

Three Embarcadero Center, San Francisco, CA 94111



Former retail space
for sublease



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PARTNER **XTEAM**
RETAIL ADVISORS

JohnCumbelich
& Associates

AVAILABILITY



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Sublease Opportunity

Available space: 3,403 SF

Master lease expires: 7/31/2028

Street level retail on Sacramento Street. There is a public park off Clay and Four Embarcadero across the street. There is an SF Fitness gym and the historic Don Ramons restaurant is relocating and opening soon.

Building Details



3,403 SF street level retail
(300,000 SF total premium retail)



Zoned for C-3-G (Downtown Office)



Fontage on Drumm Street

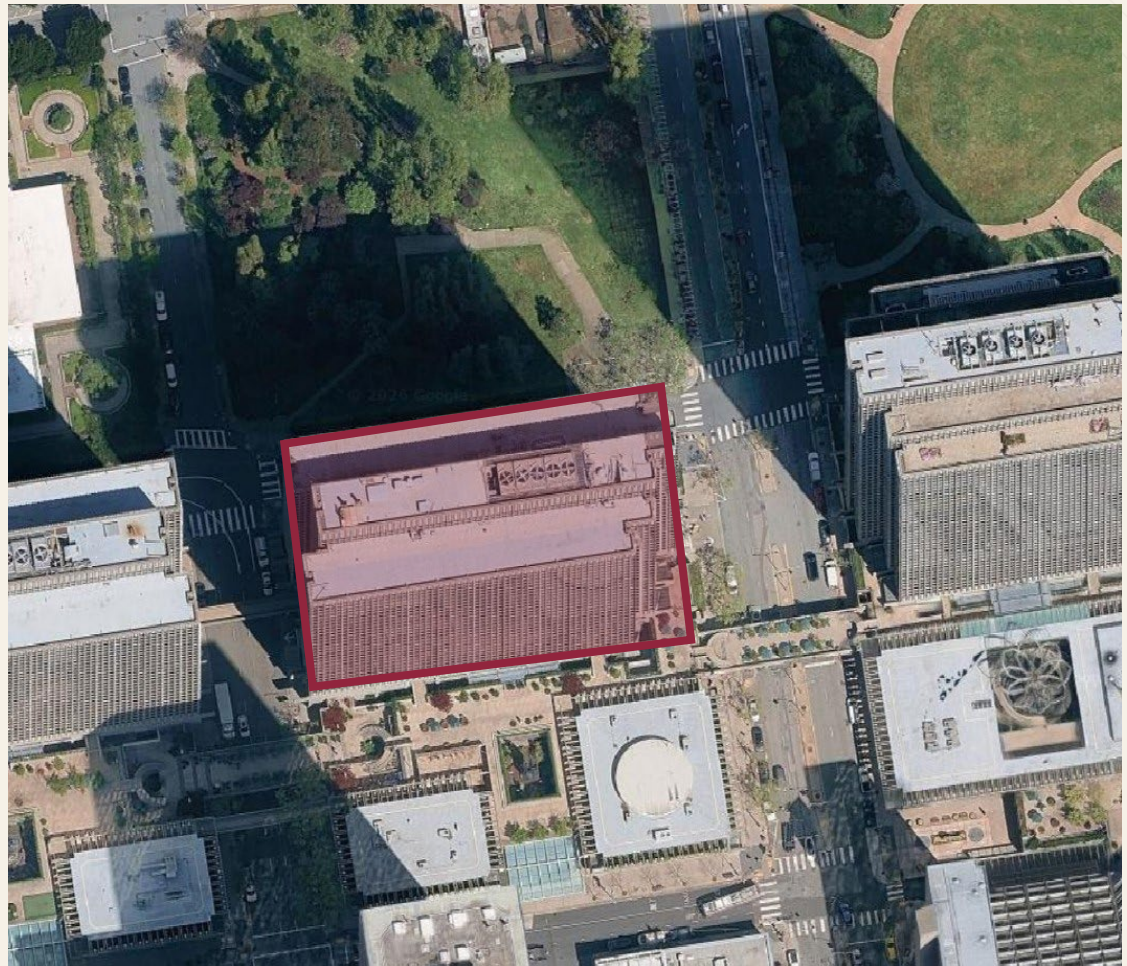
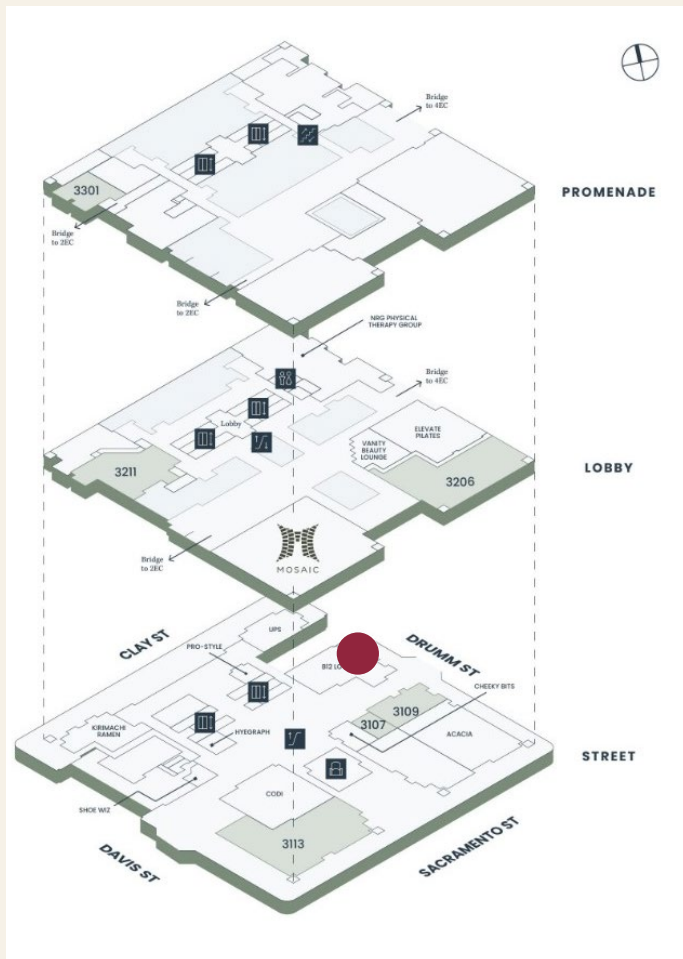


