

399 GEARY STREET

Union Square • Geary & Mason • San Francisco, CA

Sublease Opportunity
Through
January 31, 2030

FOR LEASE
±8,474 SF Retail Space
Prime Union Square Location



Surrounded by a strong mix of
retail, dining, hotel, office & fitness

One block from Union Square
(Macy's, Nordstrom Neiman Marcus)

Adjacent to American Conservatory
Theater and The Curran Theatre

One block to Mason O'Farrell Garage
(1,100 spots)

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**JohnCumbelich
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ABOUT



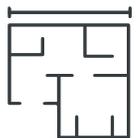
8,474 sf located in
San Francisco's Union
Square



Sublease available from
former tenant (CVS) –
Term through January
31, 2030



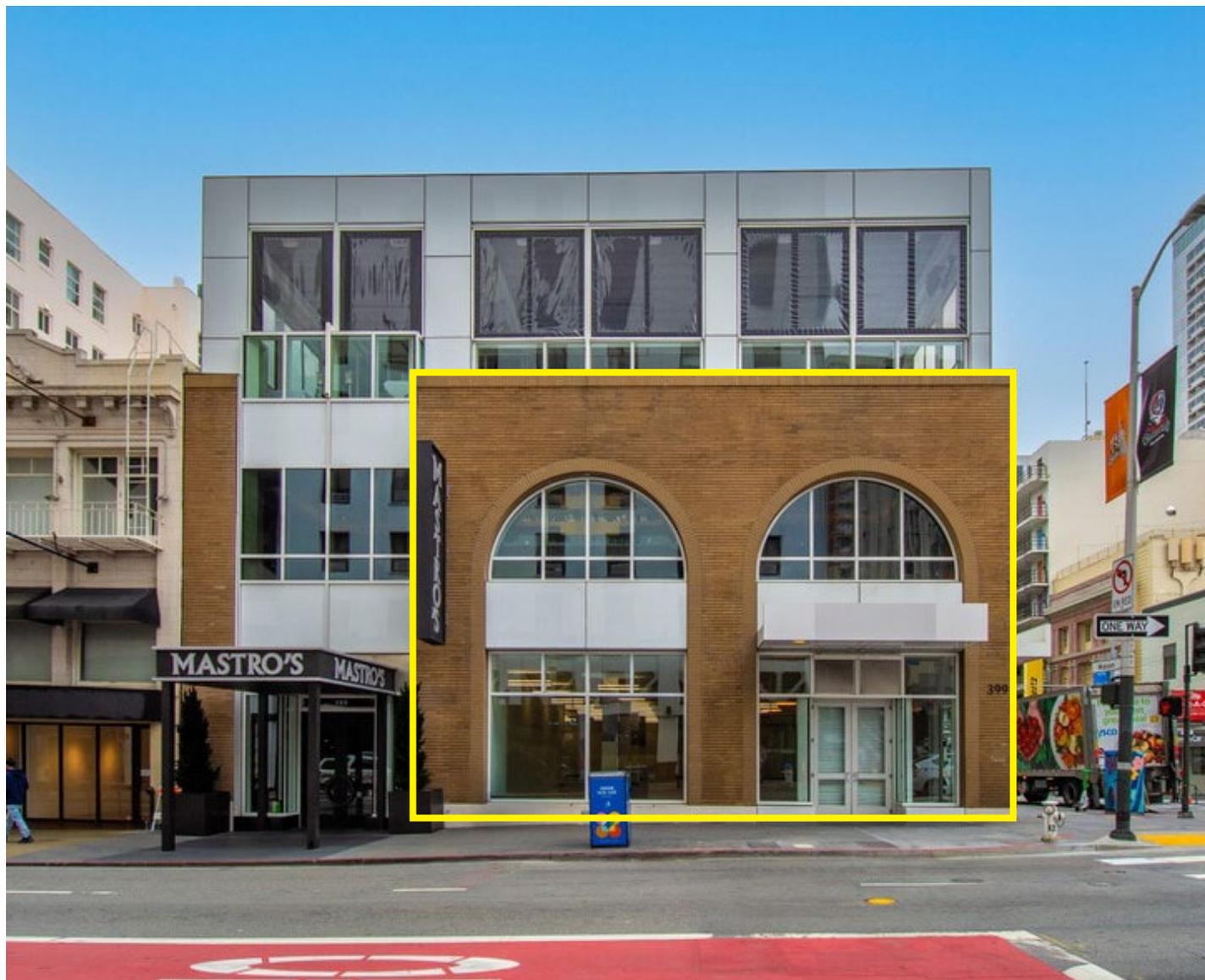
Corner storefront with
large display windows
and excellent visibility



