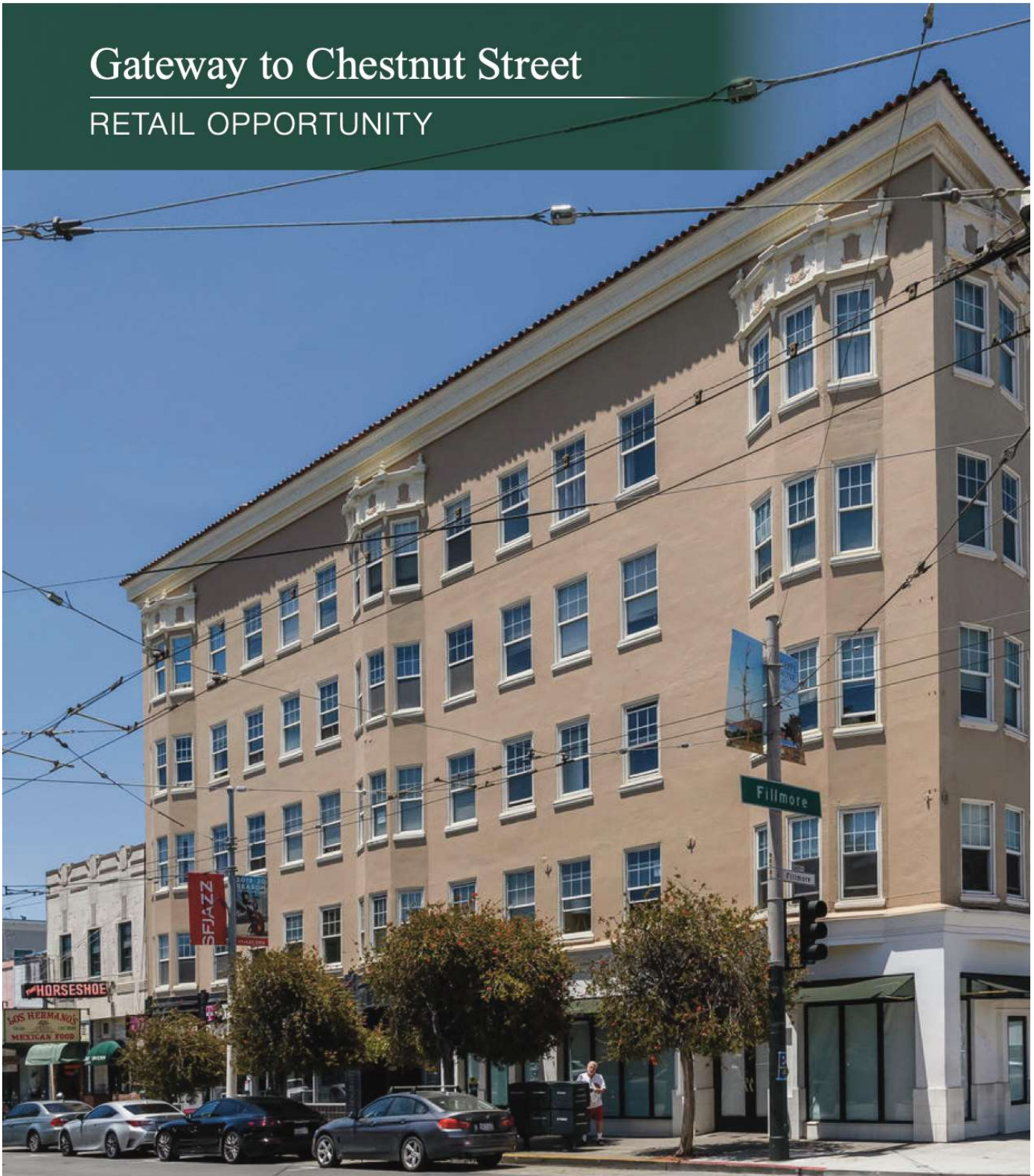


Gateway to Chestnut Street

RETAIL OPPORTUNITY



2000 Chestnut Street
SAN FRANCISCO



OFFERING HIGHLIGHTS

- 3,115 SF vanilla shell retail space
- Prominent corner location at signaled intersection of Chestnut and Fillmore
- 121' of sidewalk frontage on Chestnut Street
- WalkScore of 97
- BikeScore 85
- Nearby are Apple, Gap, Paper Source, Wells Fargo, La Marais, Peet's, Blue Mercury, Brandy Melville
- Central heat and central air-conditioning
- High ceilings

