

995 MARKET STREET

Mid-Market • Market & 6th • San Francisco, CA

Sublease Opportunity
Through
January 31, 2031

FOR LEASE
±7,808 SF Retail Space
Prime Union Square Location



Located at a high-profile corner on the Van Ness corridor – one of San Francisco's most heavily trafficked corridors.

TIM SEILER
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**JohnCumbelich
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ABOUT



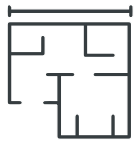
7,808 SF located in San Francisco's Mid-Market district



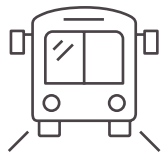
Sublease available from former tenant (CVS).
Term through January 2031



Corner storefront with large display windows and excellent visibility



Fully built-out as standard retail space.



Easy transit access via BART, Muni, Golden Gate Transit



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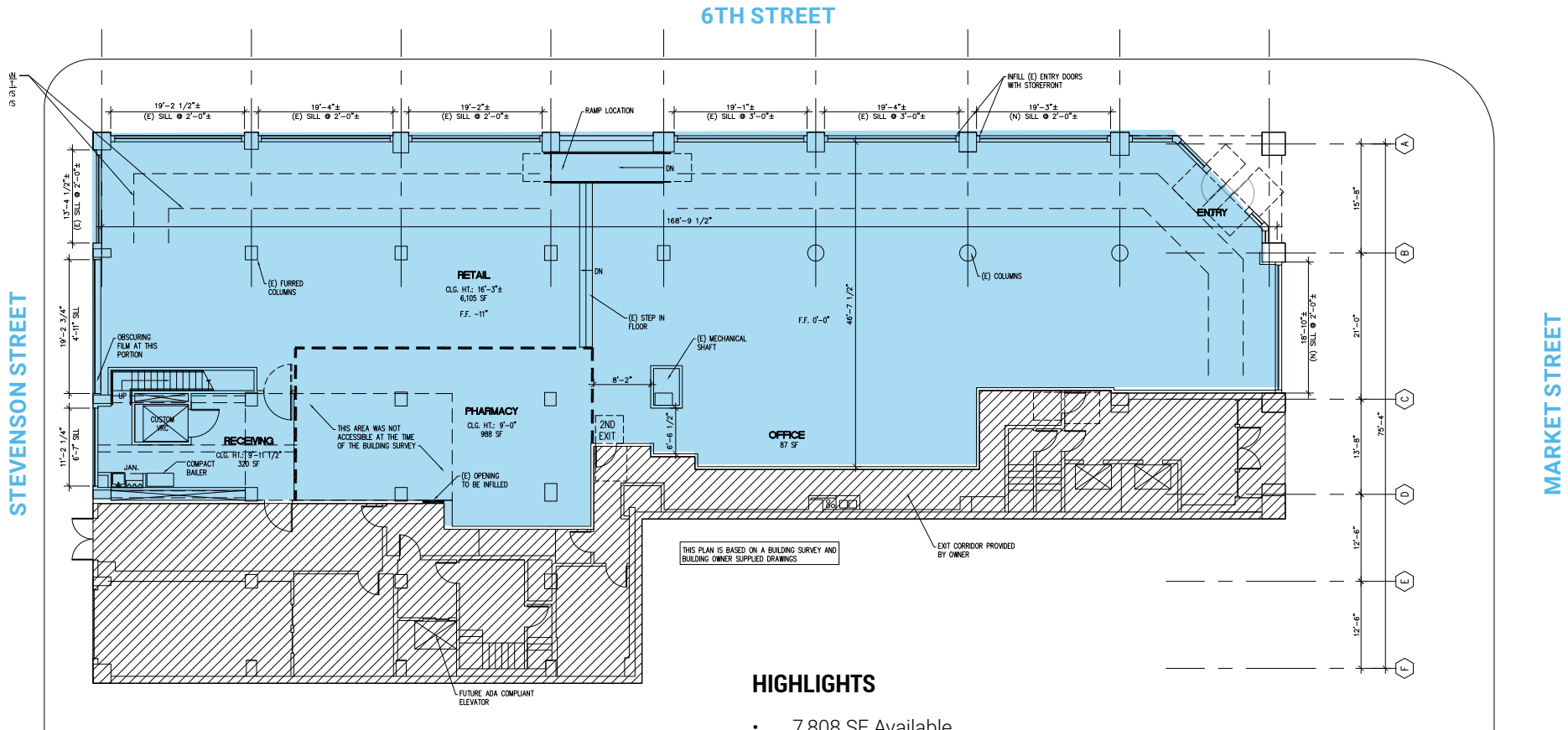
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RETAIL ADVISORS

