799 BEACH STREET

Fisherman's Wharf • Beach and Larkin • San Francisco, CA

Sublease Opportunity
Through
January 31, 2033

FOR LEASE
±9,233 SF Retail Space
Iconic Location
Fisherman's Wharf / Russian Hill

Located at a high-profile corner on Beach Street across the street from Ghirardelli Square (3.4M to 12M visitors/year)

Near Ft Mason Center for Arts & Culture

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ABOUT

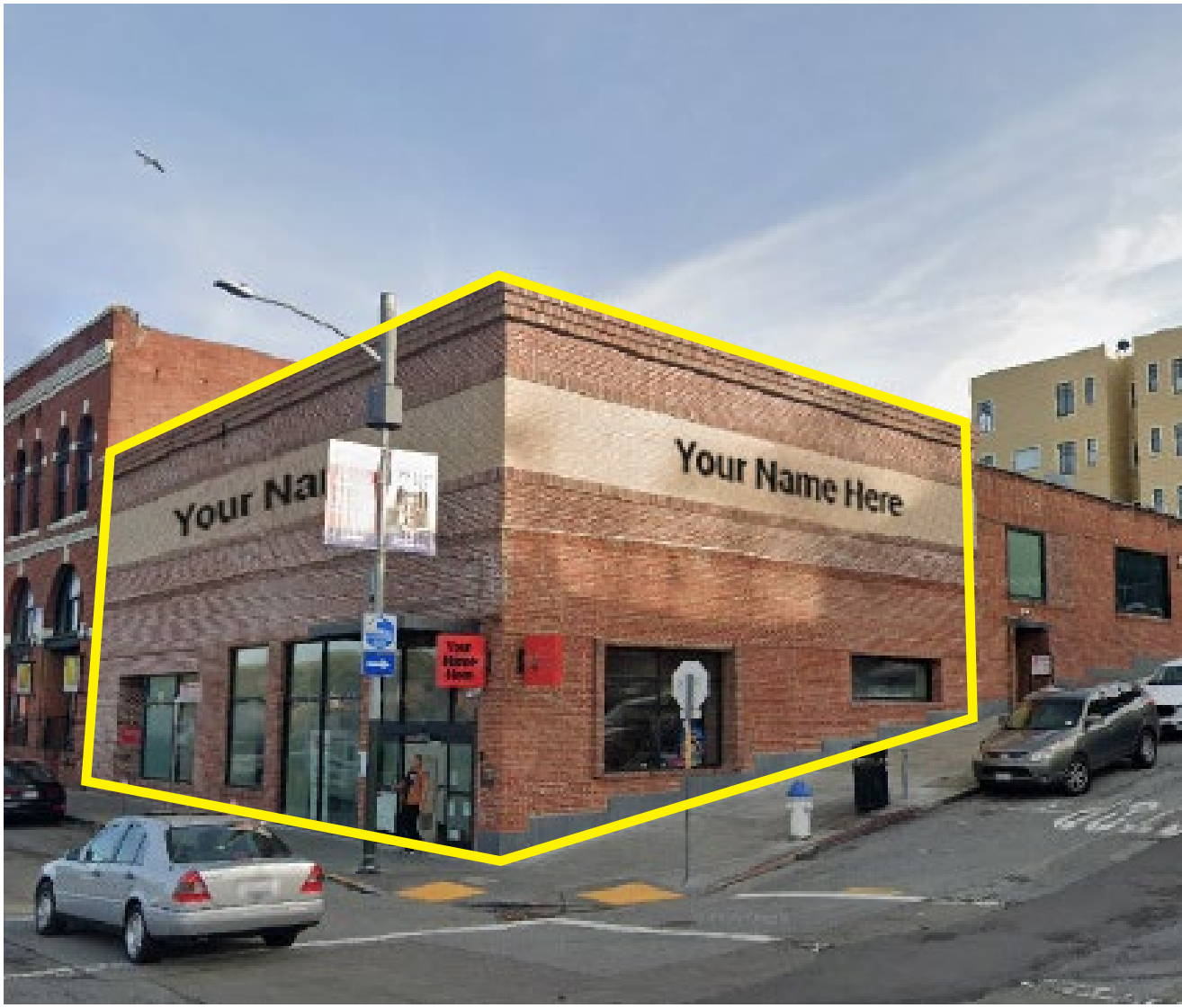
±9,233 sf at border of Fisherman's Wharf and Russian Hill – ideal for attracting both visitors and locals

Sublease available to January 31, 2033 from former tenant (CVS)