RENT



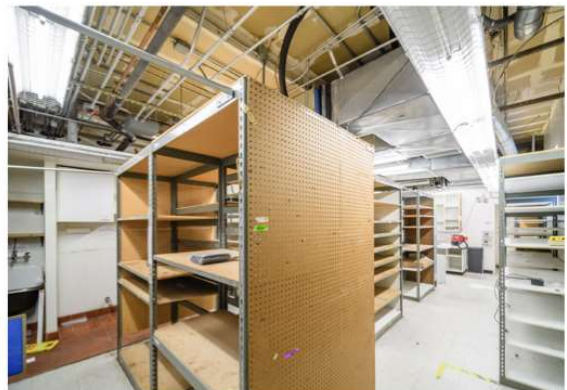
Sq. Ft.	3,115
\$/SF/YR	Available upon Request
CAM \$/SF/YR	\$5.00

DEMOGRAPHICS

2020 Total Population:	59,730	416,091	689,889
2025 Population:	61,797	431,622	711,265
Pop Growth 2020-2025:	3.46%	3.73%	3.10%
Average Age:	39.7	40.8	41.1
Households			
2020 Total Households:	34,126	214,004	323,634
HH Growth 2020-2025:	3.01%	3.54%	3.01%
Median Household Inc:	\$168,102	\$114,936	\$123,413
Avg Household Size:	1.7	1.8	2
2020 Avg HH Vehicles:	1	1	1
Housing			
Median Home Value:	\$1,097,822	\$1,083,722	\$1,099,670
Median Year Built:	1947	1949	1948





