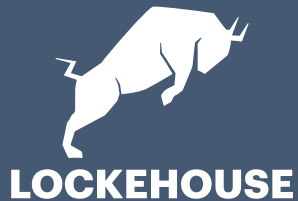


# DIAMOND HEIGHTS

5214 DIAMOND HEIGHTS BLVD., SAN FRANCISCO, CA 94131



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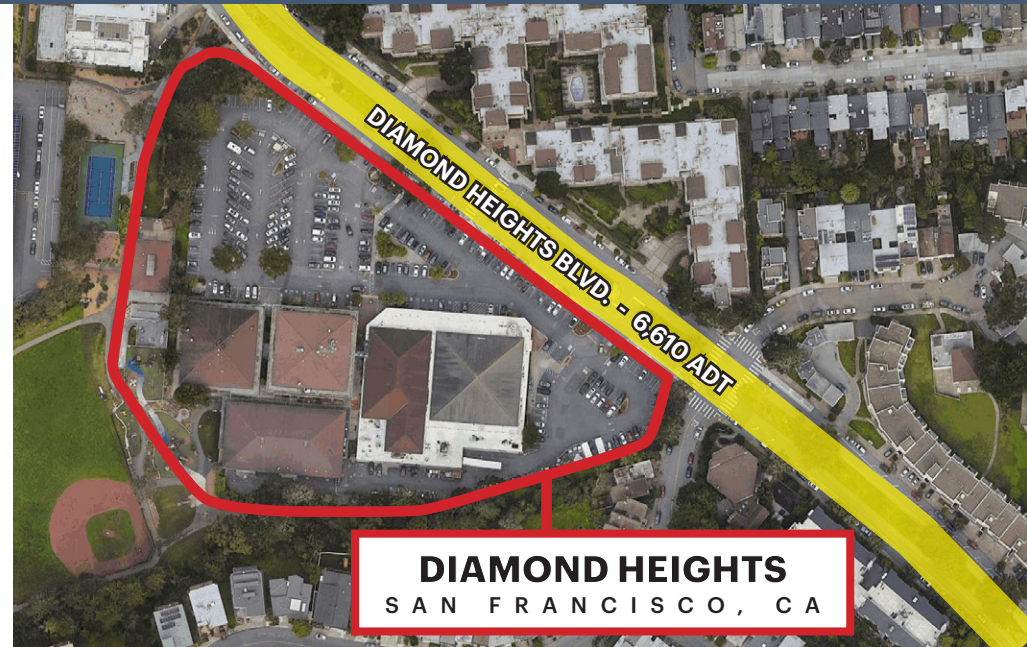
**DIAMOND HEIGHTS SHOPPING CENTER** is conveniently located at the southwest corner of Diamond Heights Blvd. and Gold Mine Dr. This neighborhood shopping center is anchored by Safeway and Walgreens with a spacious parking lot, adjacent to Glen Canyon Park.

## SUMMARY

|                       |   |
|-----------------------|---|
| <b>ADDRESS</b>        | 5214 Diamond Heights Blvd., San Francisco 94131         |
| <b>GLA</b>            | ±74,403 SF  |
| <b>AVAILABLE</b>      | ±8,262 SF   |
| <b>TRAFFIC COUNTS</b> | Diamond Heights Blvd. - 6,610 ADT                       |
| <b>SEEKING</b>        | Retail, Restaurant, Medical Office, Fitness, and Office |

## HIGHLIGHTS

- Grocery Anchored Center
- High Income & Education Levels, Dense Population
- Centrally Located in San Francisco
- Ample On-Site Parking





## AVAILABLE SPACES

|              |          |
|--------------|----------|
| <b>C5</b>    | 1,353 SF |
| <b>D1</b>    | 4,531 SF |
| <b>E</b>     | 8,262 SF |
| <b>Kiosk</b> | 150 SF   |

## CURRENT RETAILERS

|                          |                           |                  |
|--------------------------|---------------------------|------------------|
| <b>A</b>                 | Safeway                   | 35,853 SF        |
| <b>B</b>                 | Walgreens                 | 11,882 SF        |
| <b>C1</b>                | Creighton's Bakery & Cafe | 1,820 SF         |
| <b>C2</b>                | Kumon Learning Center     | 1,300 SF         |
| <b>C3</b>                | Great Clips               | 780 SF           |
| <b>C4</b>                | Au Sushi                  | 1,000 SF         |
| <b>C6</b>                | Jensen's Mail & Copy      | 860 SF           |
| <b>C7</b>                | State Farm Insurance      | 586 SF           |
| <b>C8</b>                | Eureka Valley Arts        | 688 SF           |
| <b>D2</b>                | Seven Hills Veterinary    | 1,560 SF         |
| <b>D3</b>                | US Post Office            | 4,337 SF         |
| <b>TOTAL GLA FOOTAGE</b> |                           | <b>74,803 SF</b> |







