

500 PINE STREET

Financial District • Pine & Kearny • San Francisco, CA

±10,125 SF signalized corner retail space for lease
Surrounded by a world-class mix of retail, dining, hotel, office & fitness
Serving a large employee and residential population

Sublease Opportunity
Through
January 31, 2029



TIM SEILER
tim@cumbelich.com
Direct 925.546.5156

JOE CUMBELICH
joe.cumbelich@cumbelich.com
Direct 925.546.5161

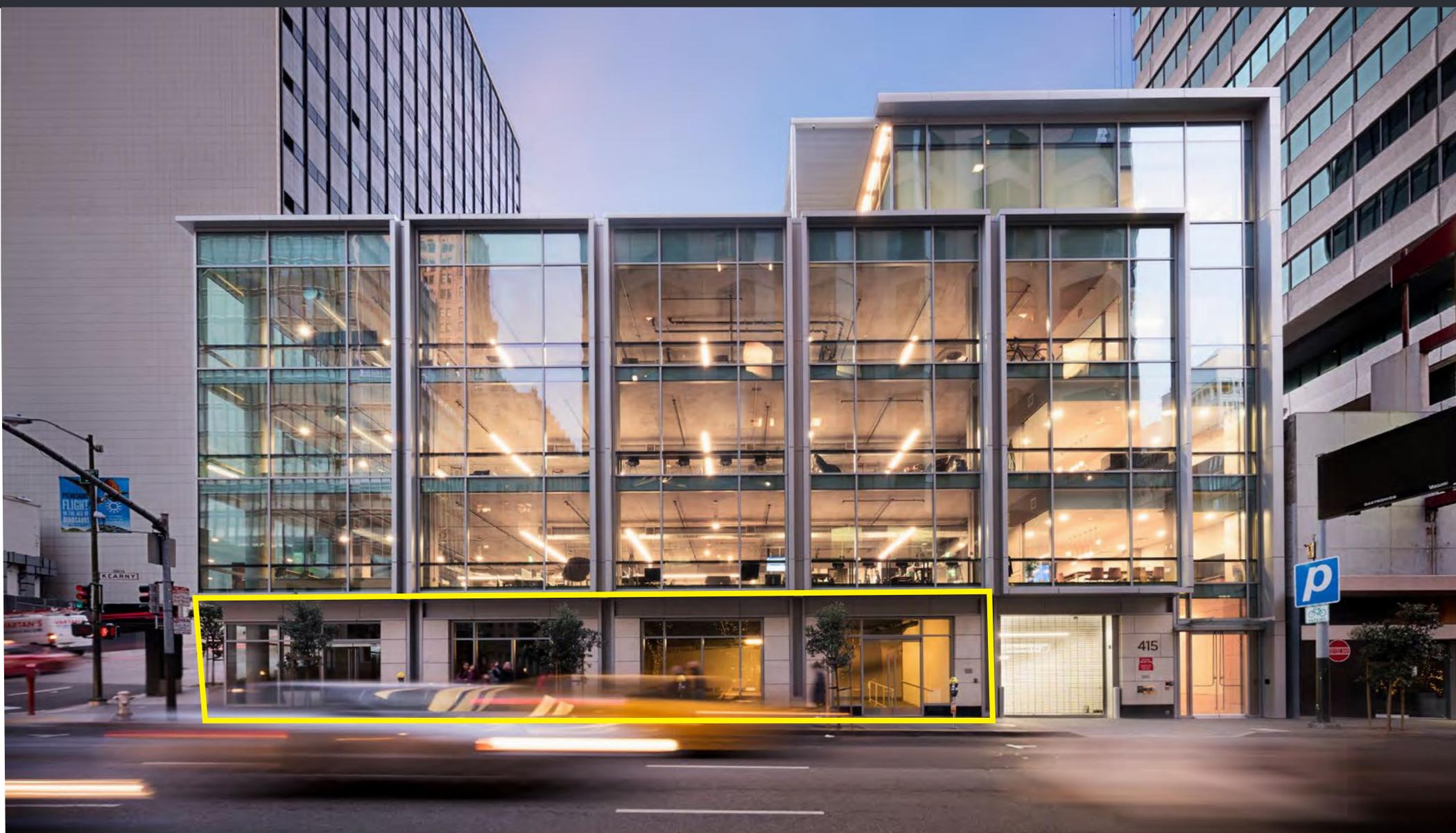
JohnCumbelich
& Associates

Sublease Opportunity
Through
January 31, 2029

500 PINE STREET

Financial District • Pine & Kearny • San Francisco, CA

VIEW FROM KEARNY



TIM SEILER