Excellent visibility for signage both building and blade. Large sunny windows

Fully built-out as standard retail space

Next door to 373 space Ghirardelli Square Parking Garage, 120 spot Beach Hyde Garage + surface parking



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WATERFRONT LOCATION

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BUSY LOCATION

The subject is at the trifecta of three higly traficked areas: Fisherman's Wharf, Fort Mason and Russian Hill

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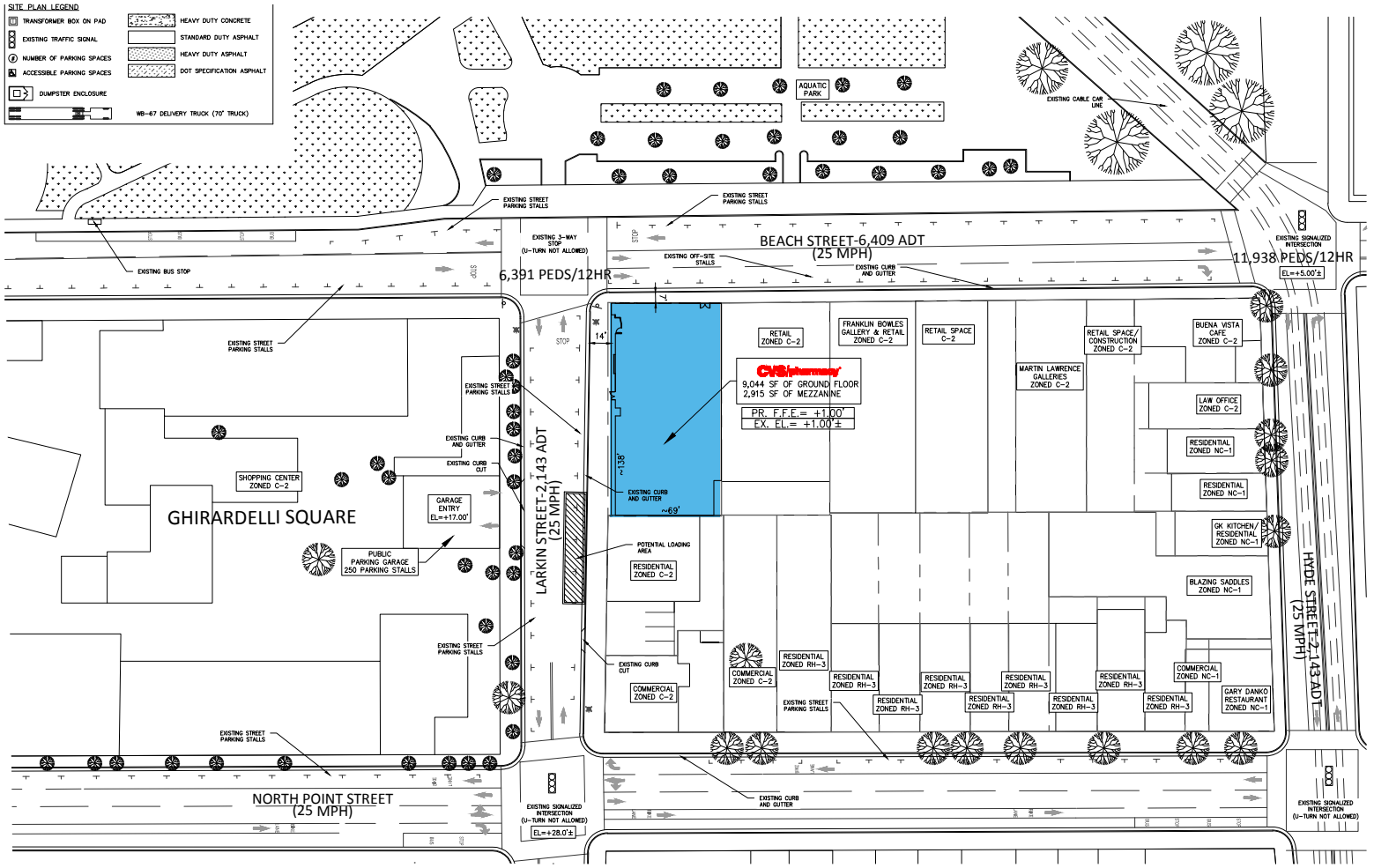
SITE PLAN