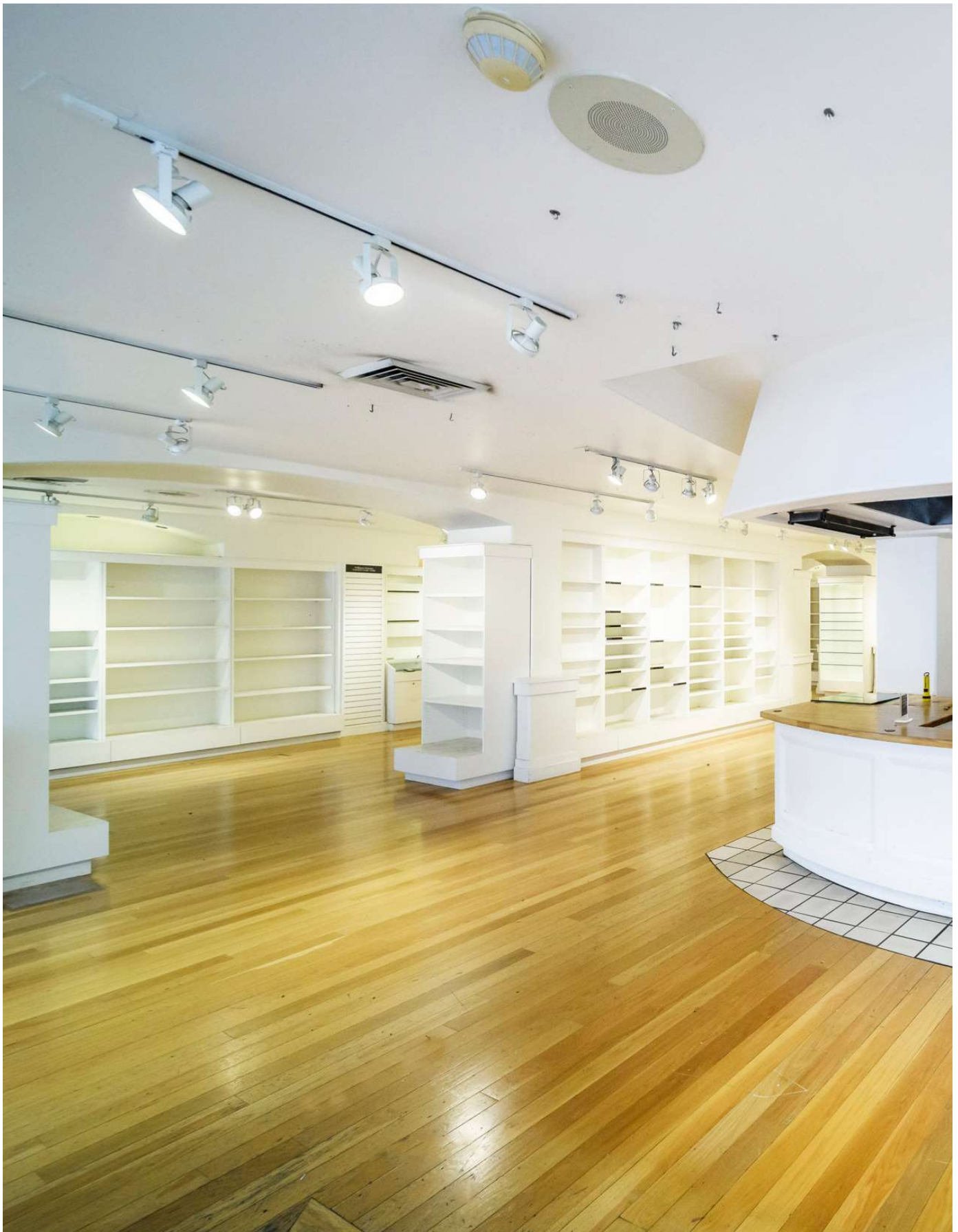




ANNUAL CONSUMER SPENDING

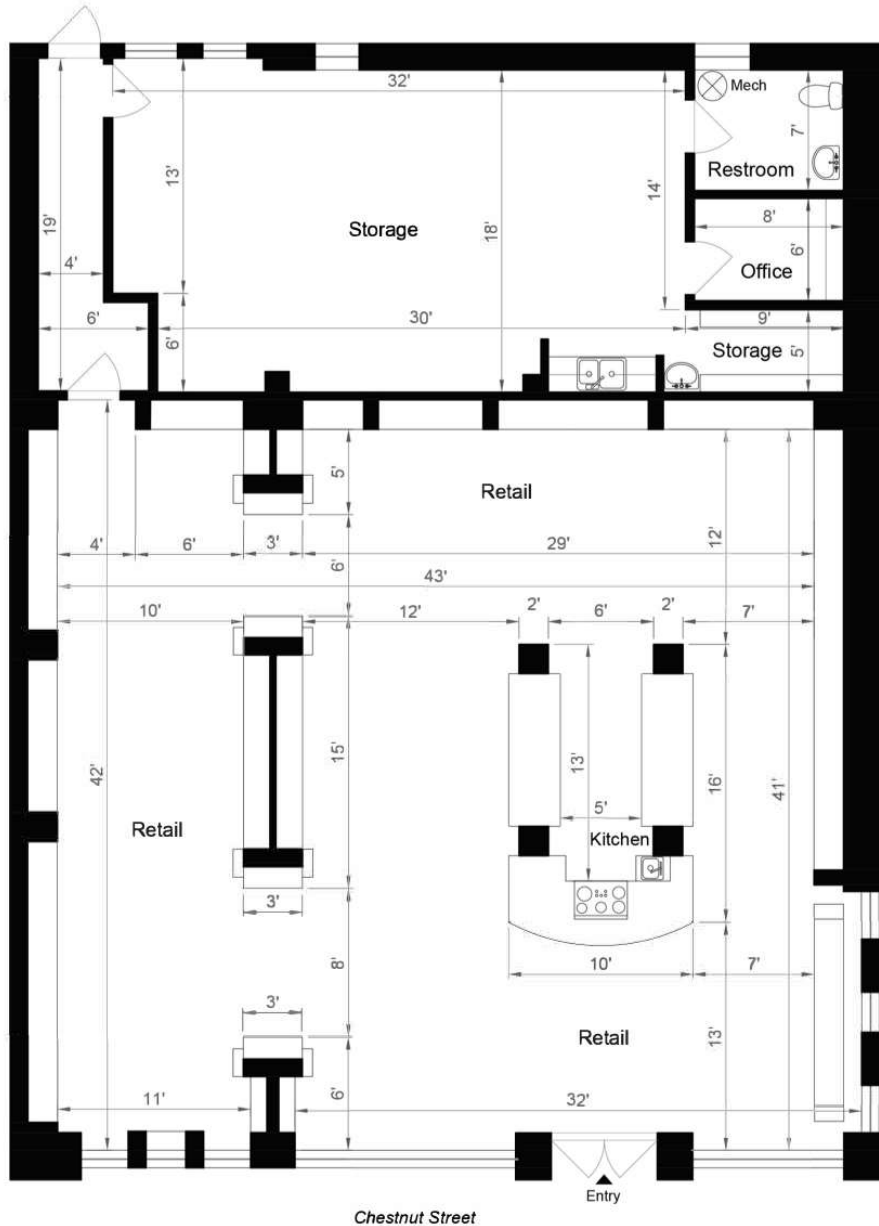
Annual Consumer Spending	2020		2025	
Radius	1 Mile	3 Mile	1 Mile	3 Mile
Total Specified Consumer Spending (\$)	1,154,187	6,167,513	1,297,812	7,011,452
Total Apparel	62,709	350,815	69,179	389,916
Women's Apparel	28,251	152,330	30,598	166,172
Men's Apparel	14,406	83,975	15,620	91,273
Girl's Apparel	3,890	21,208	4,669	25,864
Boy's Apparel	2,404	13,305	2,924	16,449
Infant Apparel	2,259	12,792	2,714	15,995
Footwear	11,499	67,205	12,655	74,162
Total Entertainment, Hobbies & Pets	179,975	933,191	194,863	1,021,928
Entertainment	16,222	87,934	17,341	94,978
Audio & Visual Equipment/Service	39,237	212,393	41,681	227,811
Reading Materials	6,479	33,125	6,682	34,694
Pets, Toys, Hobbies	27,766	136,533	29,772	148,097
Personal Items	90,272	463,206	99,387	516,348
Total Food & Alcohol	305,589	1,702,562	343,426	1,931,504
Food at Home	138,890	819,206	157,352	934,738
Food Away From Home	139,739	743,783	157,390	847,170
Alcoholic Beverages	26,960	139,573	28,683	149,596

