SUB-LEASE OPPORTUNITY

RetailNet
REAL ESTATE

SAN FRANCISCO, CA

Walgreens #3185

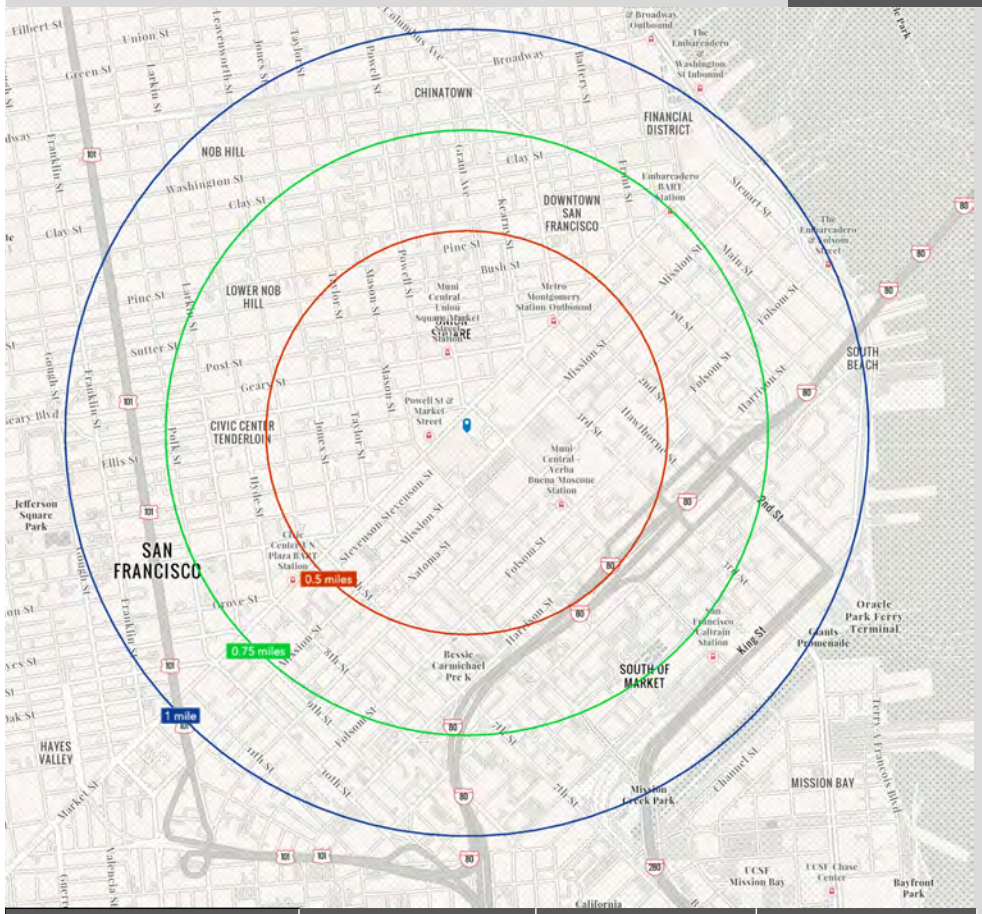
±16,462 SF | April '30 | $450K/yr, MG

825 MARKET STREET



san francisco, ca

825 MARKET STREET



2026	.5 Miles	.75 Miles	1 Mile
Population	40,996	93,690	153,552
Households	21,943	52,596	82,302
Avg. HH Inc.	$119,181	$141,113	$166,792
Median Age	42.5	39.6	38.6
Market St – Daily Traffic Count Estimate			11,195 VPD
4th St – Daily Traffic Count Estimate			17,335 VPD

Property Overview

- **Size**. ±15,317 SF (ground floor) + ±1,145 SF (basement + mezz)
- **Rent**. $450K/yr, modified gross (±29 psf/yr)
- **Master Lease Expiration**. April 30, 2030
- **Location**. Market Street, between 4th St. & 5th St.
- **Transit.** Immediate access to Powell Street BART/Muni and cable car turnaround
- **Parcel Info**. Property Record
- **Zoning**. C-3-R-160-S / PEG-SUD Permitted Uses
- **Prohibited Use**. Pharmacy, secondhand store