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HIGHLIGHTS

- 7,808 SF Available
- Bright sunny wrap around windows
- Great visibility
- Prominent signage - building and blade

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INTERIOR



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Redo for this and
1101 market

TRADE AREA RETAIL



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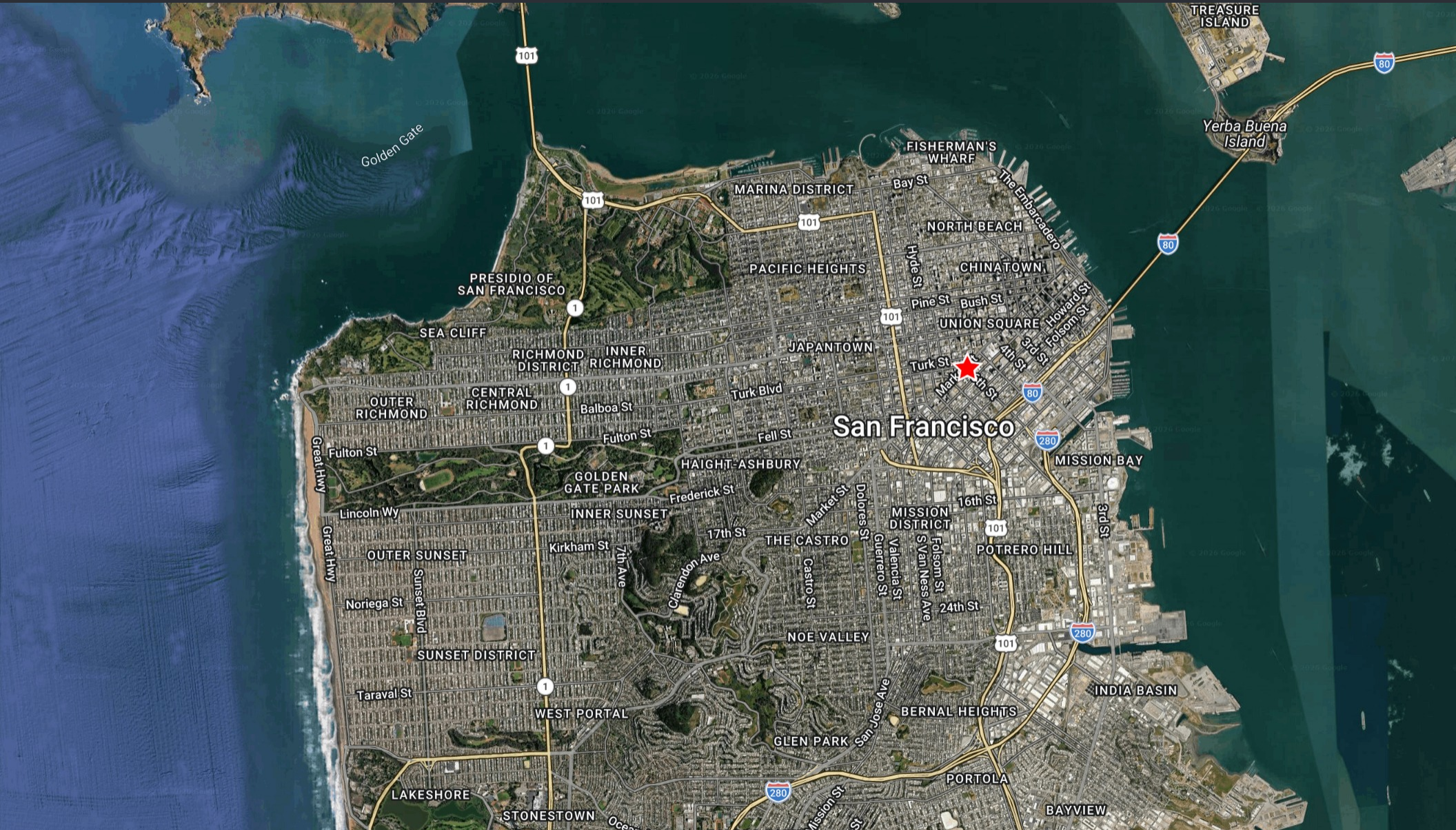
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AERIAL