tim@cumbelich.com
Direct 925.546.5156
CA-DRE Lic #01076263

JOE CUMBELICH
joe.cumbelich@cumbelich.com
Direct 925.546.5161
CA-DRE Lic #02278794

PARTNER **XTEAM**
RETAIL ADVISORS

JohnCumbelich
& Associates

500 PINE STREET

Financial District • Pine & Kearny • San Francisco, CA



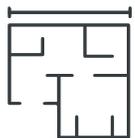
10,125 sf located in the heart of San Francisco's workforce – the North Financial District



Sublease available to January 31, 2031 from former tenant (CVS)



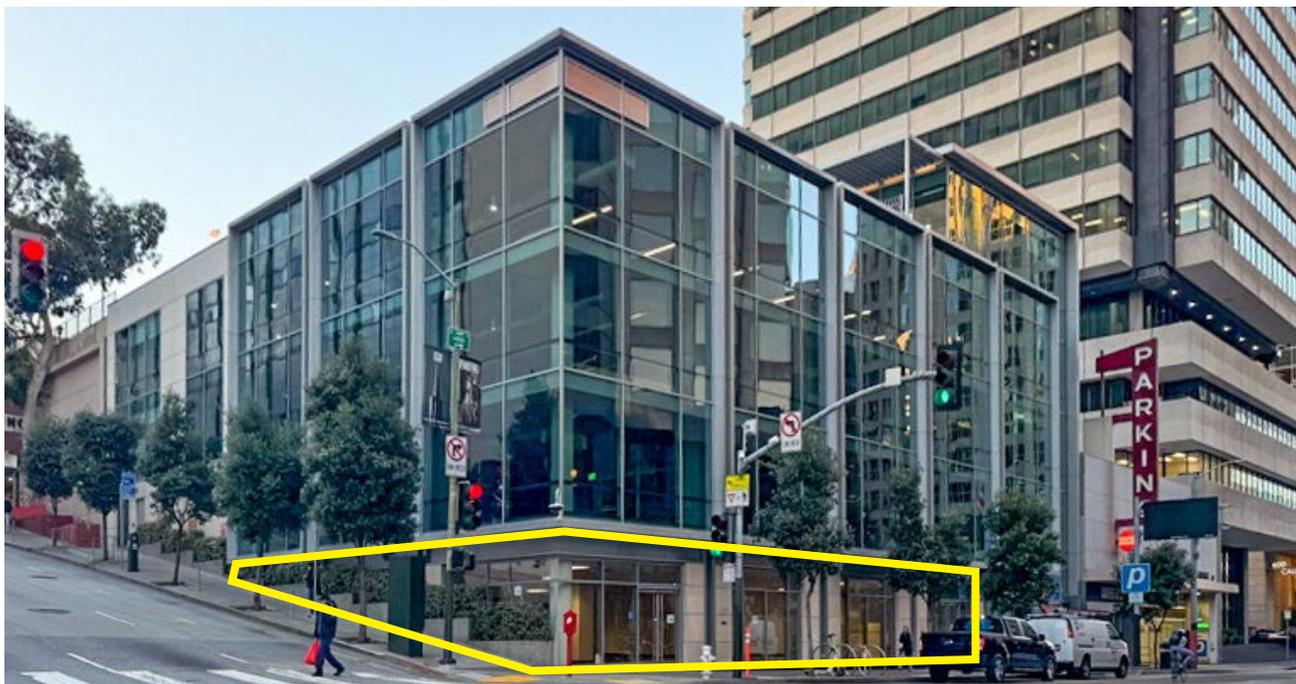
Excellent visibility and opportunity for signage. Wraparound frontage featuring 82.5' on Kearny St and 86' on Pine St