Located in the heart of San
Francisco's commercial district

FLOOR PLAN & SPACE CONDITION

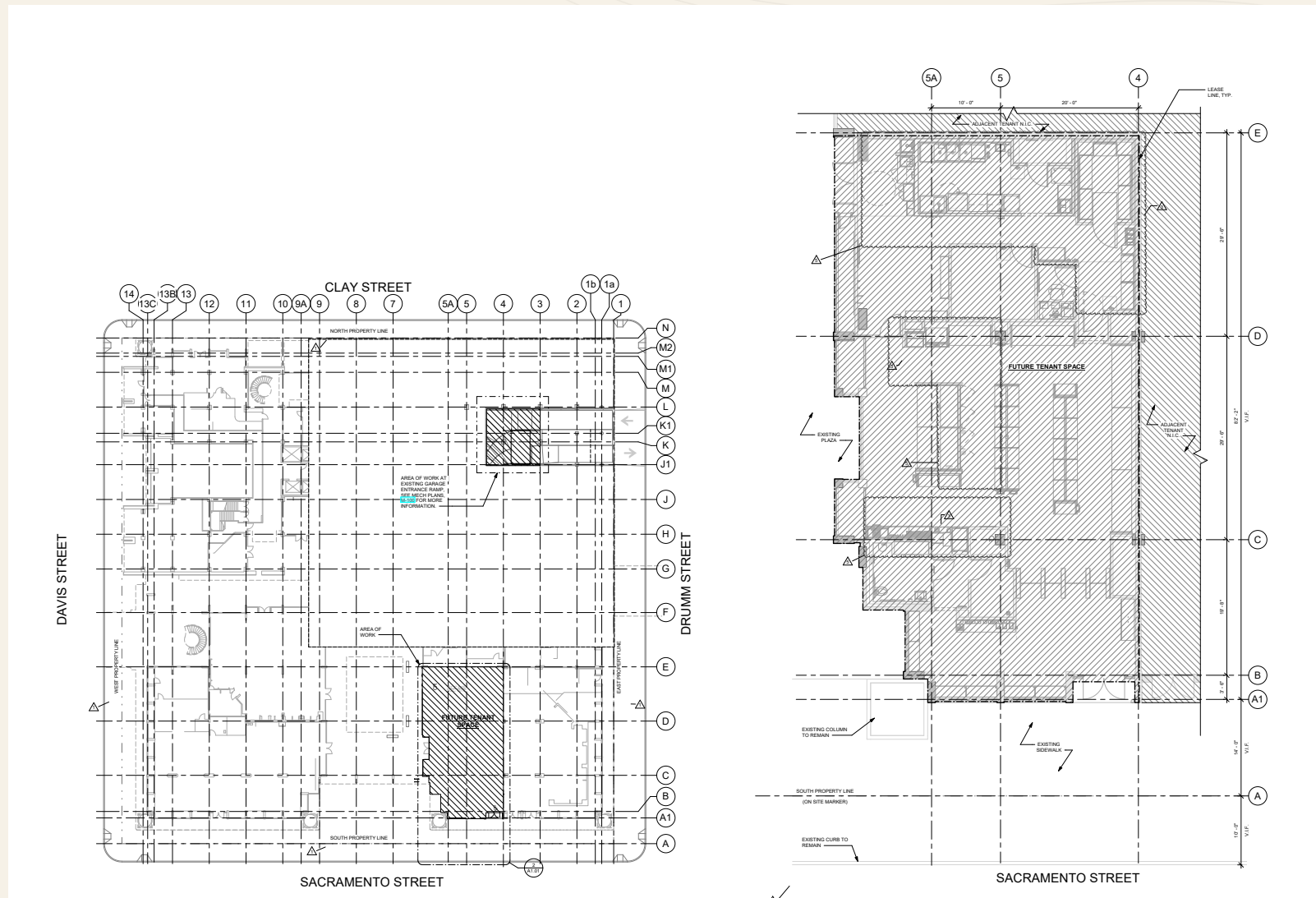
55,723 SF

- Below-grade fully built-out, grocery space
- Excellent frontage & signage on Market Street