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DEMOGRAPHICS

		1 mile	3 mile	5 mile
POPULATION	2025 Estimated Population	18,291	51,247	91,533
	2030 Projected Population	19,202	52,467	92,527
	2020 Census Population	17,044	48,657	87,193
	2010 Census Population	13,858	41,089	72,845
	Projected Annual Growth 2025 to 2030	1.0%	0.5%	0.2%
	Historical Annual Growth 2010 to 2025	2.1%	1.6%	1.7%
	2025 Median Age	46.6	42.4	40.8
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	20,484	76,451	189,981
HOUSEHOLDS	2025 Estimated Households	8,282	25,596	47,770
	2030 Projected Households	8,804	26,456	48,635
	2020 Census Households	7,913	24,726	46,519
	2010 Census Households	7,044	22,443	40,606
	Projected Annual Growth 2025 to 2030	1.3%	0.7%	0.4%
	Historical Annual Growth 2010 to 2025	1.2%	0.9%	1.2%
RACE & ETHNICITY	2025 Estimated White	30.0%	32.5%	35.9%
	2025 Estimated Black or African American	15.3%	11.4%	9.3%
	2025 Estimated Asian or Pacific Islander	34.2%	35.3%	36.0%
	2025 Estimated American Indian or Native Alaskan	1.7%	1.6%	1.2%
	2025 Estimated Other Races	18.7%	19.2%	17.5%
	2025 Estimated Hispanic	19.7%	20.4%	18.1%
INCOME	2025 Estimated Average Household Income	\$81,259	\$105,077	\$136,176
	2025 Estimated Median Household Income	\$65,988	\$83,498	\$104,521
EDUCATION (AGE 25+)	2025 Estimated Elementary (Grade 0-8)	14.6%	11.4%	9.2%
	2025 Estimated Some High School (Grade 9-11)	11.6%	9.0%	6.6%
	2025 Estimated High School Graduate	27.0%	18.1%	15.3%
	2025 Estimated Some College	16.2%	14.9%	14.1%
	2025 Estimated Associates Degree Only	6.0%	6.3%	5.4%
	2025 Estimated Bachelors Degree Only	16.5%	24.8%	29.5%
	2025 Estimated Graduate Degree	8.1%	15.6%	19.9%
BUSINESS	2025 Estimated Total Businesses	1,053	3,999	10,908
	2025 Estimated Total Employees	11,798	55,805	157,388
	2025 Estimated Employee Population per Business	11.2	14.0	14.4
	2025 Estimated Residential Population per Business	17.4	12.8	8.4



MID-MARKET Serving San Francisco as the bridgeway between the Union Square Retail District, the Theatre District and SoMa District, Mid-Market has become a platform for critically acclaimed restaurants, experiential bars, new upscale boutique hotels including the Line Hotel, Proper Hotel and Yotel. Contributing a constant flow of affluent daytime and evening patronage are some of the largest and most dominant tech companies in the world, including Twitter AND UBER



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