

FOR LEASE

Former Walgreens

300 Gough Street | San Francisco, CA



Overview

LEASE RATE \$36.00 SF/yr (MG)

AVAILABLE SF 10,175 SF



Description

Former Walgreens. Lease end date is 5/31/2025. All offers are subject to approval by Walgreens Real Estate Committee.

- Prominent corner location
- Surrounded by dozens of Hayes Valley's shops and restaurants
- Located near Civic Center attractions, theaters and concert venues

Nearby Retailers



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Demographics

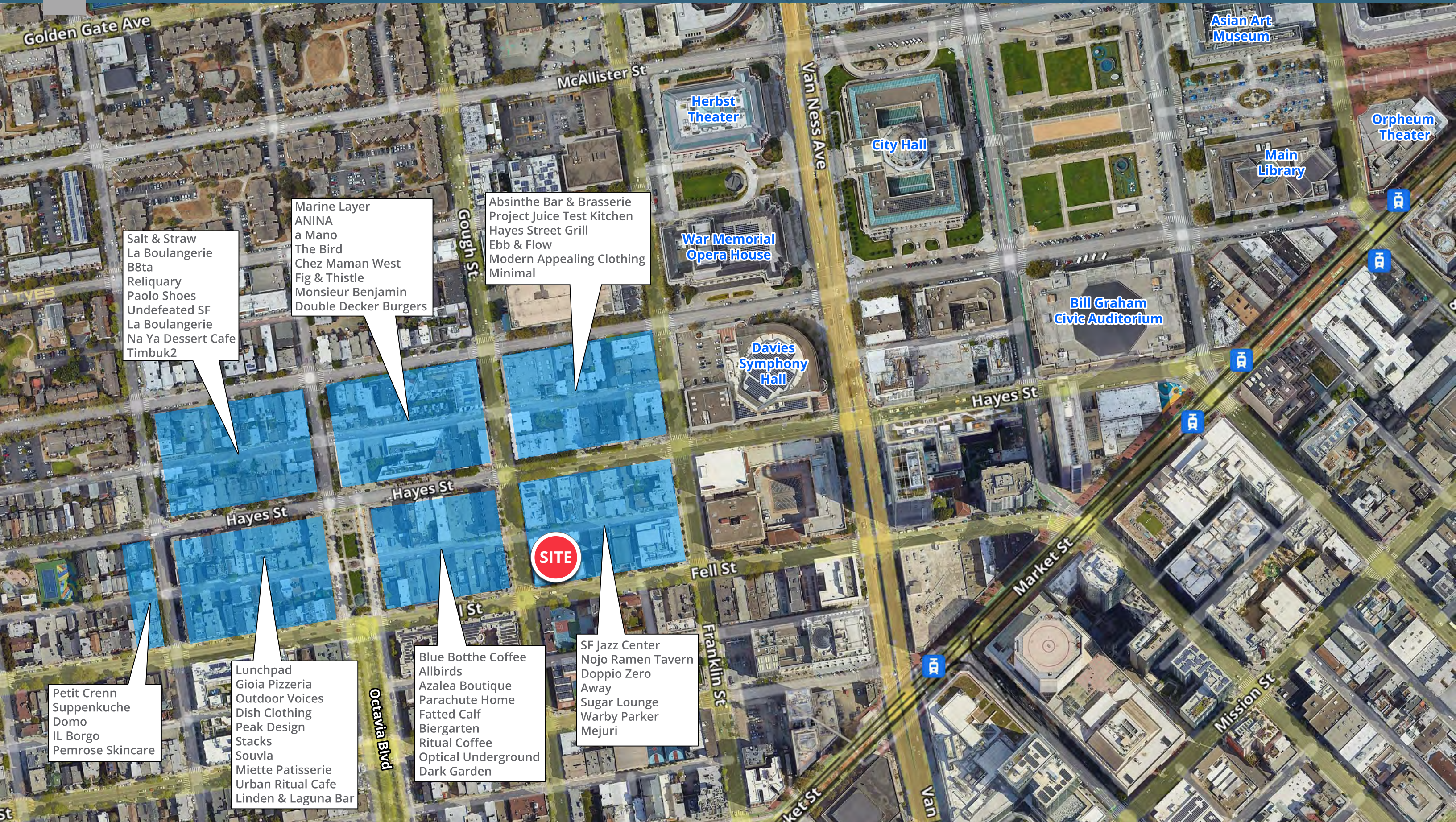
	1 MILE	3 MILES	5 MILES
Population	28,643	142,414	405,879
Households	15,606	74,867	207,001
Median HH Income	\$101,323	\$74,405	\$125,439

Year: 2021 | Source: Esri

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SRSRE.COM



Salt & Straw
La Boulangerie
B8ta
Reliquary
Paolo Shoes
Undeafated SF
La Boulangerie
Na Ya Dessert Cafe
Timbuk2

Marine Layer
ANINA
a Mano
The Bird
Chez Maman West
Fig & Thistle
Monsieur Benjamin
Double Decker Burgers

Absinthe Bar & Brasserie
Project Juice Test Kitchen
Hayes Street Grill
Ebb & Flow
Modern Appealing Clothing
Minimal

SITE

Petit Crenn
Suppenkuche
Domo
IL Borgo
Pemrose Skincare

Lunchpad
Gioia Pizzeria
Outdoor Voices
Dish Clothing
Peak Design
Stacks
Souvla
Miette Patisserie
Urban Ritual Cafe
Linden & Laguna Bar