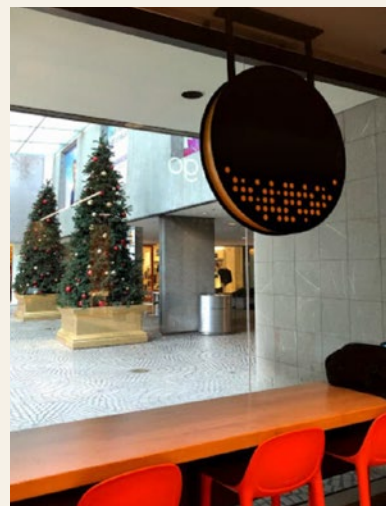


FLOOR PLAN & SPACE CONDITION

55,723 SF



SPACE PHOTOS



BUILDING PHOTOS



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SAN FRANCISCO

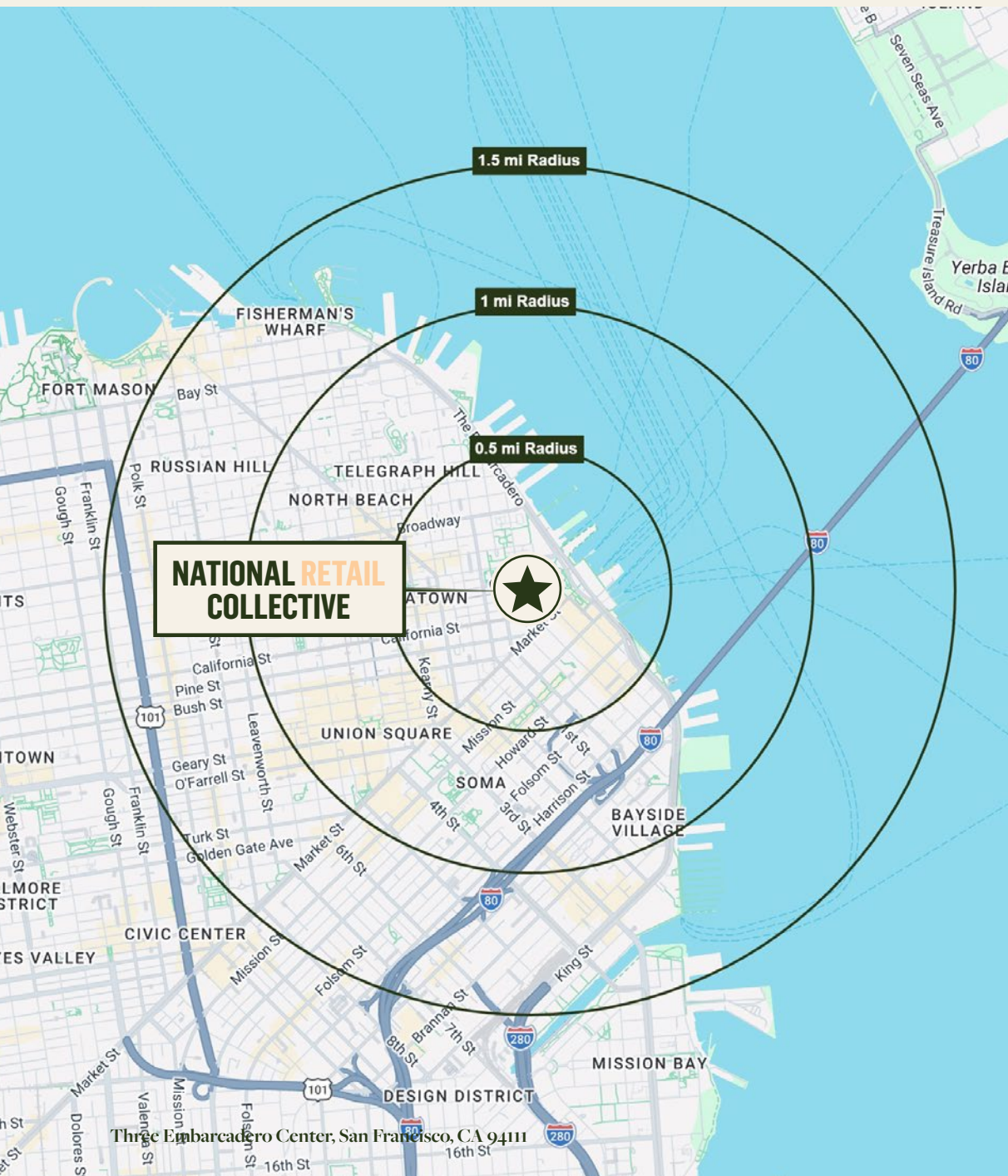
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AREA AMENITIES

With 300,000 SF of premium retail and 3M SF of premier office, Embarcadero Center benefits for a steam stream of all-day activity with 16,000 visitors daily (1.8 M annually).

MARKET COVERAGE



Demographics

2026	0.5 Miles	1 Mile	1.5 Miles
Total Population	10,549	65,744	158,499
Projected Population (2031)	11,056	64,942	158,813
Total Daytime Population	163,041	308,847	398,395
Median HH Income	\$136,093	\$137,216	\$126,053
Median Age	42.7	42.6	40.9

Annual Avg. Consumer Spending

 Apparel & Services	miles	0.5	\$13.2 M
		1	\$85.7 M
		1.5	\$189.75 M
 Food at Home	miles	0.5	\$155.57 M
		1	\$428.07 M
		1.5	\$888.22 M
 Food Away from Home	miles	0.5	\$119.13 M
		1	\$350.75 M
		1.5	\$762.94 M
 Personal	miles	0.5	\$25.55 M
		1	\$71.6 M
		1.5	\$150.6 M

NATIONAL RETAIL COLLECTIVE



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