

# PORTFOLIO OF SAN FRANCISCO RETAIL BOXES

SUBLEASE  
OPPORTUNITIES

399 GEARY STREET



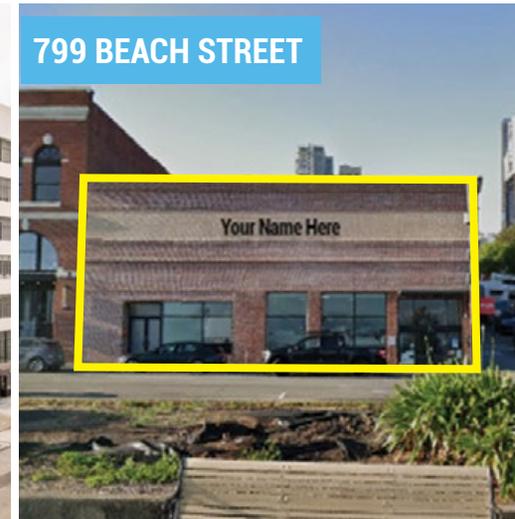
500 PINE STREET



601 MISSION STREET



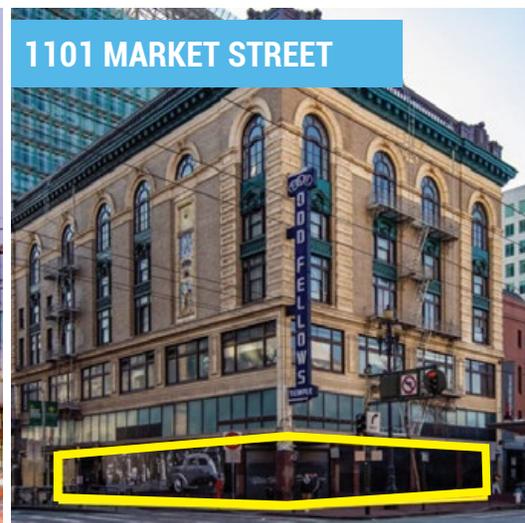
799 BEACH STREET



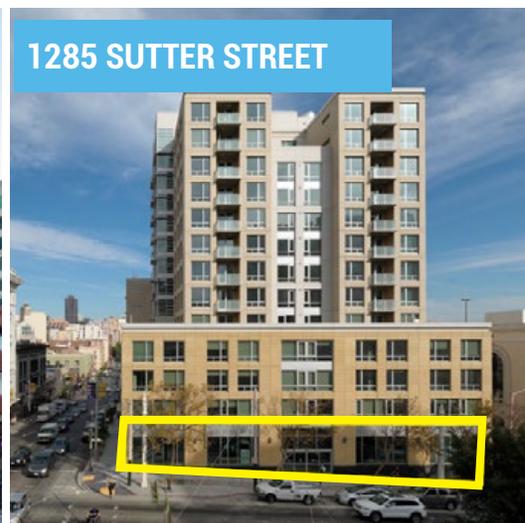
995 MARKET STREET



1101 MARKET STREET



1285 SUTTER STREET



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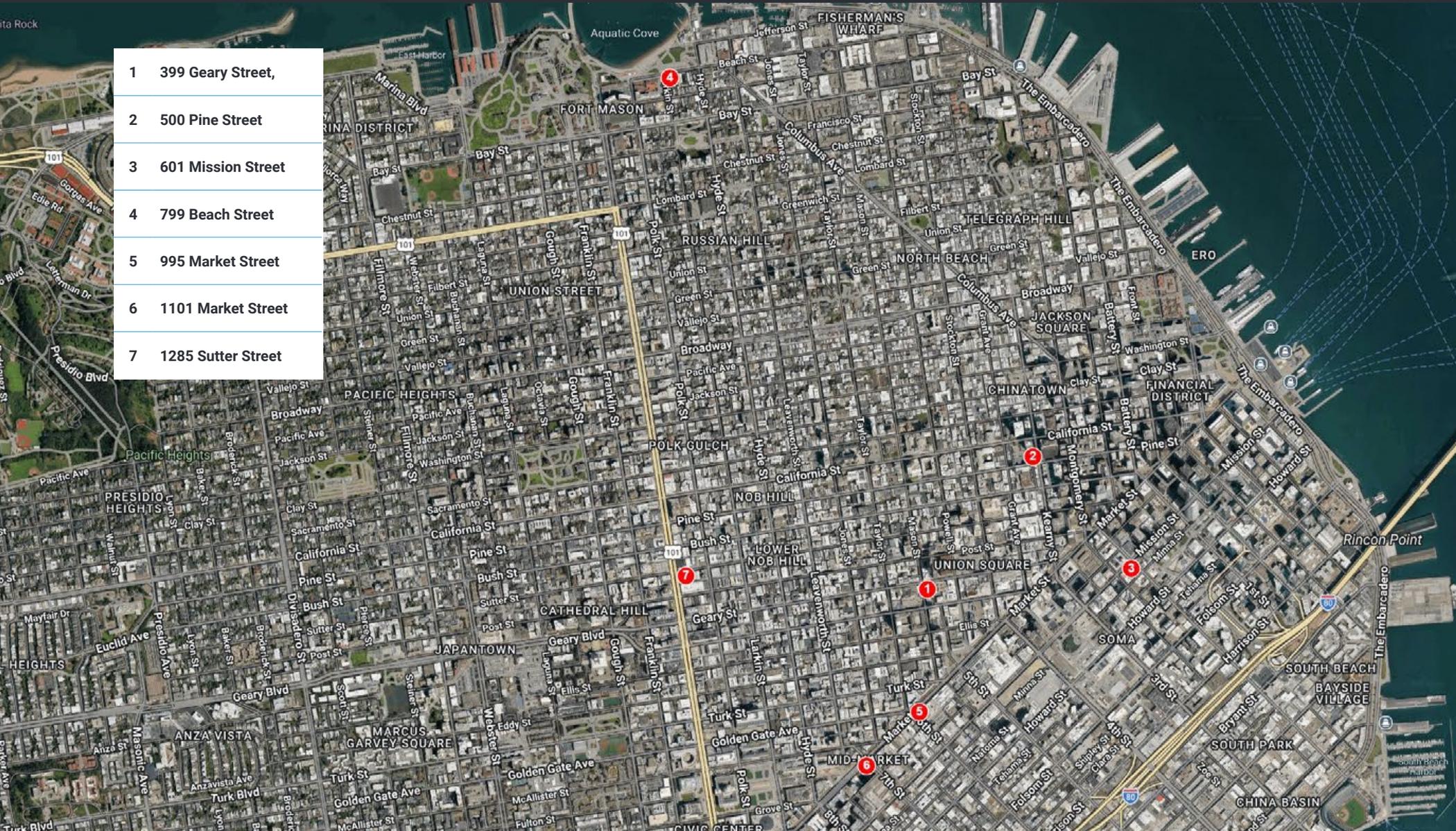
PARTNER XTEAM  
RETAIL ADVISORS

JohnCumbelich  
& Associates

7 LOCATIONS  
SUBLEASE TERMS  
VARY

# PORTFOLIO OF SAN FRANCISCO RETAIL BOXES

- 1 399 Geary Street,
- 2 500 Pine Street
- 3 601 Mission Street
- 4 799 Beach Street
- 5 995 Market Street
- 6 1101 Market Street
- 7 1285 Sutter Street



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# PORTFOLIO OF SAN FRANCISCO RETAIL BOXES

## SITES

[1285 Sutter Street](#)

[399 Geary Street](#)

[500 Pine Street](#)

[601 Mission Street](#)

[799 Beach Street](#)

[995 Market Street](#)