Blue Botthe Coffee
Allbirds
Azalea Boutique
Parachute Home
Fatted Calf
Biergarten
Ritual Coffee
Optical Underground
Dark Garden

SF Jazz Center
Nojo Ramen Tavern
Doppio Zero
Away
Sugar Lounge
Warby Parker
Mejuri

Asian Art Museum

Herbst Theater

City Hall

War Memorial Opera House

Davies Symphony Hall

Bill Graham Civic Auditorium

Main Library

Orpheum Theater

	0.5 miles	1 mile	2 miles
Population			
2000 Population	19,930	116,645	341,377
2010 Population	21,252	122,999	359,858
2021 Population	28,643	142,414	405,879
2026 Population	32,513	153,844	427,470
2000-2010 Annual Rate	0.64%	0.53%	0.53%
2010-2020 Annual Rate	2.69%	1.31%	1.08%
2021-2026 Annual Rate	2.57%	1.56%	1.04%
2021 Male Population	54.1%	55.6%	52.5%
2021 Female Population	45.9%	44.4%	47.5%
2021 Median Age	38.5	39.7	39.3
2021 Total Daytime Population	44,943	167,380	554,311
Workers	34,496	110,525	406,318
Residents	10,447	56,855	147,993

In the identified area, the current year population is 28,643. In 2010, the Census count in the area was 21,252. The rate of change since 2010 was 2.69% annually. The five-year projection for the population in the area is 32,513 representing a change of 2.57% annually from 2021 to 2026. Currently, the population is 54.1% male and 45.9% female.

Data for all businesses in area			
Total Businesses:	2,470	9,589	38,974
Total Employees:	38,650	109,203	473,492
Total Residential Population:	28,643	142,414	405,879
Employee/Residential Population Ratio:	1:1	1:1	1:1

Median Age

The median age in this area is 38.5, compared to U.S. median age of 37.9.

Race and Ethnicity			
2021 White Alone	53.1%	50.4%	56.3%
2021 Black Alone	10.6%	8.9%	4.7%
2021 American Indian/Alaska Native Alone	0.7%	0.8%	0.5%
2021 Asian Alone	22.7%	25.4%	26.6%
2021 Pacific Islander Alone	0.3%	0.3%	0.2%
2021 Other Race	6.3%	8.0%	6.2%
2021 Two or More Races	6.3%	6.2%	5.5%
2021 Hispanic Origin (Any Race)	15.6%	18.3%	15.1%

Persons of Hispanic origin represent 15.6% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Median Household Income			
2021 Median Household Income	\$101,323	\$74,405	\$125,439
2026 Median Household Income	\$119,418	\$98,166	\$151,222
2021-2026 Annual Rate	3.34%	5.70%	3.81%

Average Household Income			
2021 Average Household Income	\$148,400	\$130,406	\$181,278
2026 Average Household Income	\$171,328	\$152,343	\$205,677
2021-2026 Annual Rate	2.92%	3.16%	2.56%

Per Capita Income			
2021 Per Capita Income	\$80,200	\$69,662	\$92,551
2026 Per Capita Income	\$92,941	\$81,412	\$104,929
2021-2026 Annual Rate	2.99%	3.17%	2.54%

Source: Esri, Esri and Infogroup, U.S. Census

	0.5 miles	1 mile	2 miles
2021 Employed Population 16+ by Occupation			
Total	18,338	85,100	258,373
White Collar	82.3%	78.9%	83.9%
Management/Business/Financial	28.1%	27.1%	31.6%
Professional	40.0%	36.4%	37.2%
Sales	7.9%	8.1%	8.6%
Administrative Support	6.3%	7.3%	6.5%
Services	11.4%	14.1%	10.3%
Blue Collar	6.4%	7.0%	5.8%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	0.9%	1.2%	1.3%
Installation/Maintenance/Repair	0.8%	0.9%	0.6%
Production	1.0%	1.5%	1.3%
Transportation/Material Moving	3.6%	3.4%	2.5%
2021 Population 25+ by Educational Attainment			
Total	23,777	119,251	337,391
Less than 9th Grade	2.5%	4.8%	5.3%
9th - 12th Grade, No Diploma	3.1%	4.4%	3.7%
High School Graduate	10.3%	11.6%	8.2%
GED/Alternative Credential	1.9%	2.1%	1.3%
Some College, No Degree	12.8%	14.0%	10.8%
Associate Degree	3.3%	4.1%	3.5%
Bachelor's Degree	39.1%	36.6%	39.6%
Graduate/Professional Degree	27.1%	22.4%	27.6%
Households			
2000 Households	10,663	59,762	172,685
2010 Households	11,650	65,057	184,777
2021 Total Households	15,606	74,867	207,001
2026 Total Households	17,800	80,919	217,907
2000-2010 Annual Rate	0.89%	0.85%	0.68%
2010-2020 Annual Rate	2.63%	1.26%	1.01%
2021-2026 Annual Rate	2.67%	1.57%	1.03%
2021 Average Household Size	1.78	1.80	1.88

The household count in this area has changed from 11,650 in 2010 to 15,606 in the current year, a change of 2.63% annually. The five-year projection of households is 17,800, a change of 2.67% annually from the current year total. Average household size is currently 1.78, compared to 1.75 in the year 2010. The number of families in the current year is 3,949 in the specified area.

Households by Income

Current median household income is \$101,323 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$119,418 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$148,400 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$171,328 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$80,200 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$92,941 in five years, compared to \$37,691 for all U.S. households

Source: Esri, Esri and Infogroup, U.S. Census