

RETAIL SPACE FOR LEASE

Be A Part of A Historic Location

AVAILABLE SPACE 17,700 SF



1855 Haight Street San Francisco

CHRISTINE FIRSTENBERG

Principal

925.381.8666 | christine@cfirstenberg.com

CABRE #02108374



MATTHEW MAY

President

818.528.3999 | Matthew@mra.la

CABRE #00912472

RICHARD HUELSMAN

Managing Director

310.463.3102 | Richard@mra.la

CABRE #01956167



METROVATION
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Exciting Retail Opportunity

EXECUTIVE SUMMARY



PROPERTY & OPPORTUNITY OVERVIEW

Amoeba purchased the property and currently occupies 100% of the location. In an unprecedented move, Amoeba is now offering up to 17,700 SF of retail space to a qualified retail tenant.

The property is comprised of a 23,760-square-foot ground floor and 3,572 square feet of mezzanine space.

IMPORTANT: While there is a local ordinance that chain stores are not permitted in the area, Amoeba will work with the new tenant to obtain the approvals required to open and operate a store, even if the tenant is a chain store.

PROPERTY SUMMARY

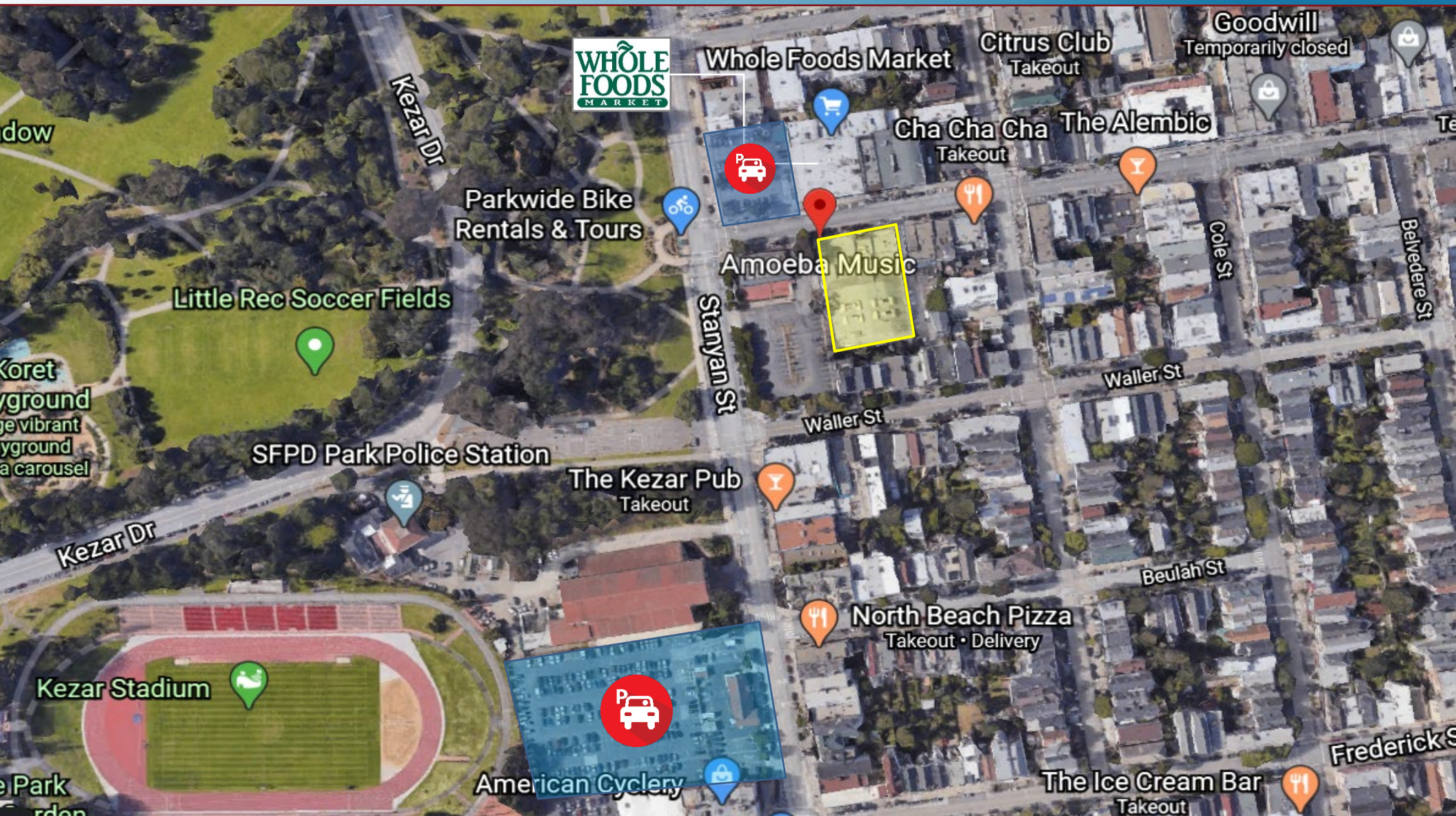
Available SF	17,700 SF
Lease Rate	Call for Details
Building Size	27,332 SF
Min Ceiling Height	15 Feet
Dimensions	190 x 127.50
Cross Street	Stanyan
Sub-Market	Haight-Ashbury
Ground Floor	23,760 SF
Mezzanine	3,572 SF