CRITERIA CHECKLIST	
PROJECT DATA	
PARKING PROVIDED	STREET PARKING ONLY
PARKING REQUIRED	1 PER 500 SF OR 25 SPACES
LOADING AREA PROVIDED	METERED LOADING ON LARKIN
LOADING AREA REQUIRED	NO CHANGE IF BUILDING SF IS NOT INCREASED
LAND INFORMATION	
LAND LOT/DISTRICT	BLOCK 0025/LOT 012
PARCEL NUMBERS	0025-012
BOUNDARY SURVEY	N/A
TOPOGRAPHICAL SURVEY	N/A
ENVIRONMENTAL REPORT (PHASE 1)	N/A
GEOTECHNICAL REPORT	N/A
DETENTION EVALUATION	NONE
CUT/FILL EVALUATION (APPRX)	NONE
OFF SITE IMPROVEMENTS	NONE
EASEMENTS	NONE KNOWN

ZONING INFORMATION	
EXISTING ZONING	C-2, NC-1, RH-3 – COMMUNITY BUSINESS
ADJACENT ZONING	C-2, PUBLIC PARK
CONDITIONS OF REZONING	NONE
BUILDING HEIGHT LIMIT	EXISTING BUILDING
OPERATIONS INFORMATION	
DRIVE-THRU ALLOWED	NO
24-HOUR SERVICE ALLOWED	PERMITTED
BEER/WINE SALES ALLOWED	PERMITTED
MINUTE CLINIC ALLOWED & PERMITTED USE	ACCESSORY USE
SIGNAGE LOCATIONS & REQUIREMENTS	SEE DUE DILIGENCE REPORT
LANDSCAPE INFORMATION	
EXTERNAL REQUIREMENTS	EXISTING
INTERNAL REQUIREMENTS	EXISTING

ACCESS INFORMATION	
CURB CUT EVALUATION	NONE
DECELERATION LANES	NONE
LINES OF SIGHT	N/A
JURISDICTIONAL CONTROL	CITY OF SAN FRANCISCO
STORM & UTILITY INFORMATION	
STORM AVAILABILITY	EXISTING
ELECTRIC AVAILABILITY	EXISTING 300 A
TELEPHONE AVAILABILITY	EXISTING
CABLE AVAILABILITY	NONE
WATER AVAILABILITY	EXISTING 1" LATERAL
SEWER AVAILABILITY	EXISTING
GAS AVAILABILITY	2" SERVICE

SITE DATA	
SITE AREA	9,453 SF
PERVIOUS AREA	---
IMPERVIOUS AREA	---
MAXIMUM IMPERVIOUS AREA	N/A
BUILDING AREA	11,959 SF
BUILDING DENSITY	---
MAXIMUM BUILDING DENSITY	---

GRAPHIC SCALE
0 60 120
1" = 60' (11x17)

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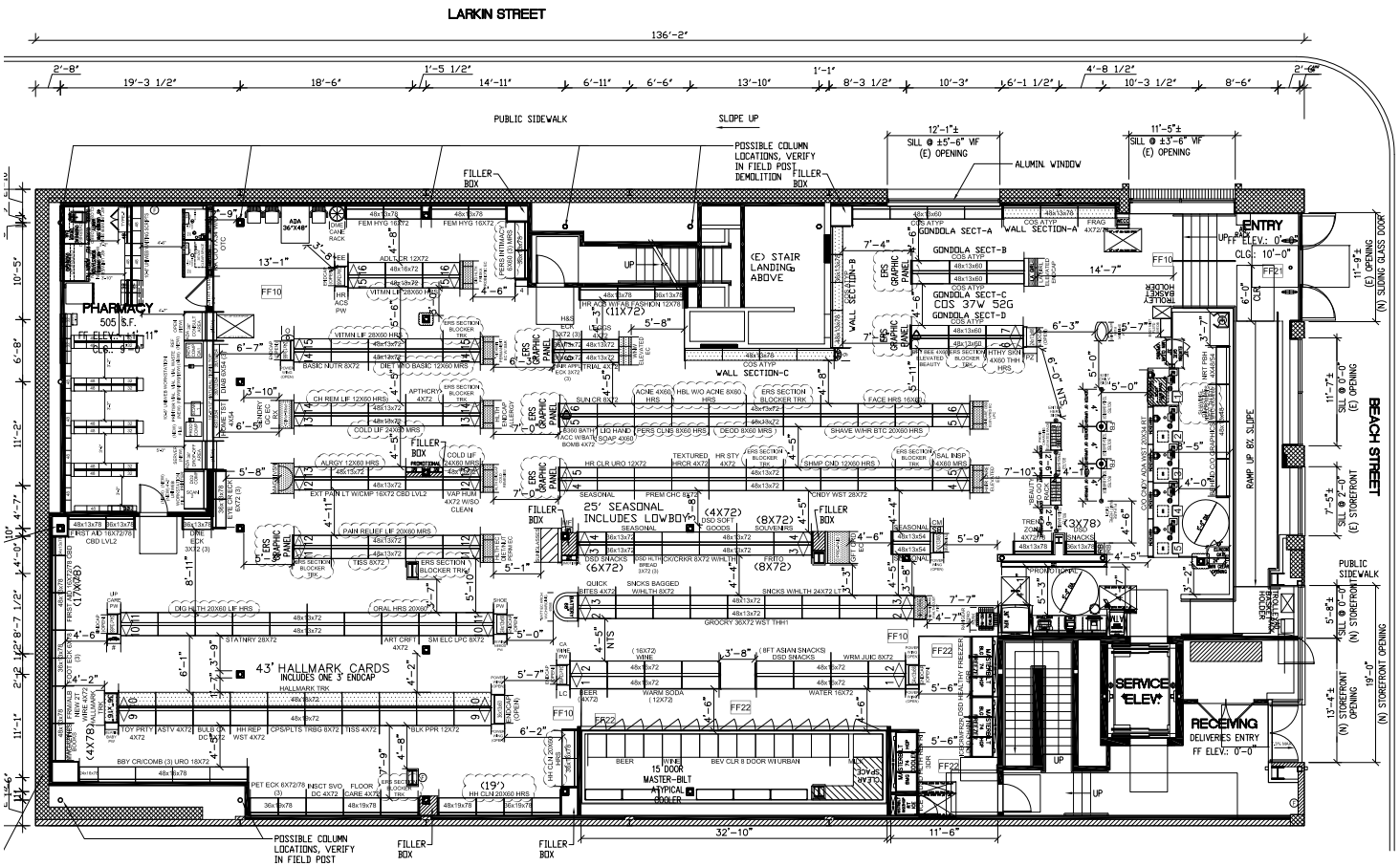