Fully built-out as standard retail space. Ceiling heights \pm 13'3". Awarded project of the Year in 2018



Building has 17 public parking spaces + surface parking



The space draws visitors from a variety of neighboring tenants including:

Offices: Blend, Microsoft, Tubi, Spotify, WeWork, Atlassian, Twitch, McKinsey & Co. and tenants of the adjacent 555 California – with 1.46 SF of office space

Retailers: Bay Club, FiDi, The Vault Garden, ICA SF, Walgreens, Bank of America, Occidental Cigar Club and Barry's Bootcamp

Dining and Coffee: Proper Food, Home Coffee Roasters, Starbucks, The Vault Garden and Plentea

Hotels: The Ritz Carlton, Omni Hotel and Hotel Triton

TIM SEILER

tim@cumbelich.com

Direct 925.546.5156

CA-DRE Lic #01076263

JOE CUMBELICH

joe.cumbelich@cumbelich.com

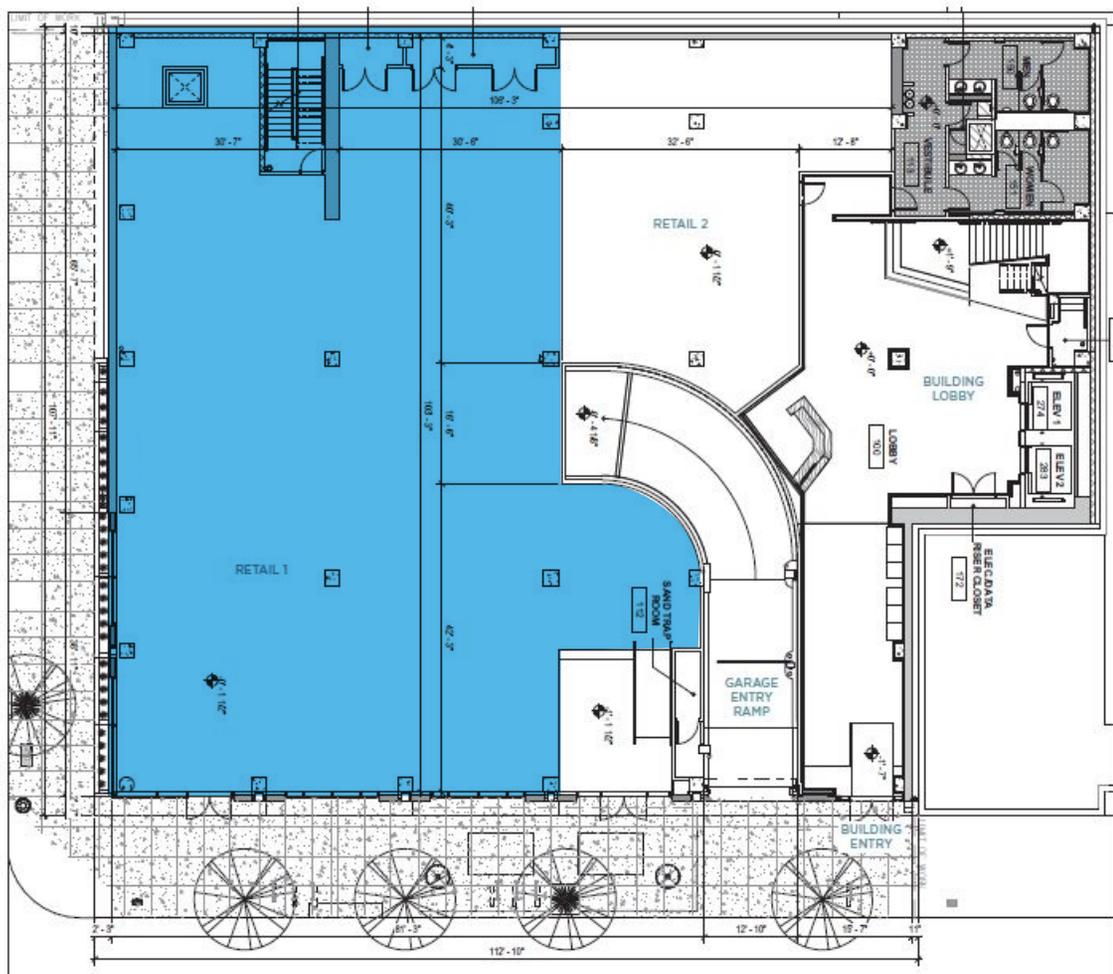