SAFeway

Walgreens

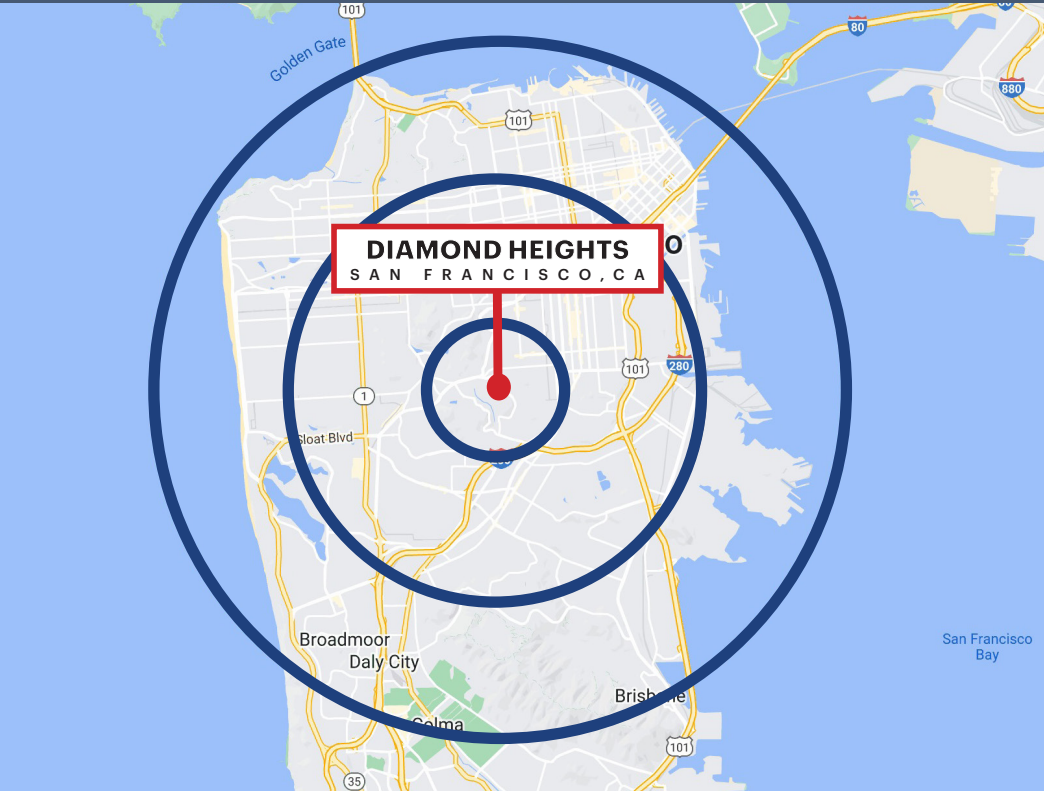
Great Clips

DIAMOND HEIGHTS BLVD. - 6,610 ADT









ESTIMATED POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 29,153 | 250,511 | 653,685 |



DAYTIME EMPLOYEES

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 11,357 | 64,544  | 197,566 |



POPULATION FAMILY

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 23,270 | 195,748 | 463,026 |



AVERAGE HOUSEHOLD INCOME

| 1 MILE    | 3 MILES   | 5 MILES   |
|-----------|-----------|-----------|
| \$175,286 | \$189,406 | \$198,646 |



ESTIMATED HOUSEHOLDS

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 10,044 | 88,550  | 246,943 |



AVERAGE HOUSEHOLD NET WORTH

| 1 MILE   | 3 MILES | 5 MILES  |
|----------|---------|----------|
| \$2.12 M | \$2.2 M | \$2.37 M |



TOTAL HOUSEHOLD EXPENDITURE

| 1 MILE  | 3 MILES | 5 MILES |
|---------|---------|---------|
| \$8,933 | \$9,507 | \$9,901 |



FOOD AND BEVERAGES

| 1 MILE     | 3 MILES  | 5 MILES |
|------------|----------|---------|
| \$154.92 M | \$1.45 B | \$4.2 B |



# DIAMOND HEIGHTS

## SAN FRANCISCO, CA



2099 Mt. Diablo Boulevard, Suite 206, Walnut Creek, CA 94596 | 616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084 | [WWW.LOCKEHOUSE.COM](http://WWW.LOCKEHOUSE.COM)

\*Traffic Counts Source - Pages 2-6: Sites USA REGIS Online 8/30/22 | Demographics Source - Page 7: Sites USA REGIS Online 8/30/22