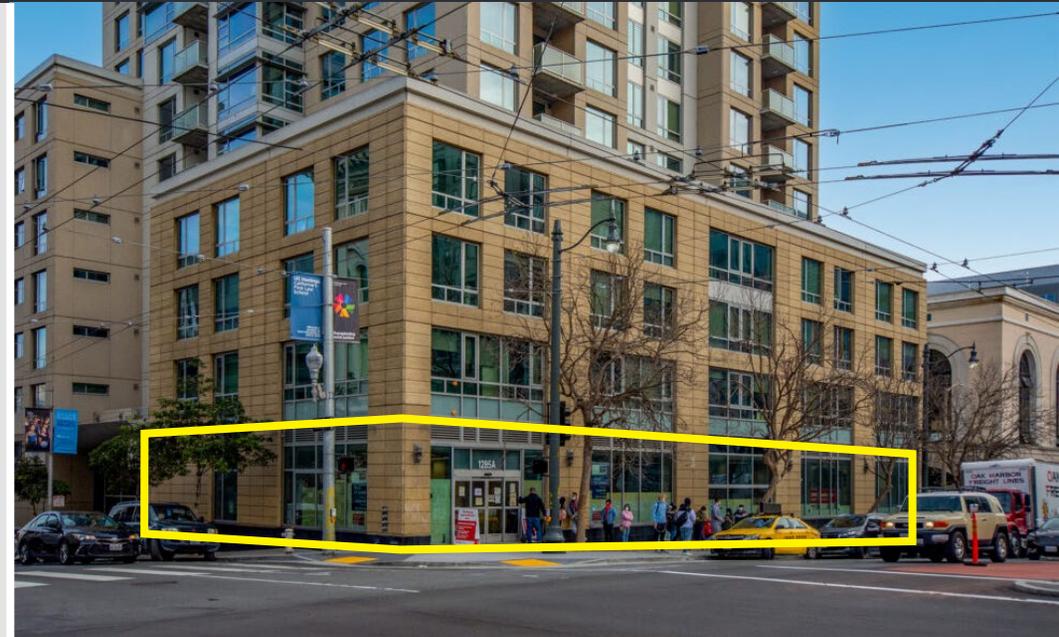
[1101 Market Street](#)

[Map](#)

[Demographics](#)



[CLICK TO LEARN MORE](#)



## 1285 SUTTER STREET

US 101 (Van Ness) & Sutter • San Francisco, CA

±9,714 SF Retail Space / Prime Nob Hill Location

- ±9,714 SF located in Nob Hill fronting Sutter St and Van Ness Ave (US 101)
- Extensive window line and banner signage with excellent visibility
- Sublease term through January 31, 2029
- Fully built-out as standard retail space.
- ±20 reserved parking spaces in the garage

