

JOIN

**TRADER  
JOE'S**

IN HAYES VALLEY



the econic company®

**555 FULTON STREET  
HAYES VALLEY**

SAN FRANCISCO, CALIFORNIA 94102



RETAIL



FITNESS



CAFE



MEDICAL



## PROJECT HIGHLIGHTS



New Ownership  
With Heavy Tenant  
Improvement Allowance



139 Residential Units  
94% Occupied



Adjacent to Hayes Valley  
Shops and Restaurants



Grocery Anchored  
Mixed-Use Project

### DEMOGRAPHICS

	0.25 MILES	0.50 MILES
Population	7,945	32,658
Average Household Income	\$150,842	\$160,751
Daytime Population	6,094	26,182

### TRAFFIC COUNTS

Van Ness Ave	57,682 ADT
Gough St	36,632 ADT
Fell St	20,093 ADT
Oak St	33,971 ADT
Golden Gate Ave	8,932 ADT
Turk St	11,992 ADT

Source: 2022 Esri.



## PROPERTY SUITE B



### FEATURES

*Seeking: Daycare/Medical/Fitness*



±7,350 SF



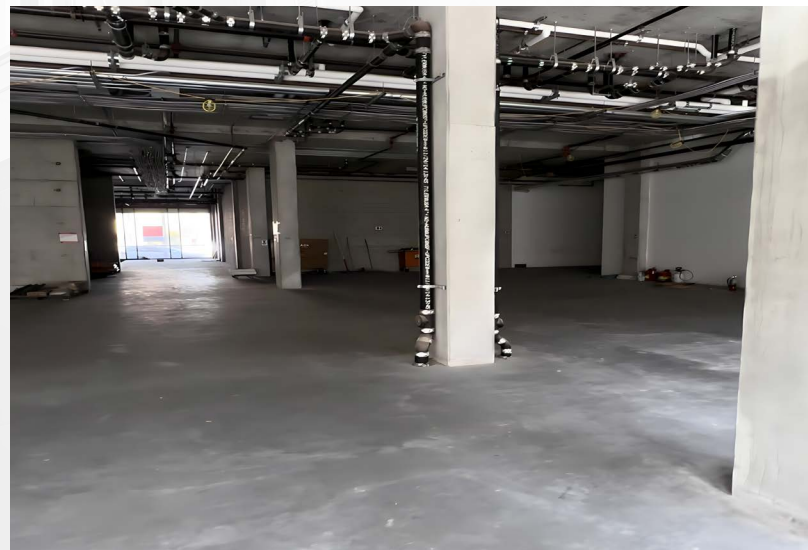
Ability to Reduce  
Square Footage



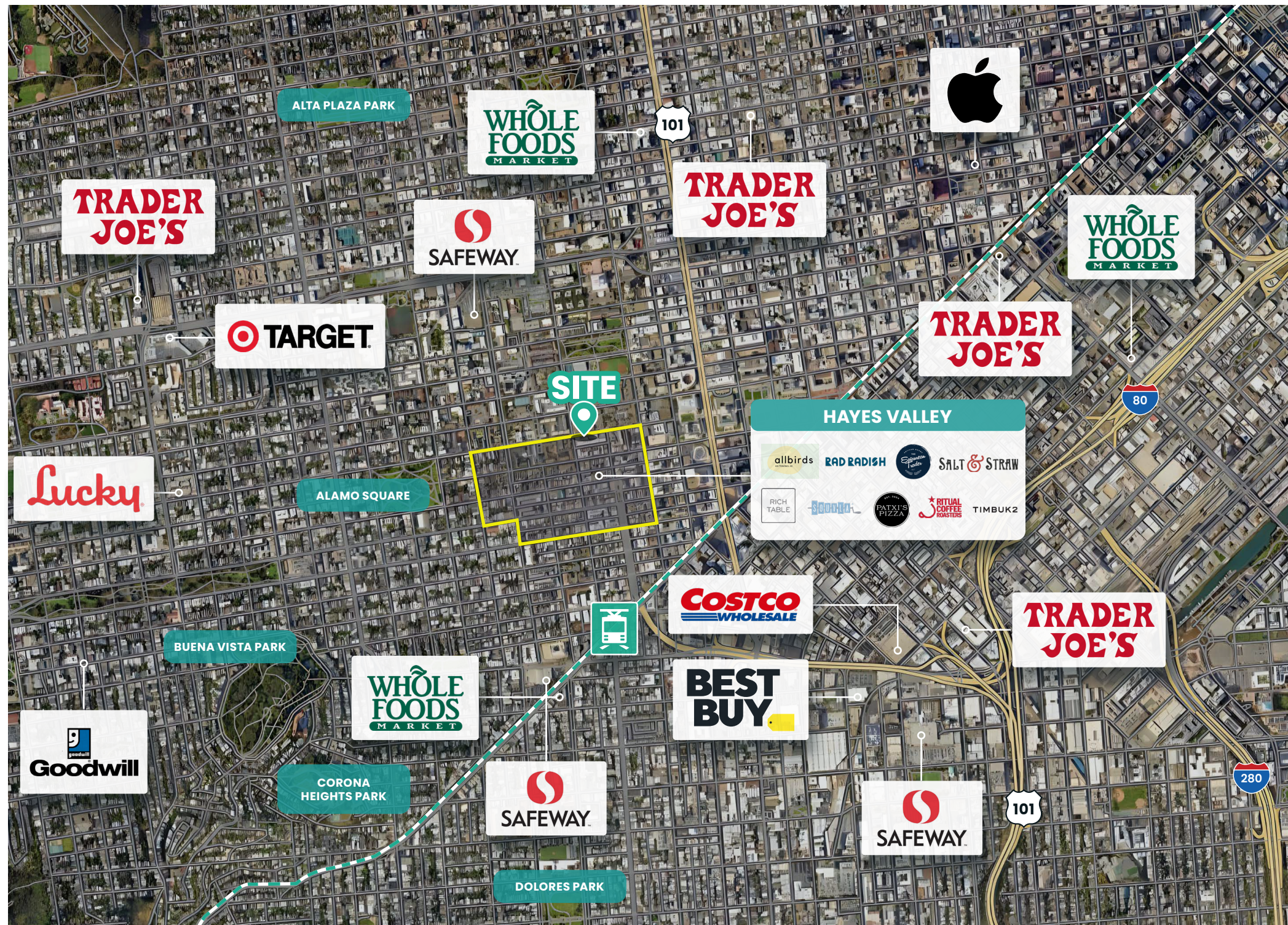
Shell Condition



Fulton St Frontage









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