HIGHLIGHTS

- ±9,233 SF
- Term through January 31, 2033
- High-profile corner on one of San Francisco's most heavily visited areas
- Wraparound frontage
- Prime corner location
- Formula Retail permitted
- Parking garage adjacent to site
- Neighboring tenants include Ghirardelli Square, Ft mason Center for Arts & Culture and the iconic Cable Car Turntable

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INTERIOR

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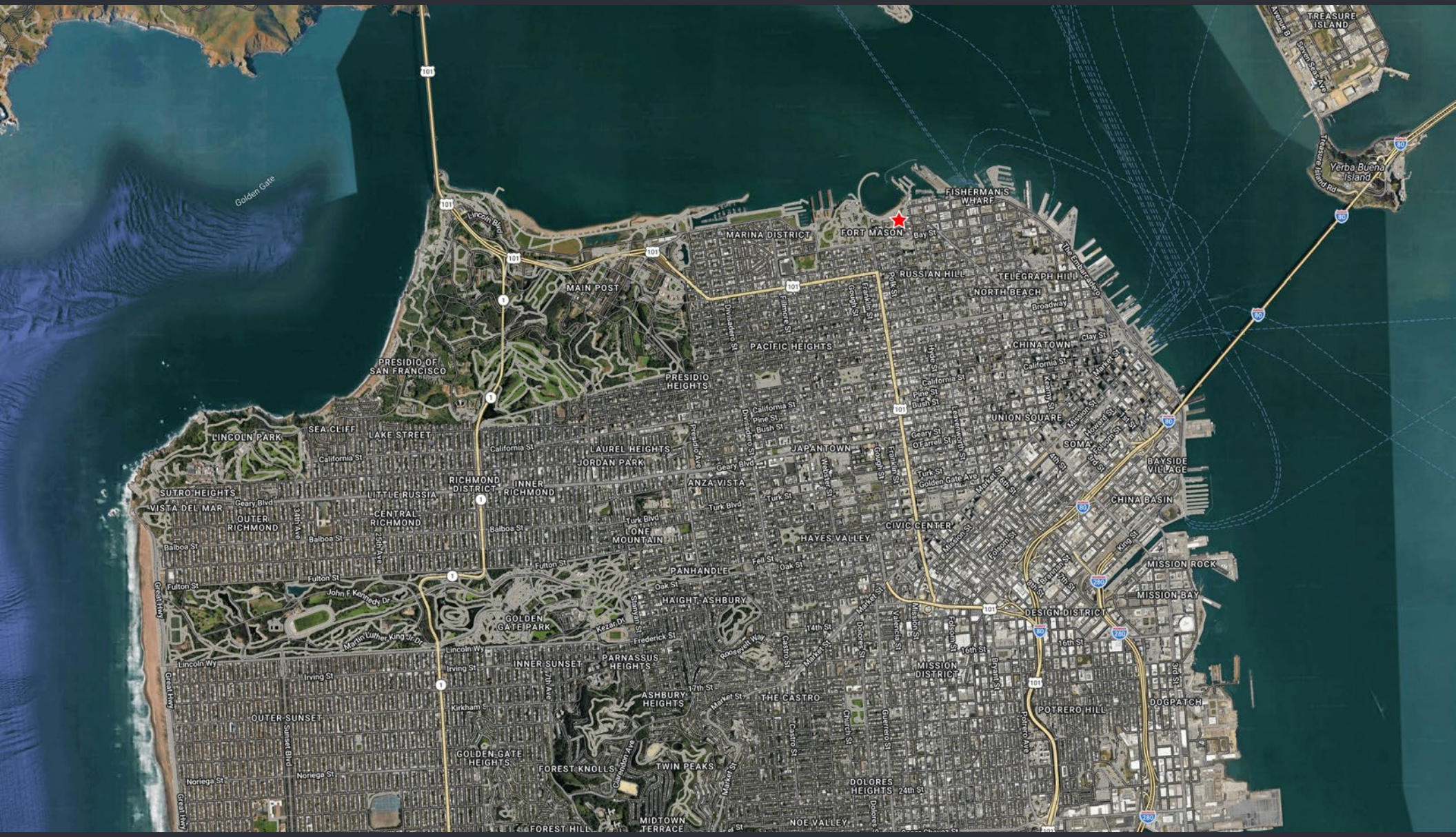
AERIAL