HIGHLIGHTS

- Be a part of an active and dynamic retail environment
- Strong barriers to entry
- Located across from Whole Foods & Golden Gate Park
- Abundant parking spaces available in nearby lot at the stadium.
- A population of over 920,000+ people within 5 miles
- Walking Score Best 99 Location Score 97
- Amoeba is a must-see destination for tourists and is listed in travel sites and books, while the venue itself is a local event and music venue offering steady and constant consumer traffic

A New Future

ABUNDANT NEARBY PARKING WITHIN 1 ½ BLOCKS



Excellent Location

AREA MAP



ABOUT THE NEIGHBORHOOD

The city of San Francisco is a mosaic of culturally rich neighborhoods, including the famous Haight-Ashbury area.

Nestled between three parks Golden Gate Park, the Panhandle, and Buena Vista Park, the Haight-Ashbury neighborhood is an urban oasis at the corner of everything.

Shopping District

Home to the “Summer of Love” in 1967, this unique and colorful community is a destination in and of itself.

Vintage bookstores, swanky cocktail lounges, cool restaurants, and independent shops line the streets of the eclectic Haight-Ashbury shopping district.

The subject site’s excellent location makes it easily accessible by

foot or via nearby parking, and a convenient stop for shoppers in the area.

Enviably Customer Base

Beloved by locals and a must-see destination for tourists, the Haight-Ashbury neighborhood has a constant stream of vehicle and foot traffic with consumers ready to shop.

Tourists come to the area with money to spend, while the locals visit their favorite shops on a regular basis.