Annual Consumer Spending	2020		2025	
Radius	1 Mile	3 Mile	1 Mile	3 Mile
Total Household	189,495	984,879	203,975	1,076,937
House Maintenance & Repair	16,854	87,867	17,995	94,771
Household Equipment & Furnishings	75,750	406,633	79,798	433,489
Household Operations	65,684	335,858	72,607	380,106
Housing Costs	31,207	154,520	33,574	168,571
Total Transportation and Maintenance	250,279	1,335,466	298,564	1,611,221
Vehicle Purchases	82,320	406,685	95,507	475,873
Vehicle Expenses	19,013	113,548	22,268	134,167
Gasoline	71,119	395,310	92,586	519,011
Transportation	41,956	238,466	48,591	279,703
Automotive Repair & Maintenance	35,870	181,457	39,613	202,468
Total Health Care	53,108	287,200	61,327	335,227
Medical Services	33,728	176,156	38,925	205,424
Prescription Drugs	13,799	79,799	16,033	93,546
Medical Supplies	5,581	31,245	6,369	36,257
Total Education & Day Care	113,033	573,401	126,478	644,718
Education	69,818	359,805	80,236	412,771
Fees & Admissions	43,215	213,595	46,242	231,948





FLOORPLAN



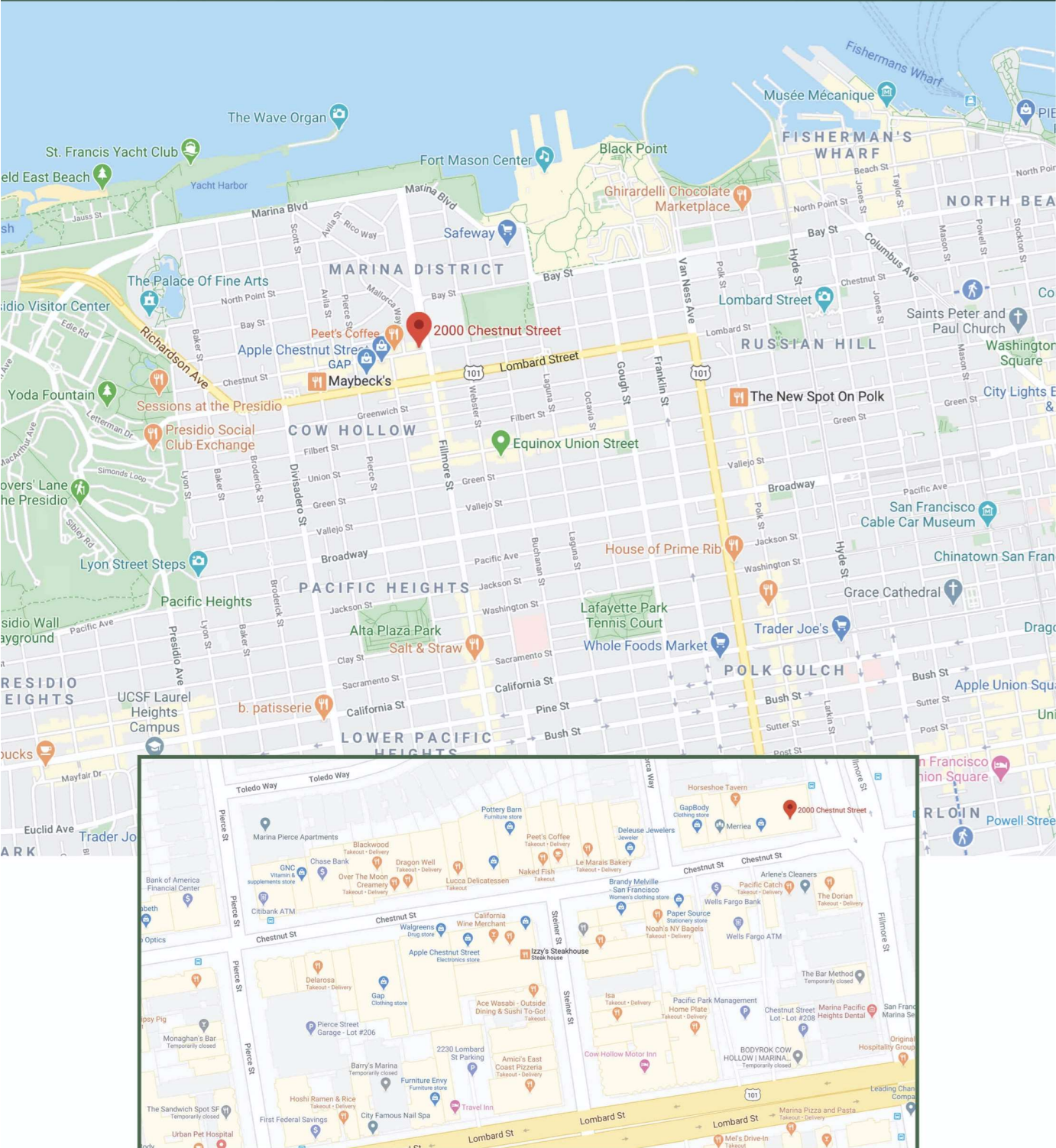
Estimated Total Square Footage: 3,115 SQ FT

Calculated from outside face of exterior walls and center line of demising walls.

floor plan visuals
www.fpvisuals.com
415.670.9265

All measurements are approximate.
While deemed reliable, no information
on these floor plans should be relied
upon without independent verification.

MAPS & SURROUNDING BUSINESSES







2000 Chestnut Street, San Francisco COMMERCIAL LEASE



Presented by

Mark A. Campana

DRE 01120251

Direct 415.621.1900

Mobile 415.205.4370

mark@anchorealtyinc.com

www.anchorealtyinc.com

The information set forth herein has been received by us from sources we believe to be reliable. We have made no independent investigation on the accuracy or completeness of any figures and make no representation with respect thereto. The information on this property statement is submitted and subject to errors prior to sale and may change in status or withdrawal without notice.