[CLICK TO VIEW BROCHURE](#)  
1285 SUTTER STREET, SAN FRANCISCO, CA

Sublease Opportunity  
Through January 31, 2029

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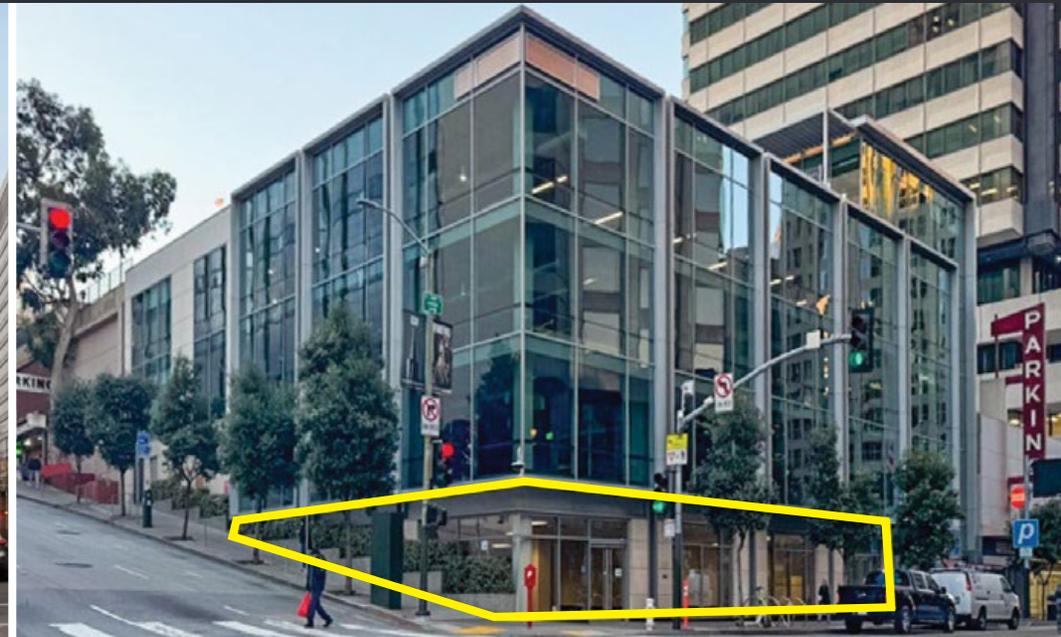
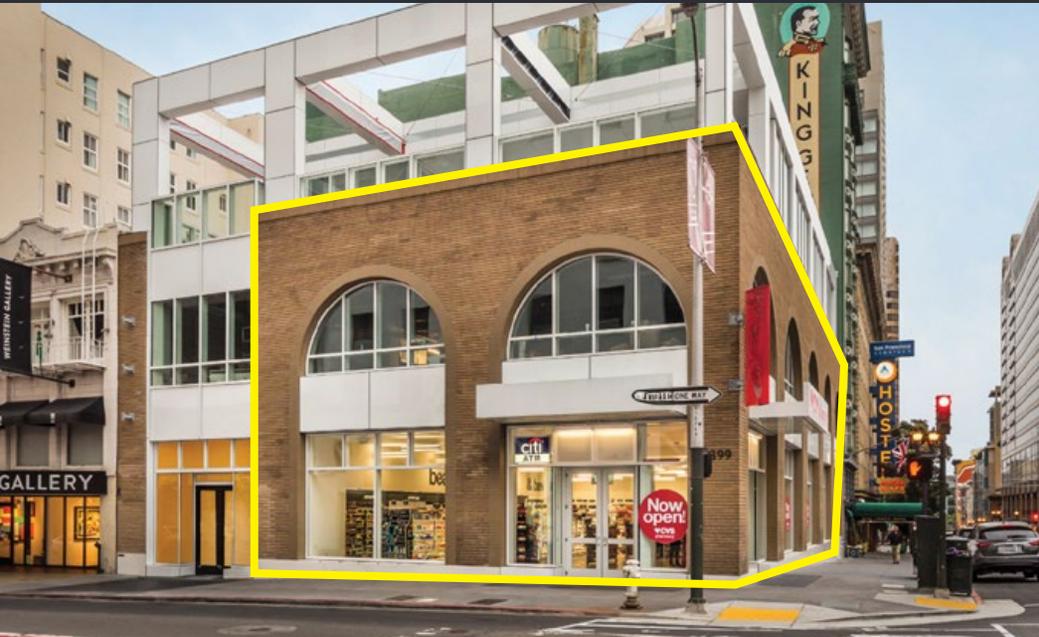
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## 399 GEARY STREET

Geary and Mason • San Francisco, CA

±8,474 SF Retail Space / Prime Union Square Location

- 8,474 sf located in San Francisco's Union Square
- Corner storefront with large display windows and excellent visibility
- Sublease term through January 31, 2030
- Fully built-out as standard retail space.
- One block from 1,100 space parking garage

[CLICK TO VIEW BROCHURE](#)  
399 GEARY STREET, SAN FRANCISCO, CA

Sublease Opportunity  
Through January 31, 2030

## 500 PINE STREET

Pine & Kearny • San Francisco, CA

±10,125 SF Retail Space / Prime Financial District Location

- 10,125 sf located in the heart of San Francisco's workforce – North Financial District
- Excellent visibility with wraparound frontage on Kearny St and Pine St
- Sublease term through to January 31, 2029
- Fully built-out as standard retail space
- Ceiling heights ± 13'3"
- Building has 17 public parking spaces + surface parking

