

SUB-LEASE OPPORTUNITY

RetailNet
REAL ESTATE

±9,264 SF + 18 parks | Oct '33 | \$250K/yr, MG

SAN FRANCISCO, CA

Walgreens #1403

3201 DIVISADERO



Property Overview

- ✦ **Size.** ±7,104 SF (ground floor) + ±2,160 SF (mezz)
- ✦ **Rent.** \$250K/yr, modified gross
- ✦ **Master Lease Expiration.** 10/31/33
- ✦ **Parking.** 18 dedicated spaces
- ✦ **Signalized Intersection.** NWC of Lombard & Divisadero (±50K VPD)
- ✦ **Parcel Info.** [Property Record](#)
- ✦ **Zoning.** NC - 3 [Permitted Uses](#)
- ✦ **Prohibited Use.** Pharmacy

Location Overview

- ✦ **Property.** Rare freestanding building with loading bay and parking at a prominent, signalized intersection
- ✦ **Marina District Gateway Location.** Two blocks from Chestnut Street, a premier retail and dining corridor.
- ✦ **Neighborhood.** Surrounded by one of San Francisco's most affluent trade areas, with average HH Incomes of ± \$300K.
- ✦ **Walkability.** Within walking distance of Chestnut Street, Marina Green, Fort Mason Center and the Palace of Fine Arts, attracting a mix of residents, professionals and visitors.



	2026	.5 Miles	.75 Miles	1 Mile
Population		14,883	27,147	46,043
Households		7,949	14,528	24,472
Avg. HH Inc.		\$314,284	\$305,938	\$293,657
Median Age		36.7	36.9	37.1
Lombard St – Daily Traffic Count Estimate				48,300 VPD
Divisadero St – Daily Traffic Count Estimate				1,933 VPD



Mission Bernal Campus

Lombard St – 48,300 VPD

Parking
18 spaces
(included)

Divisadero St – 1,933 VPD

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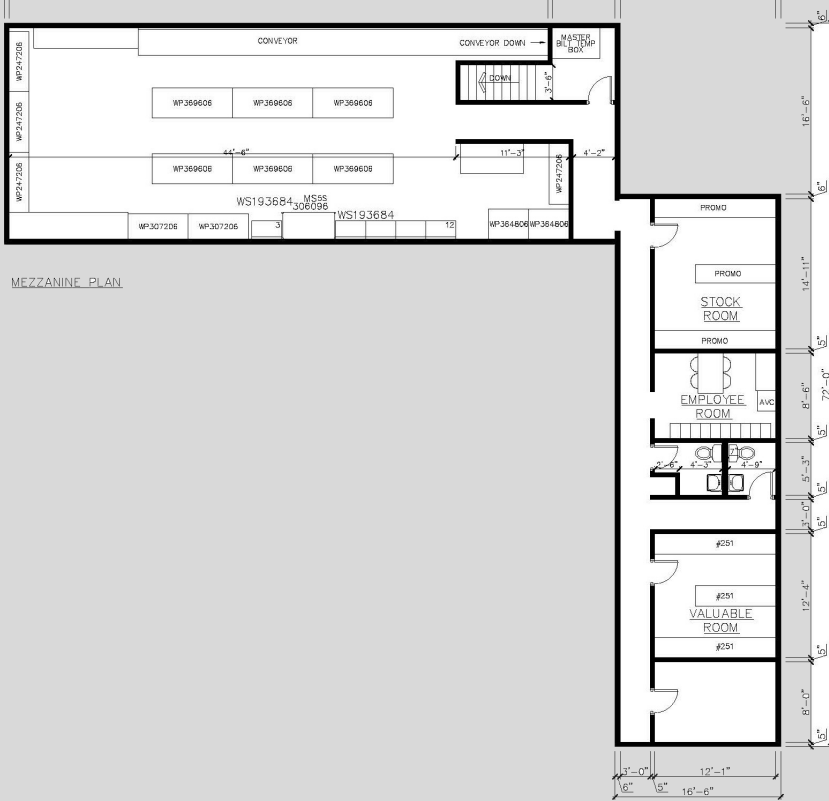
san francisco, ca