Direct 925.546.5161

CA-DRE Lic #02278794

500 PINE STREET

Financial District • Pine & Kearny • San Francisco, CA

PINE STREET



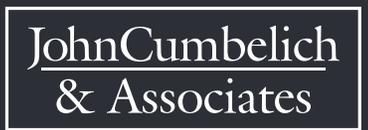
KEARNY STREET

HIGHLIGHTS

- ±10,125 SF
- Wraparound frontage featuring 82.5' on Kearny Street and 86' on Pine Street
- Ceiling heights ± 13'3"

TIM SEILER
tim@cumbelich.com
Direct 925.546.5156
CA-DRE Lic #01076263

JOE CUMBELICH
joe.cumbelich@cumbelich.com
Direct 925.546.5161
CA-DRE Lic #02278794

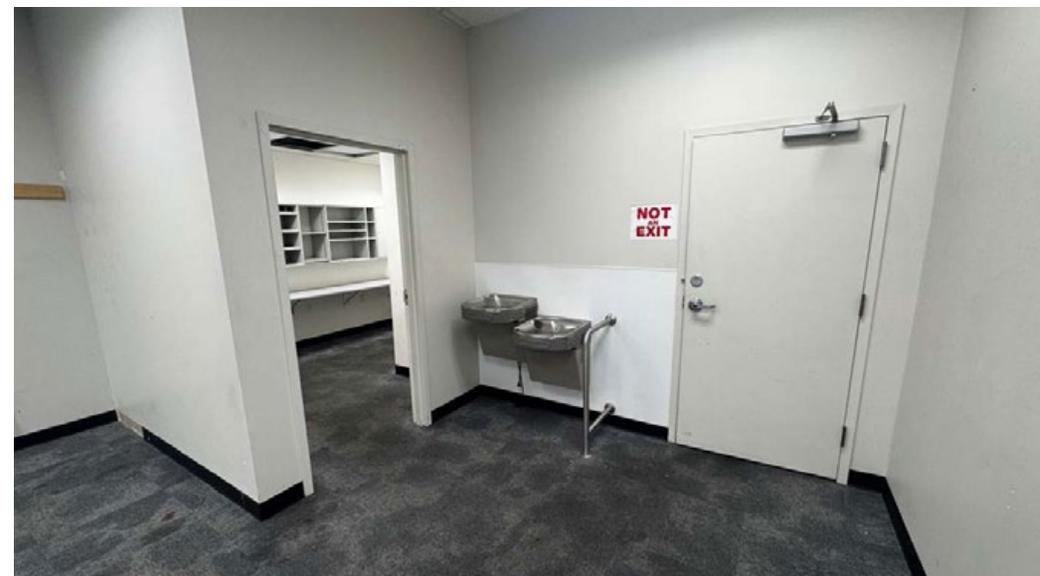


Sublease Opportunity
Through
January 31, 2029

500 PINE STREET

Financial District • Pine & Kearny • San Francisco, CA

INTERIOR



TIM SEILER
tim@cumbelich.com
Direct 925.546.5156
CA-DRE Lic #01076263

JOE CUMBELICH
joe.cumbelich@cumbelich.com
Direct 925.546.5161
CA-DRE Lic #02278794

