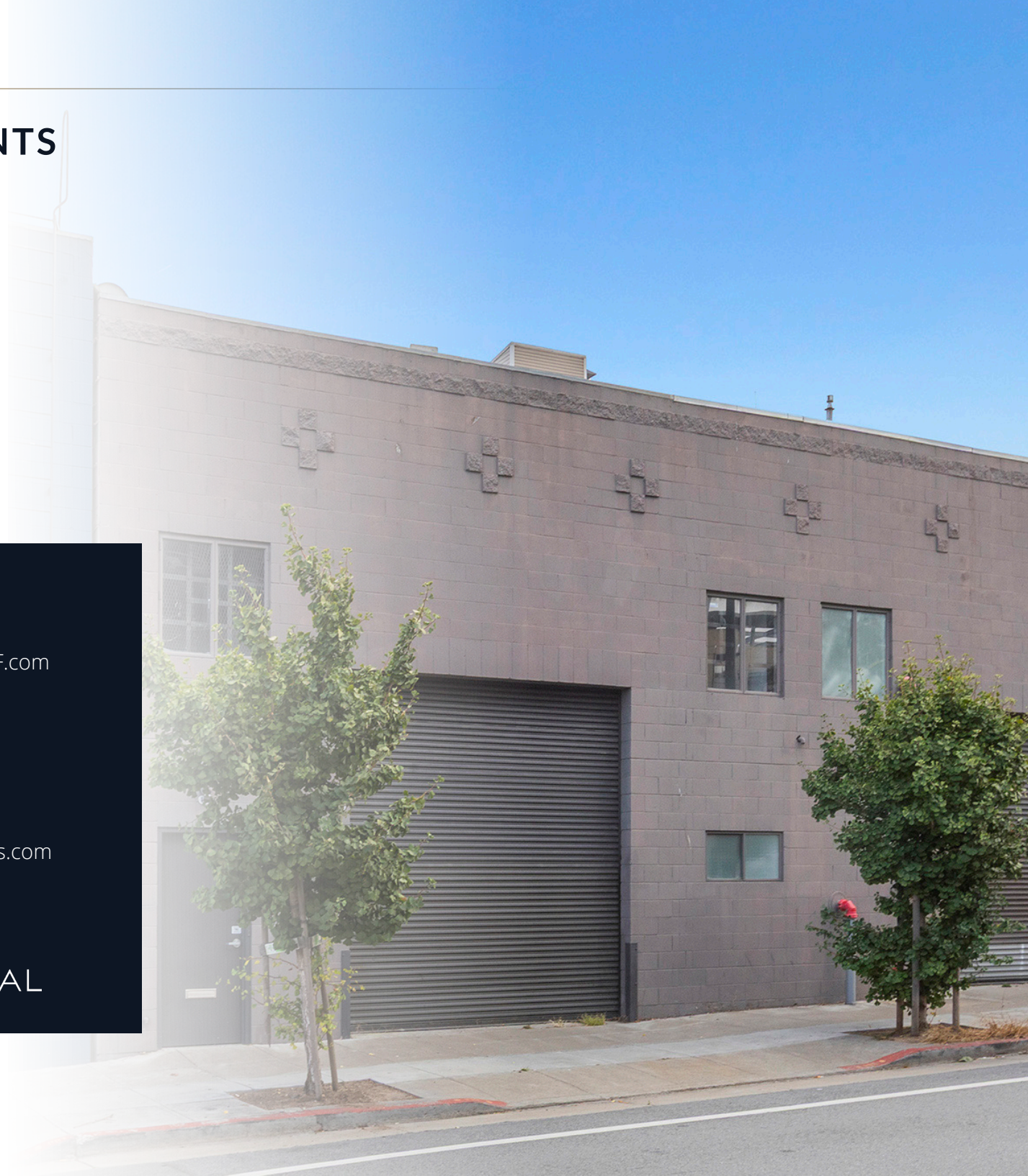
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EXECUTIVE SUMMARY

457 MARIPOSA STREET

San Francisco CA 94107



Offered at \$11,000 per month I.G.

APN	3994-043
Unit Size	± 2,371 Square Feet
Zoning	UMU
Year Built	1996
Frontage	30 FT on Mariposa St

457 Mariposa Street is a ±2,371 square foot industrial unit available for lease in Potrero Hill, one block west of Third Street. Built in 1996, the property is among the newer buildings in the Mission/Potrero small-industrial inventory, where much of the competing product dates from the 1920s through the 1980s. The result is a clean, low-maintenance space with modern systems and a strong first impression on tour.

The space features a roll-up drive-in door and grade-level loading directly off Mariposa Street. UMU (Urban Mixed Use) zoning supports a wide range of uses, including PDR, light manufacturing, warehouse and distribution, showroom, studio, and creative or lab-adjacent office, giving tenants flexibility that many legacy industrial spaces in the corridor cannot offer.

- ±2,371 square feet
- Roll-up drive-in door with grade-level loading directly off Mariposa Street
- Potrero Hill location near Dogpatch and Mission Bay
- Dedicated pedestrian entry and signage opportunity
- Clean, open layout ready for immediate occupancy or tenant build-out



LOCATION MAP

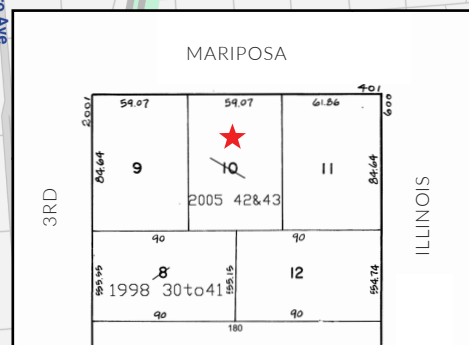
1. Oracle Park
2. Caltrain Station
3. Fieldwork SF
4. Arsicault Bakery
5. Cafe Reveille
6. Dumpling Time
7. SFF Soccer Field
8. Blue Bottle
9. Bayview Boat Club
10. Open AI
11. UCSF Mission Bay Hospitals
12. Kaiser Permanente
13. UCSF Benioff Children's Hospital
14. Mariposa Park
15. Linea Coffee Roasting & Cafe
16. Chez Maman East
17. Plow
18. Moshi Moshi Japanese
19. Dogpatch YMCA
20. Flour & Frill Bakeshop
21. San Francisco Florist
22. Restoration Hardware
23. Wooly Pig

Commute Times

SFO Airport **15 mins** by car

Bay Bridge **7 mins** by car

Golden Gate Bridge **25 mins** by car







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