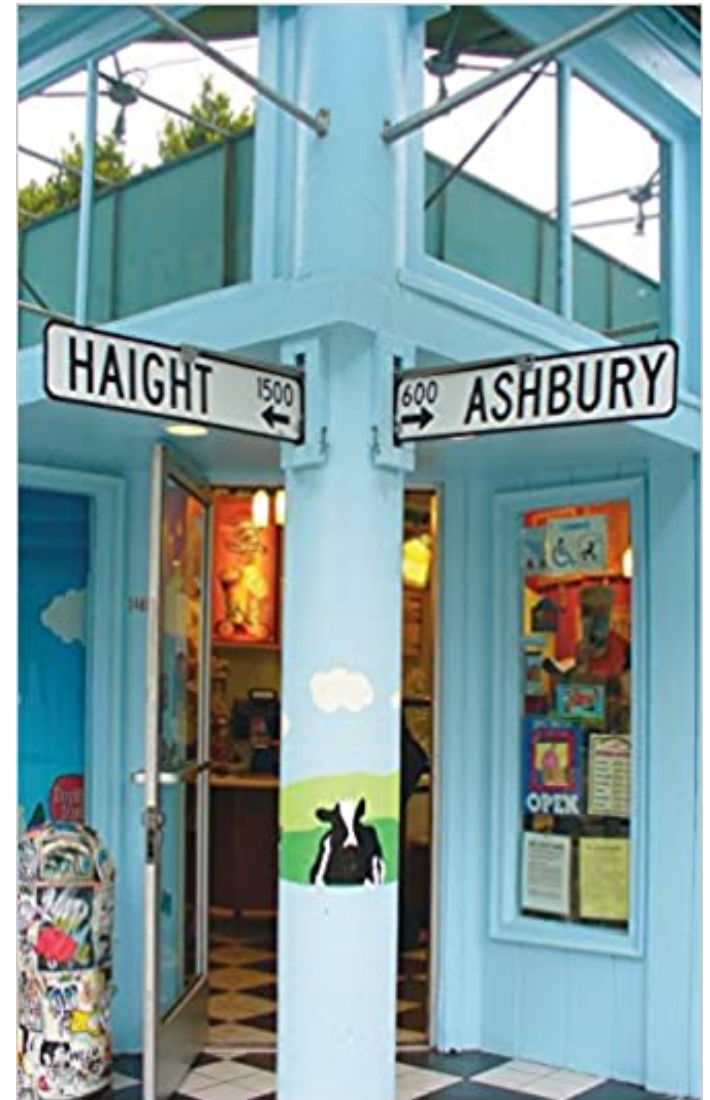
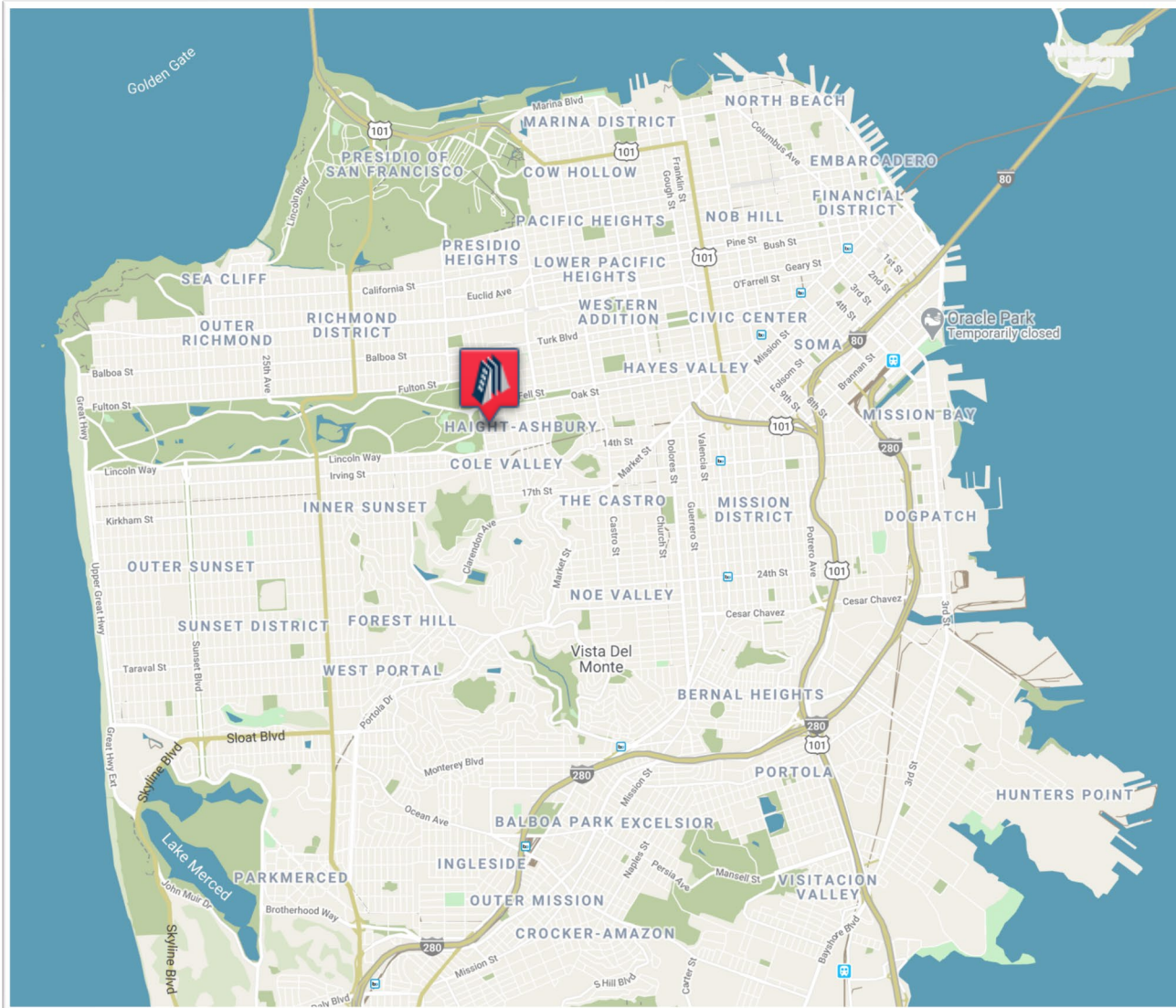
The local customer base is in the top percentile, affluent, and educated.