Location Overview

- **Property**. Prominent downtown ground floor retail on Market Street. Adjacent to Levi's and around corner from Trader Joe's.
- **Transit**. Powell Street BART and Muni Underground entrance located in front of store
- **Neighborhood**. One block from the Powell Street cable car turn around and adjacent to major transit, shopping, hotels and Yerba Buena / Union Square visitor traffic.
- **Demographics**. Population of approx. 153K within a 1 mile, with average HH incomes of approx. $166K.

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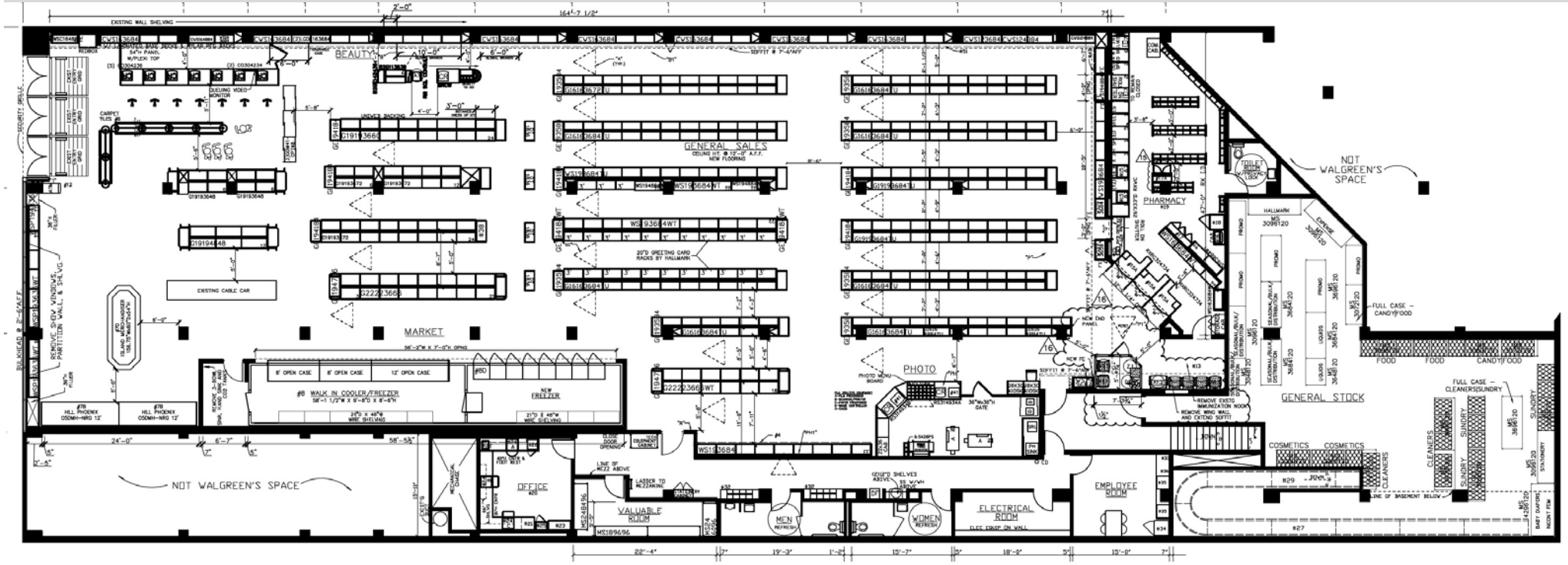
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**FIXTURES & SHELVING NOT INCLUDED*

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SUB-LEASE TERMS

SUGGESTED RENT*	$450,000 (±29 psf/yr) *(inclusive of RET; R&M, insurance, utilities separate)*
SUBLEASE TERM	4/30/30
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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