[CLICK TO VIEW BROCHURE](#)  
500 PINE STREET, SAN FRANCISCO, CA

Sublease Opportunity  
Through January 31, 2029

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## 601 MISSION STREET

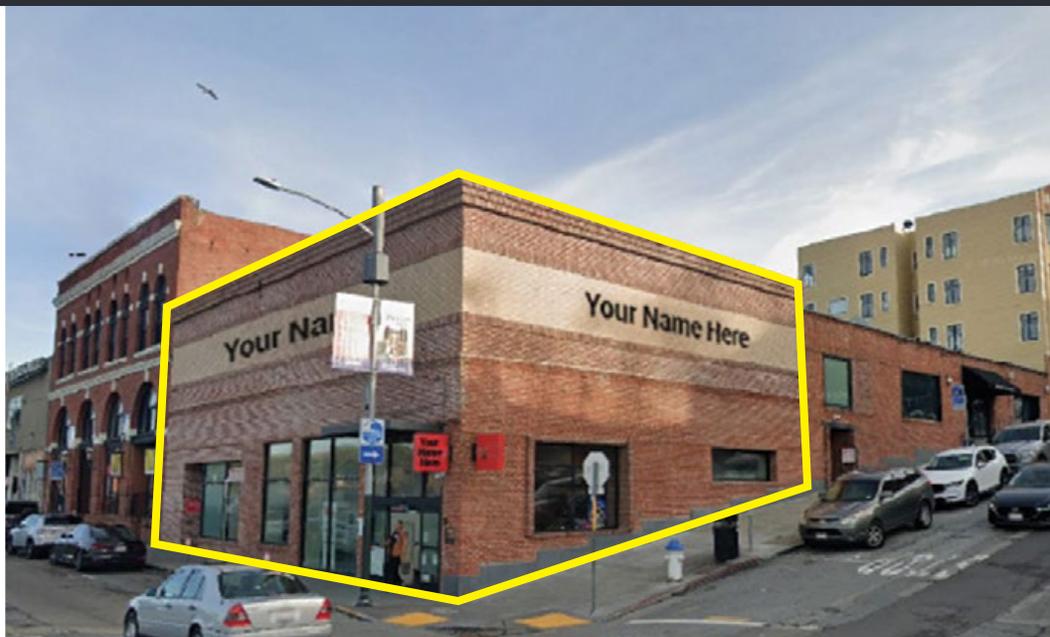
Mission & 2nd • San Francisco, CA

±10,722 SF Retail Space / Prime SoMa Location

- 10,722 sf on premier corner surrounded by the city's top destinations—world-class hotels, museums, businesses, shopping and dining
- Excellent visibility and opportunity for signage on two major streets
- Sublease term through January 31, 2031
- Fully built-out as standard retail space plus basement storage
- Within one block from three city garages featuring ±3,000 parking spaces

[CLICK TO VIEW BROCHURE](#)  
601 MISSION STREET, SAN FRANCISCO, CA

Sublease Opportunity  
Through January 31, 2031



## 799 BEACH STREET

Beach & Larkin • San Francisco, CA

±9,233 SF Retail Space / Prime Fisherman's Wharf-Russian Hill Location

- ±9,233 sf at border of Fisherman's Wharf and Russian Hill – ideal for attracting both visitors and locals
- Excellent visibility for signage – both building and blade
- Large sunny windows.
- Sublease term through January 31, 2033
- Fully built-out as standard retail space.
- Next door to 373 space Ghirardelli Square Parking Garage, 120 spot Beach Hyde Garage