Over 67% have college degrees and the average household income is more than \$170,000.

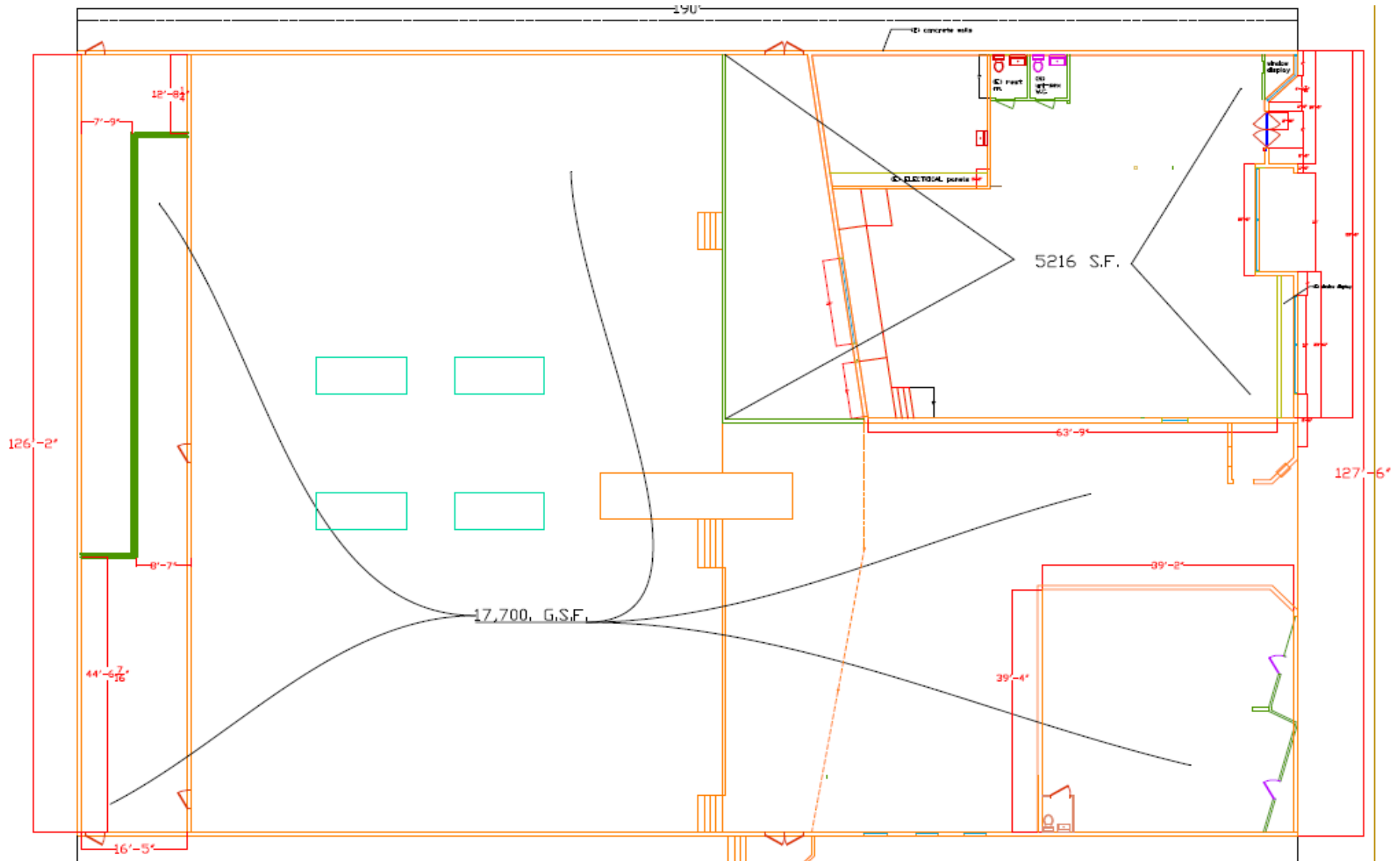


Haight-Ashbury

THE NEIGHBORHOOD

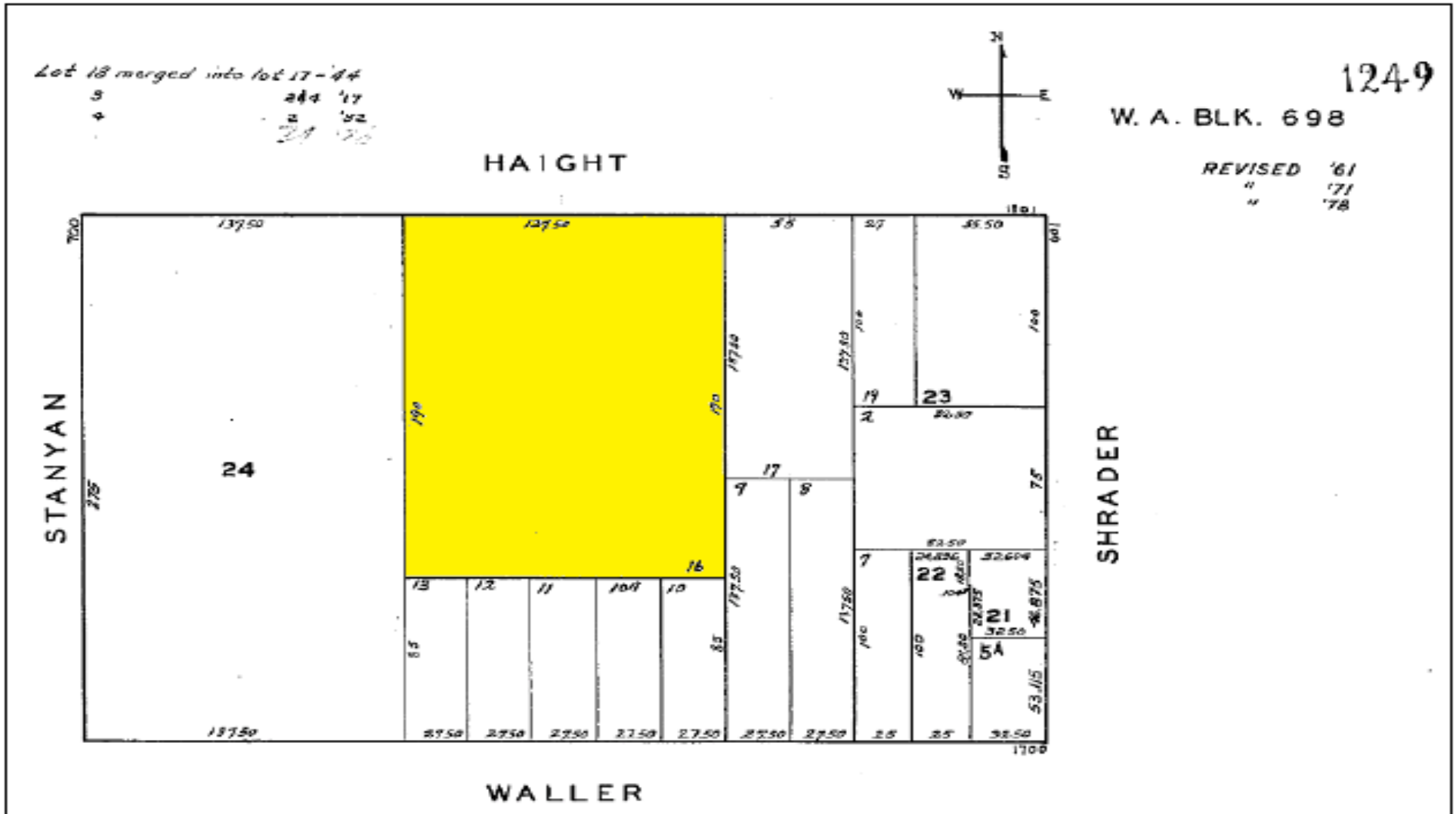


FIRST FLOOR & MEZZANINE FLOOR PLAN



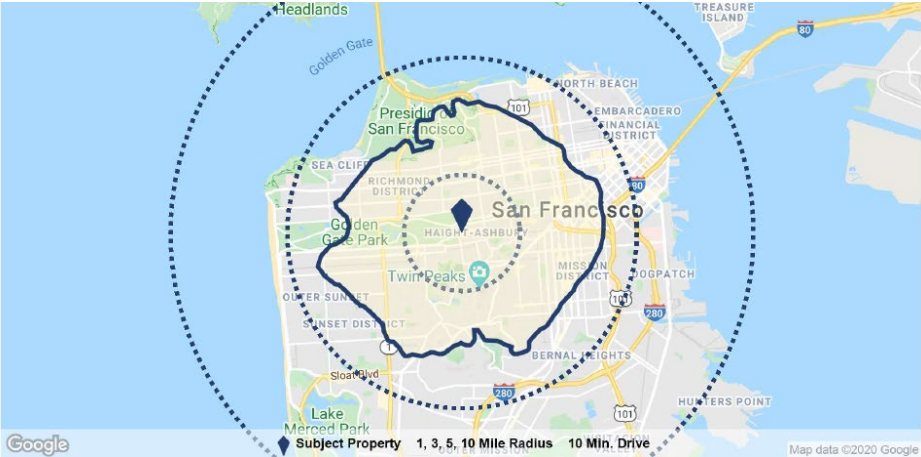
Parcel Map

SUBJECT PARCEL MAP



The Area

DEMOGRAPHICS MAP



Population	1 Mile	3 Miles	5 Miles
Population	64,418	585,564	920,320
5 Yr Growth	1.3%	2.6%	2.9%
Median Age	37	39	38
5 Yr Forecast	39	41	41