PARTNER **XTEAM**
RETAIL ADVISORS

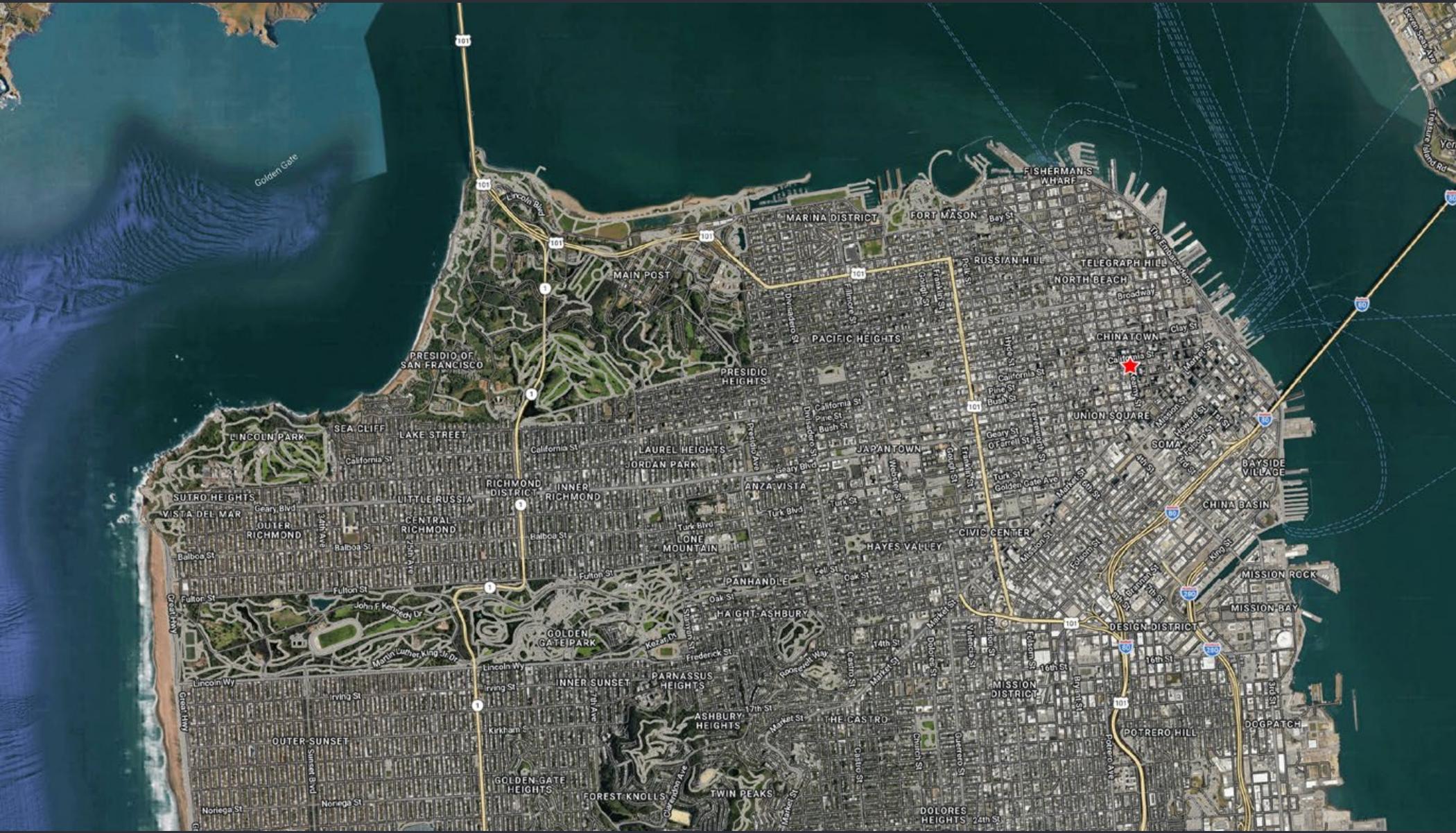
JohnCumbelich
& Associates

Sublease Opportunity
Through
January 31, 2029

500 PINE STREET

Financial District • Pine & Kearny • San Francisco, CA

AERIAL



TIM SEILER
tim@cumbelich.com
Direct 925.546.5156
CA-DRE Lic #01076263

JOE CUMBELICH
joe.cumbelich@cumbelich.com
Direct 925.546.5161
CA-DRE Lic #02278794