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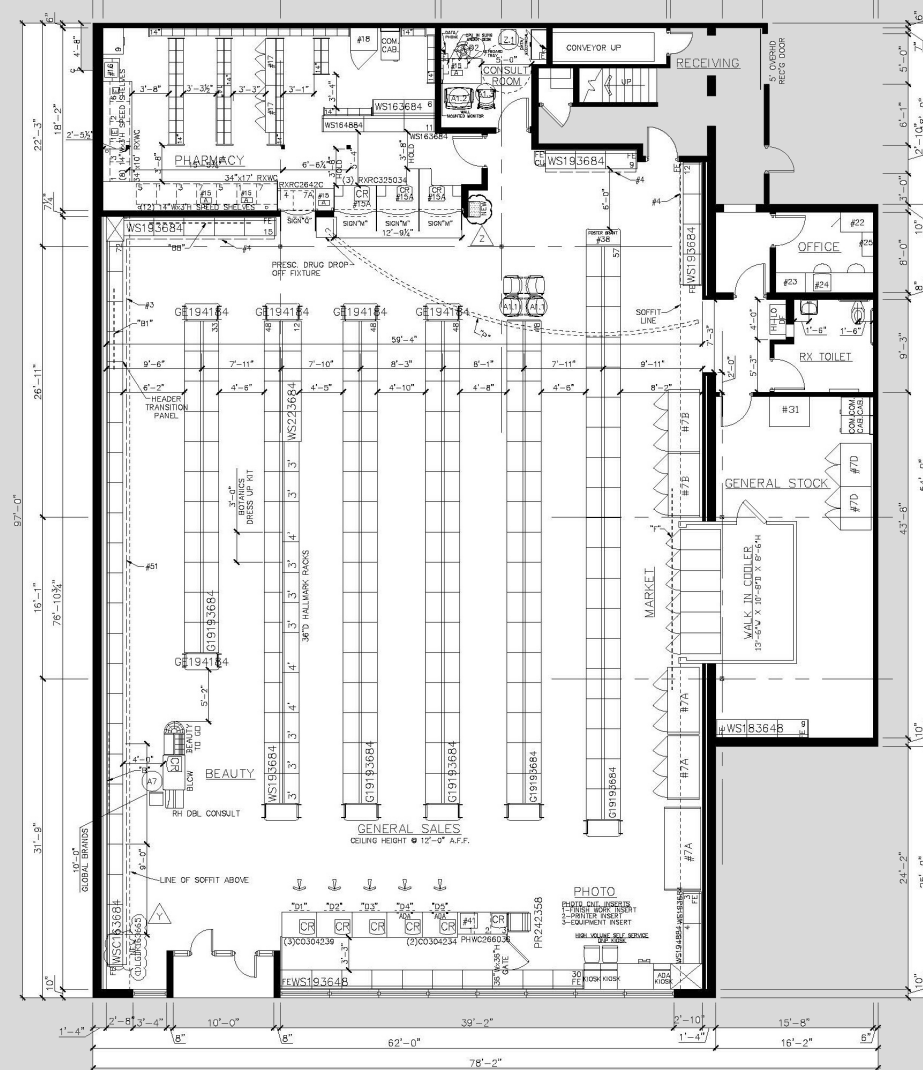
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Mezzanine - ± 2,160 SF



MEZZANINE PLAN

Ground floor - ± 7,104 SF



*FIXTURES & SHELVING NOT INCLUDED

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www.retailnetrealestate.com

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SUB-LEASE TERMS

SUGGESTED RENT*

\$250,000

(inclusive of RET; R&M, insurance, utilities separate)

SUBLEASE TERM

10/31/33

DELIVERY

"As-Is"

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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