[CLICK TO VIEW BROCHURE](#)  
799 BEACH STREET, SAN FRANCISCO, CA

Sublease Opportunity  
Through January 31, 2033

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## 995 MARKET STREET

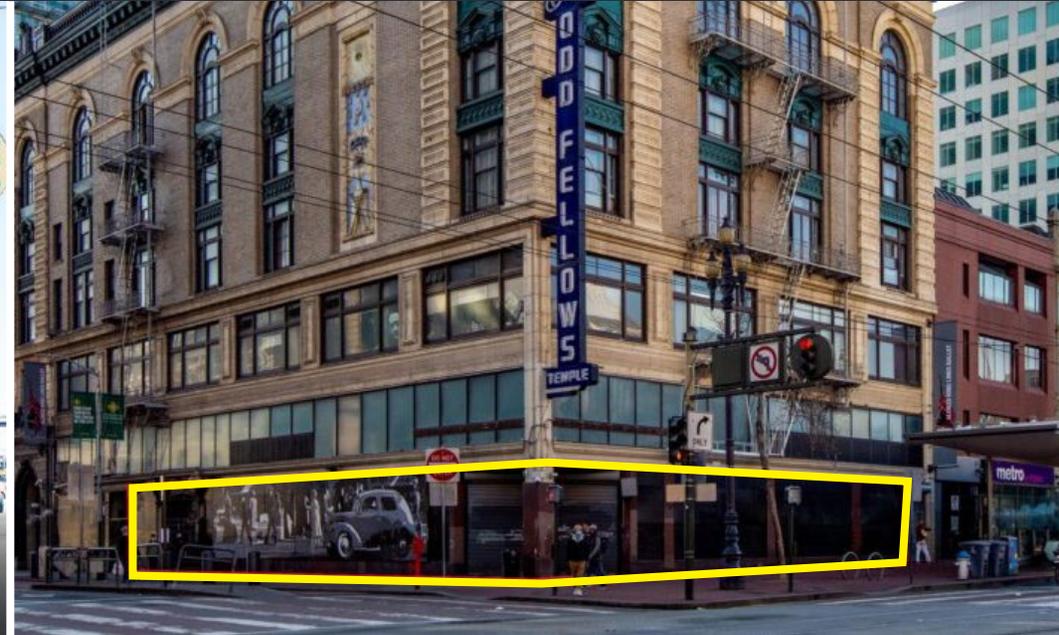
Mission & 2nd • San Francisco, CA

±7,808 SF Retail Space / Prime Union Square-Mid Market Location

- 7,808 SF located in San Francisco's Mid-Market district
- Corner storefront with large display windows and excellent visibility
- Sublease term through January 31, 2031
- Fully built-out as standard retail space.
- Easy transit access via BART, Muni, Golden Gate Transit

[CLICK TO VIEW BROCHURE](#)  
995 MARKET STREET, SAN FRANCISCO, CA

Sublease Opportunity  
Through January 31, 2031



## 1101 MARKET STREET

Beach & Larkin • San Francisco, CA

±9,317 SF Retail Space / Prime Mid Market Location

- 9,317 SF located in San Francisco's Mid-Market Downtown
- Corner storefront with large display windows and excellent visibility
- Sublease term through January 31, 2028
- Fully built-out as standard retail space.
- One block from 229 space SOMA Grand parking garage

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1101 MARKET STREET, SAN FRANCISCO, CA

Sublease Opportunity  
Through January 31, 2028

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## San Francisco

<b>POPULATION</b>	2025 Estimated Population	832,070
	2030 Projected Population	814,062
	2020 Census Population	873,717
	2010 Census Population	804,923
	Projected Annual Growth 2025 to 2030	-0.4%
	Historical Annual Growth 2010 to 2025	0.2%
	2025 Median Age	39.4
<b>DAYTIME POPULATION</b>	Adj. Daytime Demographics Age 16 Years +	830,858
<b>HOUSEHOLDS</b>	2025 Estimated Households	356,786
	2030 Projected Households	353,040
	2020 Census Households	371,787
	2010 Census Households	345,726
	Projected Annual Growth 2025 to 2030	-0.2%
	Historical Annual Growth 2010 to 2025	0.2%
<b>RACE &amp; ETHNICITY</b>	2025 Estimated White	40.2%
	2025 Estimated Black or African American	5.5%
	2025 Estimated Asian or Pacific Islander	37.6%
	2025 Estimated American Indian or Native Alaskan	0.6%
	2025 Estimated Other Races	16.0%
	2025 Estimated Hispanic	16.0%
<b>INCOME</b>	2025 Estimated Average Household Income	\$222,518
	2025 Estimated Median Household Income	\$152,554
	2025 Estimated Per Capita Income	\$95,936
<b>EDUCATION (AGE 25+)</b>	2025 Estimated Elementary (Grade Level 0 to 8)	6.9%
	2025 Estimated Some High School (Grade Level 9 to 11)	4.2%
	2025 Estimated High School Graduate	11.4%
	2025 Estimated Some College	11.5%
	2025 Estimated Associates Degree Only	5.2%
	2025 Estimated Bachelors Degree Only	35.0%
	2025 Estimated Graduate Degree	25.7%
<b>BUSINESS</b>	2025 Estimated Total Businesses	54,507
	2025 Estimated Total Employees	583,979
	2025 Estimated Employee Population per Business	15.3



**SAN FRANCISCO** San Francisco is where the world comes to create, to celebrate, and to reinvent. The City by the Bay is known far and wide for its world-class museums, top-notch culinary scene, and sheer scenic beauty—but those are not the only reasons to visit. From internationally famous luxury department stores to the abundance of locally made artisan items, San Francisco offers never-ending options when it comes to high-quality, one-of-a-kind fashion, home décor, and art pieces.



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