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ABOUT

		.25 mile	.5 mile	.75 mile
POPULATION	2025 Estimated Population	1,973	11,185	29,229
	2030 Projected Population	1,924	10,702	28,083
	2020 Census Population	1,956	11,619	29,765
	2010 Census Population	1,771	10,930	28,351
	Projected Annual Growth 2025 to 2030	-0.5%	-0.9%	-0.8%
	Historical Annual Growth 2010 to 2025	0.8%	0.2%	0.2%
	2025 Median Age	38.9	37.7	38.3
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	2,796	8,358	18,461
HOUSEHOLDS	2025 Estimated Households	1,108	6,110	15,939
	2030 Projected Households	1,096	5,928	15,532
	2020 Census Households	1,133	6,576	16,744
	2010 Census Households	1,061	6,422	16,319
	Projected Annual Growth 2025 to 2030	-0.2%	-0.6%	-0.5%
	Historical Annual Growth 2010 to 2025	0.3%	-0.3%	-0.2%
RACE & ETHNICITY	2025 Estimated White	64.6%	62.4%	60.1%
	2025 Estimated Black or African American	1.8%	2.4%	2.3%
	2025 Estimated Asian or Pacific Islander	24.3%	25.5%	27.8%
	2025 Estimated American Indian or Native Alaskan	-	0.1%	0.2%
	2025 Estimated Other Races	9.1%	9.5%	9.7%
	2025 Estimated Hispanic	8.5%	9.7%	9.8%
INCOME	2025 Estimated Average Household Income	$373,209	$304,265	$257,153
	2025 Estimated Median Household Income	$214,081	$202,518	$189,130
EDUCATION (AGE 25+)	2025 Estimated Elementary (Grade 0-8)	0.6%	2.6%	3.0%
	2025 Estimated Some High School (Grade 9-11)	0.5%	1.3%	1.8%
	2025 Estimated High School Graduate	2.9%	3.8%	6.4%
	2025 Estimated Some College	8.5%	9.2%	8.9%
	2025 Estimated Associates Degree Only	2.2%	3.4%	3.2%
	2025 Estimated Bachelors Degree Only	45.1%	43.7%	45.0%
	2025 Estimated Graduate Degree	40.1%	36.0%	31.7%
BUSINESS	2025 Estimated Total Businesses	243	713	1,811
	2025 Estimated Total Employees	2,384	5,946	11,660
	2025 Estimated Employee Population per Business	9.8	8.3	6.4
	2025 Estimated Residential Population per Business	8.1	15.7	16.1

FISHERMAN'S WHARF comprised 250 retail establishments, 3,200 hotel rooms, and 20 exciting attractions draws visitors year round

RUSSIAN HILL is a charming, affluent and chic residential neighborhood with great cafes, restaurants, antique shops and boutiques

FORT MASON a 1,200-acre National Historic Landmark vibrant cultural hub within the Golden Gate National Recreation Area. It hosts the Fort Mason Center for Arts & Culture, featuring museums, theaters, galleries, dining, and scenic views

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