Fully built-out as standard
retail space



One block from 1,100
space parking garage



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PARTNER **XTEAM**
RETAIL ADVISORS

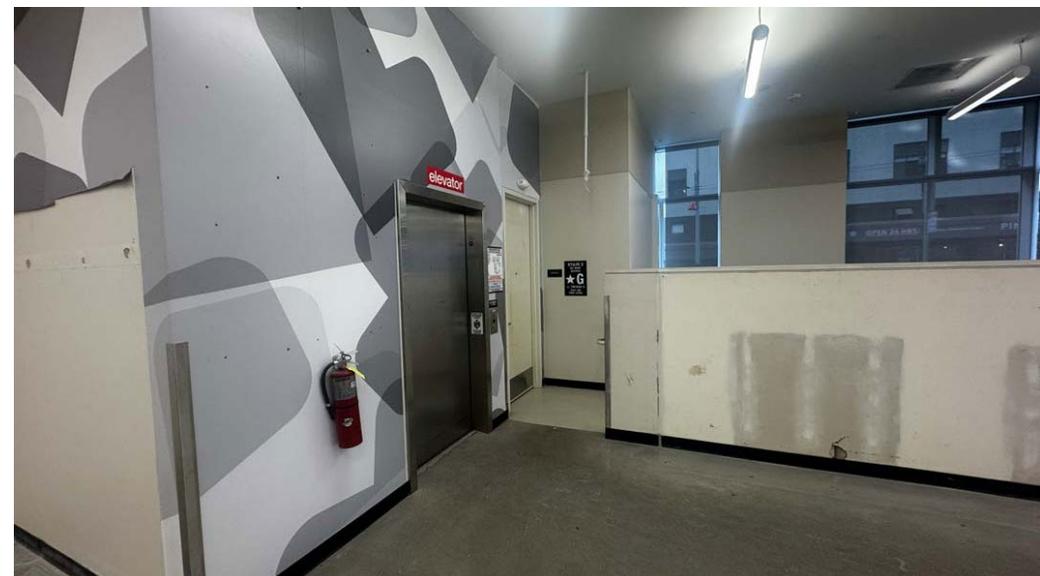
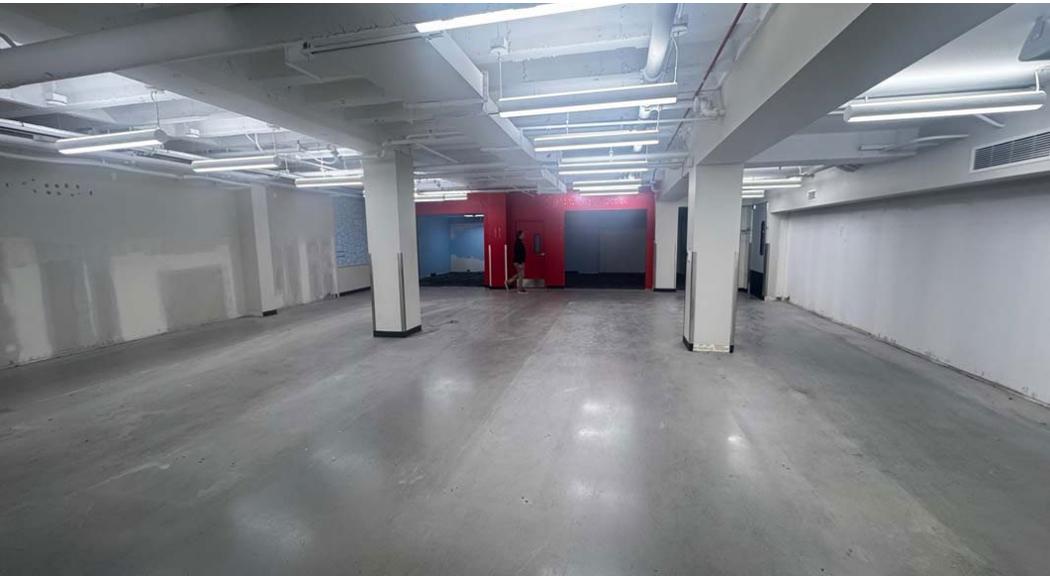
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INTERIOR