PARTNER **XTEAM**
RETAIL ADVISORS

JohnCumbelich
& Associates

500 PINE STREET

Financial District • Pine & Kearny • San Francisco, CA

TRADE AREA

FOOD

- 1 Proper Food
- 2 Chicken G's
- 3 Proper Food
- 4 Sam's Grill & Seafood
- 5 Hed verythai
- 6 Per Diem
- 7 Uno Dos Tacos
- 8 MIXT Salads
- 9 Wayfare Tavern
- 10 Hinodeya Ramen
- 11 La Fromagerie Cheese
- 12 Julie's Kitchen
- 13 Chipotle
- 14 Tonga Room Bar
- 15 Top of the Mark Bar
- 16 Posh Bagel
- 17 Joe & The Juice
- 18 Mendocino Farms
- 19 Taqueria Kitty
- 20 Noah's Bagels
- 21 The Melt

RETAIL

- 1 Nike
- 2 Zara
- 3 Apple
- 4 Hermes
- 5 Chanel
- 6 Gucci
- 7 Macy's
- 8 Walgreens

HOTEL

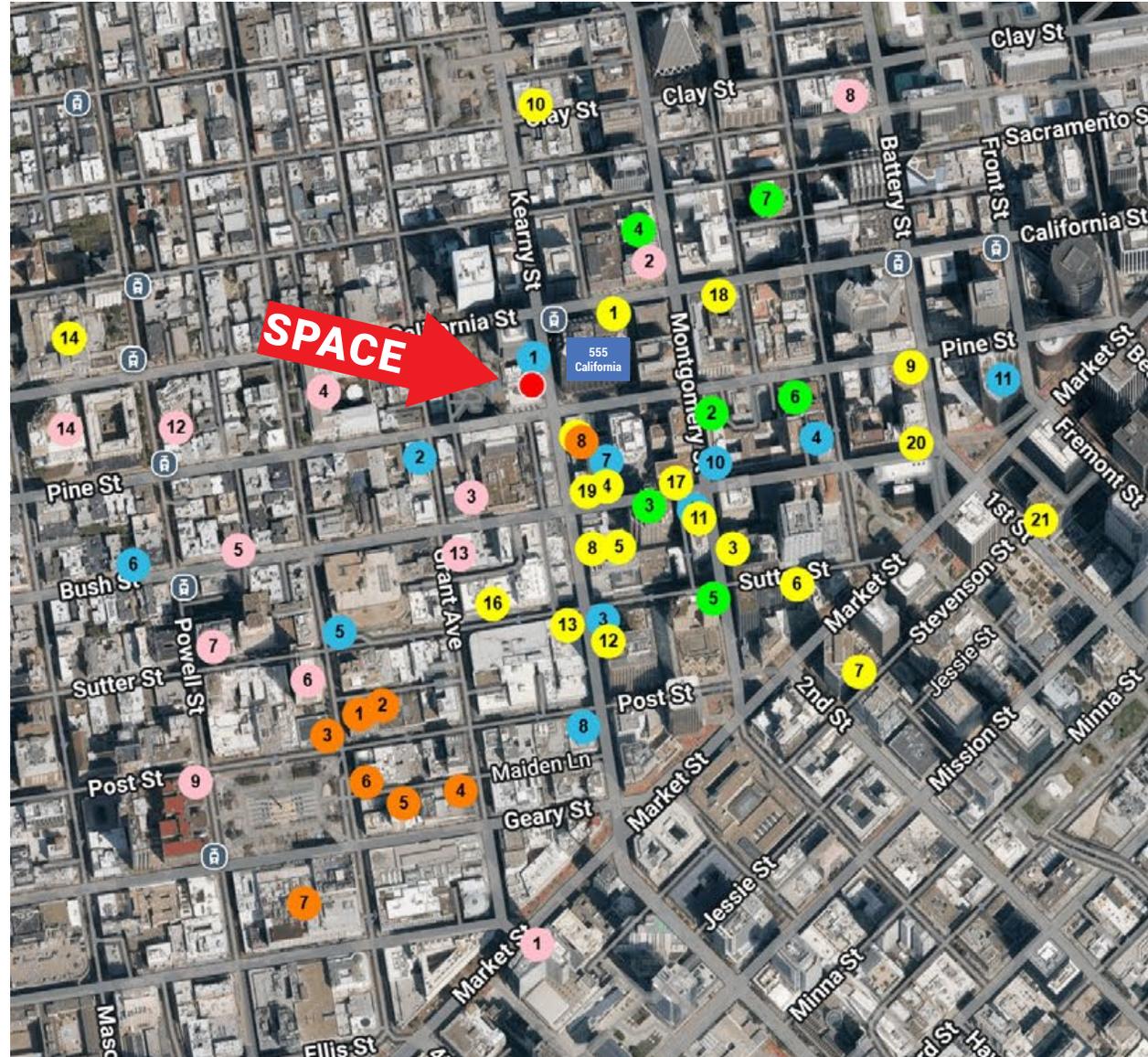
- 1 Four Seasons Hotel
- 2 Omni Hotel
- 3 Orchard Garden Hotel
- 4 Ritz-Carlton Hotel
- 5 Executive Hotel Vintage Court
- 6 Grand Hyatt
- 7 Marriott Union Square
- 8 The Jay, Autograph Collection
- 9 The Westin St Francis
- 10 The Huntington Hotel
- 11 Nob Hill Inn
- 12 Powell Place Hotel
- 13 Hotel Triton
- 14 Intercontinental Mark Hopkins Hotel

