

799 BEACH STREET

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

Sublease Opportunity
Through
January 31, 2033

FOR LEASE
±11,959 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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& Associates

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ABOUT



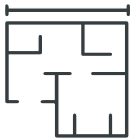
±9,233 sf at border of Fisherman's Wharf and Russian Hill – ideal for attracting both visitors and locals



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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PARTNER **XTEAM**
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WATERFRONT LOCATION



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BUSY LOCATION



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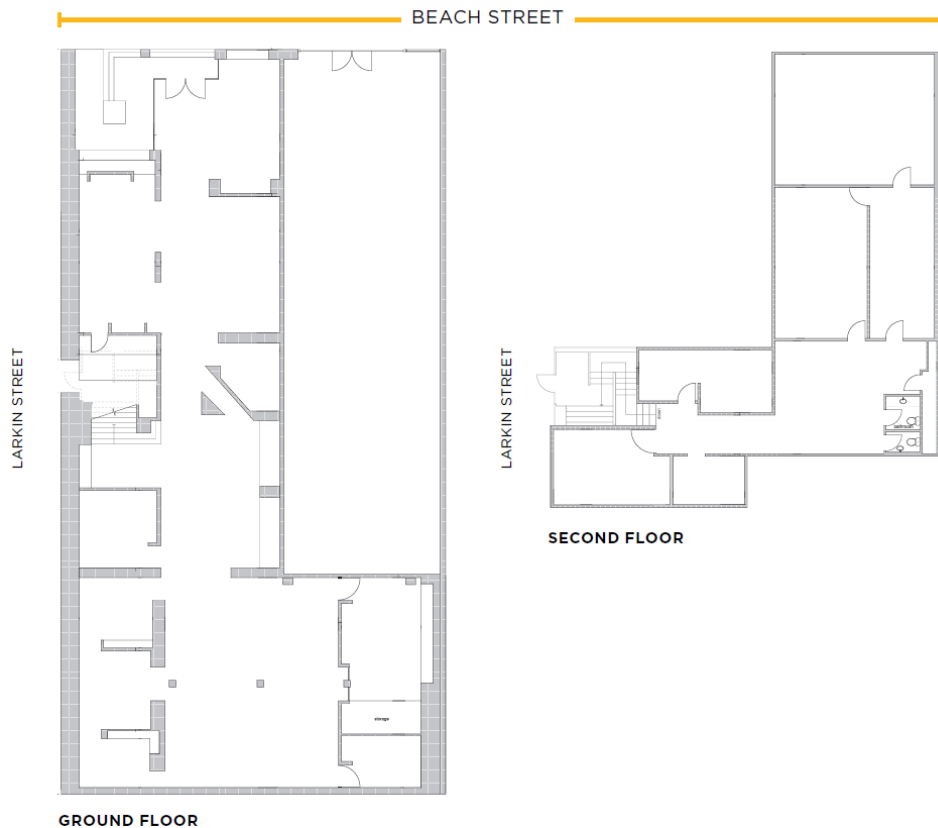
The subject is at the trifecta of
three highly trafficked areas:
Fisherman's Wharf, Fort Mason and
Russian Hill

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SITE PLAN

FLOOR PLANS



HIGHLIGHTS

- ±11,959 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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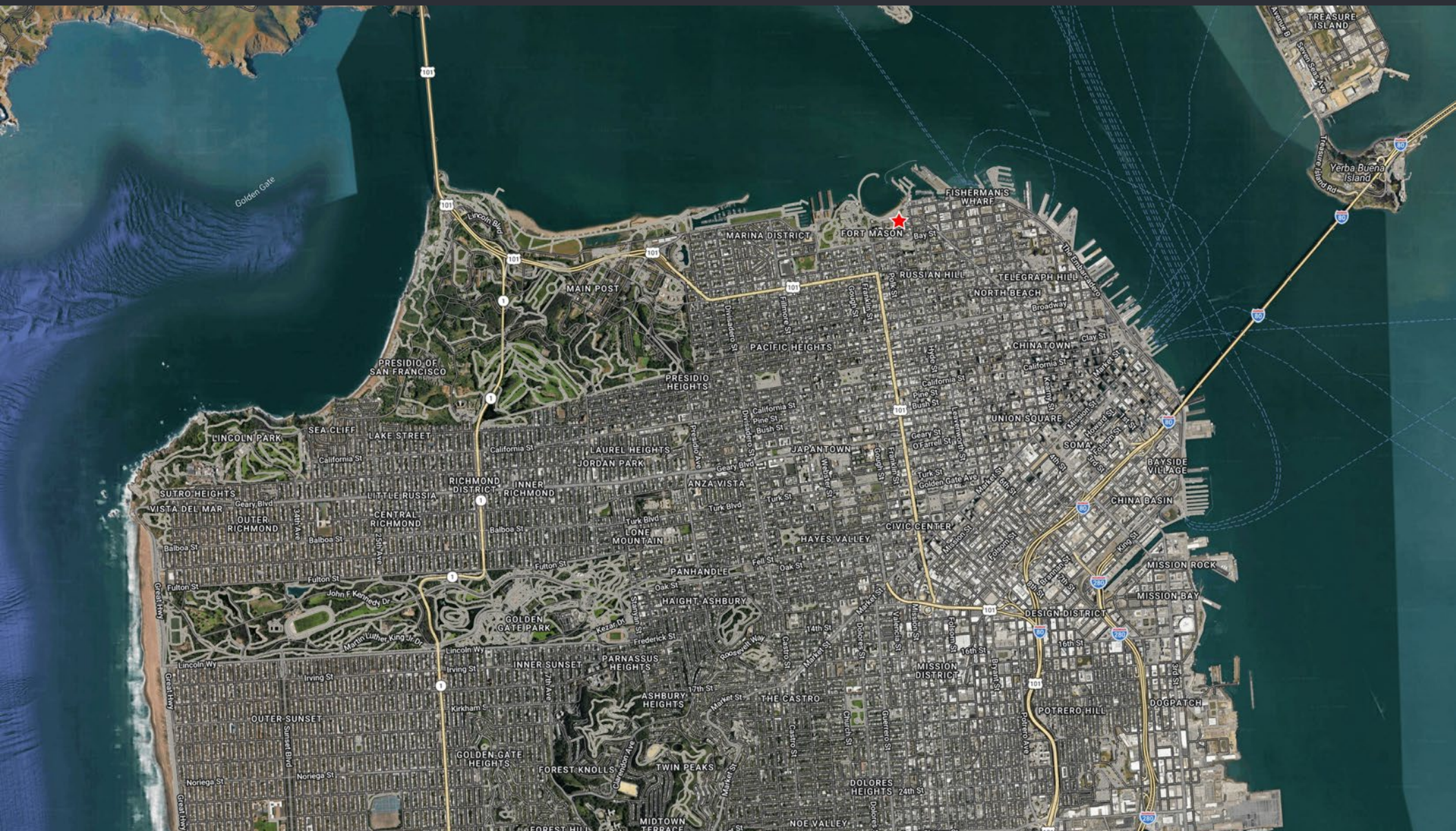
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AERIAL



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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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