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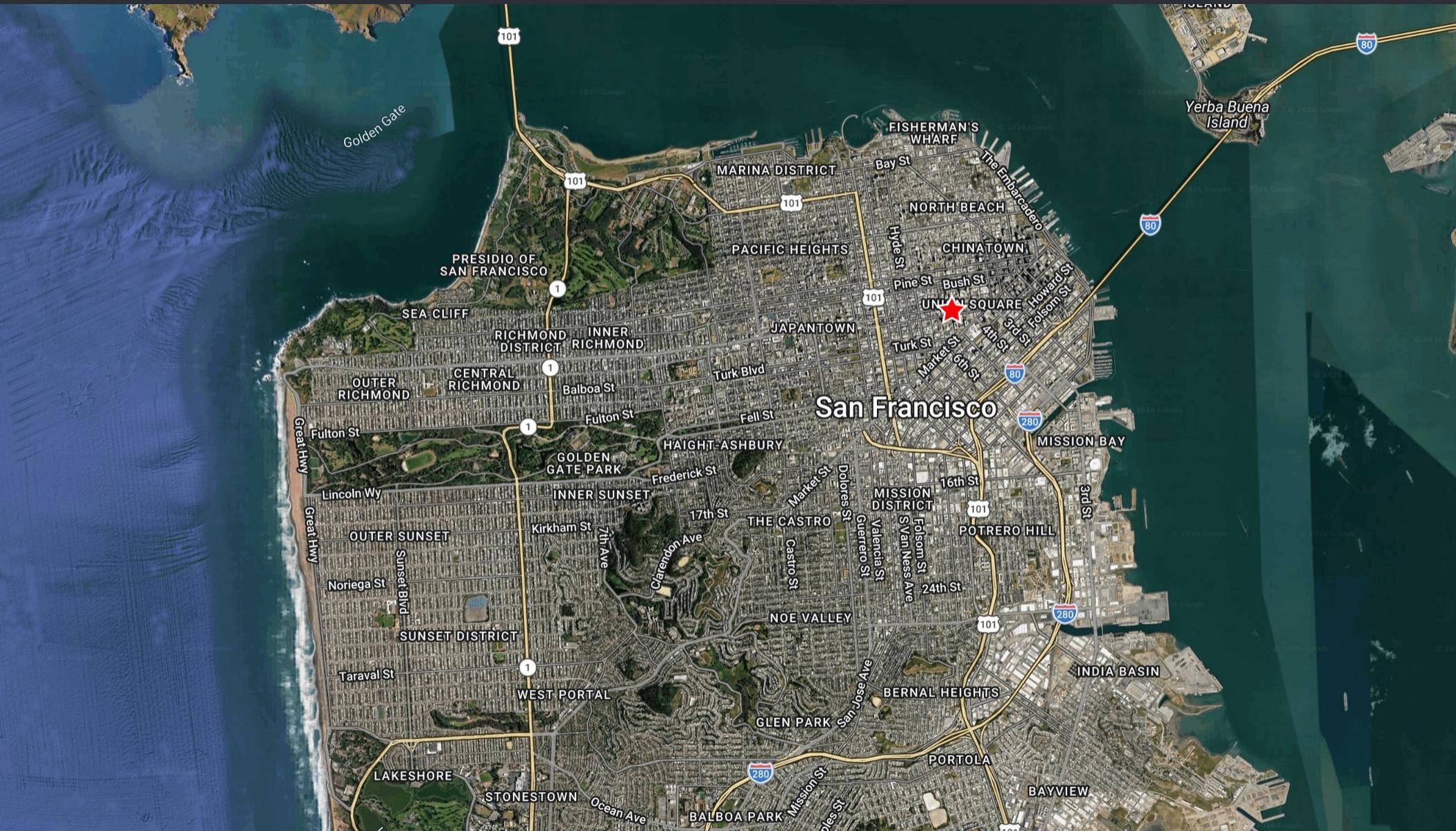
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AERIAL