COFFEE

- 1 Coffee Bar-Kearny
- 2 Home Coffee Roasters
- 3 Blue Bottle Coffee
- 4 Blue Bottle Coffee
- 5 Starbucks
- 6 Beanstalk Café
- 7 Café Tiramisu
- 8 Capital One Café
- 9 Peet's Coffee
- 10 Café Venue
- 11 Philz Coffee

FITNESS

- 1 Bay Club
- 2 Flagship Training
- 3 Barry's Bootcamp
- 4 Planet Fitness
- 5 24 Hr Fitness
- 6 Equinox Sports Club
- 7 Orangetheory Fitness



TIM SEILER
tim@cumbelich.com
Direct 925.546.5156
CA-DRE Lic #01076263

JOE CUMBELICH
joe.cumbelich@cumbelich.com
Direct 925.546.5161
CA-DRE Lic #02278794

PARTNER **XTEAM**
RETAIL ADVISORS

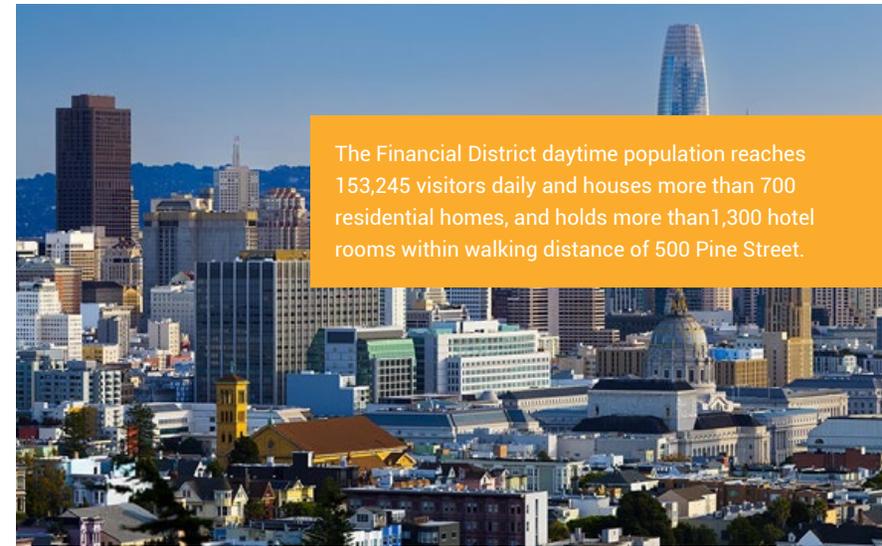
JohnCumbelich
& Associates

500 PINE STREET

Financial District • Pine & Kearny • San Francisco, CA

DEMOGRAPHICS

		.25 mile	.5 mile	.75 mile
POPULATION	2025 Estimated Population	5,945	25,307	73,798
	2030 Projected Population	5,645	24,327	72,403
	2020 Census Population	5,934	26,234	73,376
	2010 Census Population	5,944	25,766	65,982
	Projected Annual Growth 2025 to 2030	-1.0%	-0.8%	-0.4%
	Historical Annual Growth 2010 to 2025	-	-0.1%	0.8%
	2025 Median Age	47.9	46.5	43.2
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	83,148	198,096	298,874
HOUSEHOLDS	2025 Estimated Households	3,265	13,785	40,495
	2030 Projected Households	3,143	13,431	40,209
	2020 Census Households	3,194	14,403	40,628
	2010 Census Households	3,293	14,137	37,079
	Projected Annual Growth 2025 to 2030	-0.75%	-0.51%	-0.14%
	Historical Annual Growth 2010 to 2025	-	-0.17%	0.61%
RACE & ETHNICITY	2025 Estimated White	26.8%	30.4%	36.0%
	2025 Estimated Black or African American	3.2%	3.1%	5.4%
	2025 Estimated Asian or Pacific Islander	60.9%	57.6%	46.0%
	2025 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.7%
	2025 Estimated Other Races	8.7%	8.5%	11.9%
	2025 Estimated Hispanic	8.6%	8.5%	12.1%