White / Black / Hispanic	68% / 3% / 9%	60% / 4% / 14%	52% / 5% / 16%
5 Yr Forecast	67% / 3% / 9%	59% / 4% / 14%	51% / 5% / 16%
Employment	53,294	331,605	638,500
Buying Power	\$4.3B	\$32.7B	\$44.6B
5 Yr Growth	7.5%	8.0%	7.9%
College Graduates	67.6%	56.7%	49.9%
Household			
Households	29,140	271,311	391,015
5 Yr Growth	0.9%	2.4%	2.9%
Median Household Income	\$149,041	\$120,432	\$114,092
5 Yr Forecast	\$158,858	\$126,959	\$119,664
Average Household Income	\$173,343	\$151,791	\$146,823
5 Yr Forecast	\$179,445	\$156,612	\$151,432
% High Income (>\$75k)	74%	65%	64%
Housing			
Median Home Value	\$1,118,558	\$1,107,087	\$1,070,896
Median Year Built	1946	1948	1949
Owner / Renter Occupied	32% / 68%	31% / 69%	36% / 64%





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CHRISTINE FIRSTENBERG | Principal
christine@cfirstenberg.com |
925-381-8666 BRE #02108374
www.metrovationretailresources.com



MATTHEW MAY | President
matthew@mra.la | 818.528.3999 x100
BRE #00912472

RICHARD HUELSMAN | Managing Director
richard@mra.la | 310.463.3102
BRE # 01956167