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DEMOGRAPHICS

		1 mile	3 mile	5 mile
POPULATION	2025 Estimated Population	10,363	52,193	96,679
	2030 Projected Population	10,325	51,530	95,837
	2020 Census Population	10,546	52,263	96,711
	2010 Census Population	9,468	46,832	86,390
	Projected Annual Growth 2025 to 2030	-	-0.3%	-0.2%
	Historical Annual Growth 2010 to 2025	0.6%	0.8%	0.8%
	2025 Median Age	42.6	42.7	42.5
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	22,167	119,578	259,424
HOUSEHOLDS	2025 Estimated Households	5,968	27,750	51,314
	2030 Projected Households	5,959	27,596	51,406
	2020 Census Households	6,280	28,334	51,920
	2010 Census Households	5,981	26,520	48,002
	Projected Annual Growth 2025 to 2030	-	-0.1%	-
	Historical Annual Growth 2010 to 2025	-	0.3%	0.5%
RACE & ETHNICITY	2025 Estimated White	36.0%	35.6%	34.5%
	2025 Estimated Black or African American	12.2%	9.9%	7.7%
	2025 Estimated Asian or Pacific Islander	33.4%	35.0%	41.4%
	2025 Estimated American Indian or Native Alaskan	1.4%	1.4%	1.1%
	2025 Estimated Other Races	17.0%	18.1%	15.2%
	2025 Estimated Hispanic	17.4%	19.2%	15.9%
	INCOME	2025 Estimated Average Household Income	\$78,669	\$103,900
2025 Estimated Median Household Income		\$59,818	\$78,125	\$93,887
EDUCATION (AGE 25+)	2025 Estimated Elementary (Grade 0-8)	11.2%	12.1%	11.7%
	2025 Estimated Some High School (Grade 9-11)	7.4%	8.0%	7.3%
	2025 Estimated High School Graduate	18.4%	18.0%	15.2%
	2025 Estimated Some College	17.2%	15.4%	12.7%
	2025 Estimated Associates Degree Only	6.9%	6.1%	5.6%
	2025 Estimated Bachelors Degree Only	27.5%	25.3%	28.7%
	2025 Estimated Graduate Degree	11.4%	15.1%	18.8%
BUSINESS	2025 Estimated Total Businesses	1,582	7,206	15,136
	2025 Estimated Total Employees	17,229	98,194	223,392
	2025 Estimated Employee Population per Business	10.9	13.6	14.8
	2025 Estimated Residential Population per Business	6.5	7.2	6.4



UNION SQUARE Discover the heart of San Francisco at Union Square, the premier destination for shopping, dining, and entertainment. It serves as a bustling urban hub for tourists and locals, luxury and daily needs shopping, year-round events, and close proximity to cable cars. Many major hotels and department stores along with numerous upscale boutiques, restaurants, nightspots and galleries call it home.



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