INCOME	2025 Estimated Average Household Income	\$99,389	\$138,399	\$158,809
	2025 Estimated Median Household Income	\$59,690	\$91,553	\$110,358
EDUCATION (AGE 25+)	2025 Estimated Elementary (Grade 0-8)	21.5%	18.0%	12.6%
	2025 Estimated Some High School (Grade 9-11)	9.1%	7.4%	6.1%
	2025 Estimated High School Graduate	16.8%	14.2%	13.3%
	2025 Estimated Some College	10.2%	9.5%	11.7%
	2025 Estimated Associates Degree Only	2.3%	4.8%	4.9%
	2025 Estimated Bachelors Degree Only	26.4%	28.3%	29.8%
	2025 Estimated Graduate Degree	13.7%	17.7%	21.8%
BUSINESS	2025 Estimated Total Businesses	5,586	12,578	17,001
	2025 Estimated Total Employees	80,513	188,380	273,075
	2025 Estimated Employee Population per Business	14.4	15.0	16.1
	2025 Estimated Residential Population per Business	1.1	2.0	4.3



The Financial District daytime population reaches 153,245 visitors daily and houses more than 700 residential homes, and holds more than 1,300 hotel rooms within walking distance of 500 Pine Street.

THE FINANCIAL DISTRICT is the business hub of San Francisco with brokerage firms, banks, VC firms and every other type of business. The Financial District is a **rapidly growing residential area** and almost every street has cafes, restaurants, bars and retail stores filled with workers and residents alike with an exciting, busy energy. At night the dining and bar scene offers the best nightclubs and dining options.



TIM SEILER
tim@cumbelich.com
Direct 925.546.5156
CA-DRE Lic #01076263

JOE CUMBELICH
joe.cumbelich@cumbelich.com
Direct 925.546.5161
CA-DRE Lic #02278794

The information contained in this document has been secured from sources we believe reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. We bear no liability for any errors, inaccuracies or omissions.

PARTNER **XTEAM**
RETAIL ADVISORS

JohnCumbelich
& Associates