



FOR LEASE

9,548 SF Walgreens Space

141 Kearny St | San Francisco, CA 94108



Walgreens Building

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9,548 SF

Size

8/1/2034

Lease End Date

\$165,000/yr MG

Asking

ABOUT THE PROPERTY

All offers are subject to approval by Walgreens Real Estate Committee.

- Size: 13,400 SF
 - Ground: 7,455 SF
 - Mezzanine: 3,100 SF
 - Basement: 2,845 SF
- Prime Financial District location
- Close proximity to notable flagship stores and boutiques, hotels, restaurants and corporate offices
- Well served by public transportation with Montgomery BART Station 1 block away and the T Third Subway Union Square Station 2 blocks away

NEARBY RETAILERS



TRAFFIC COUNTS

DeBarr Rd

12,043 VPD

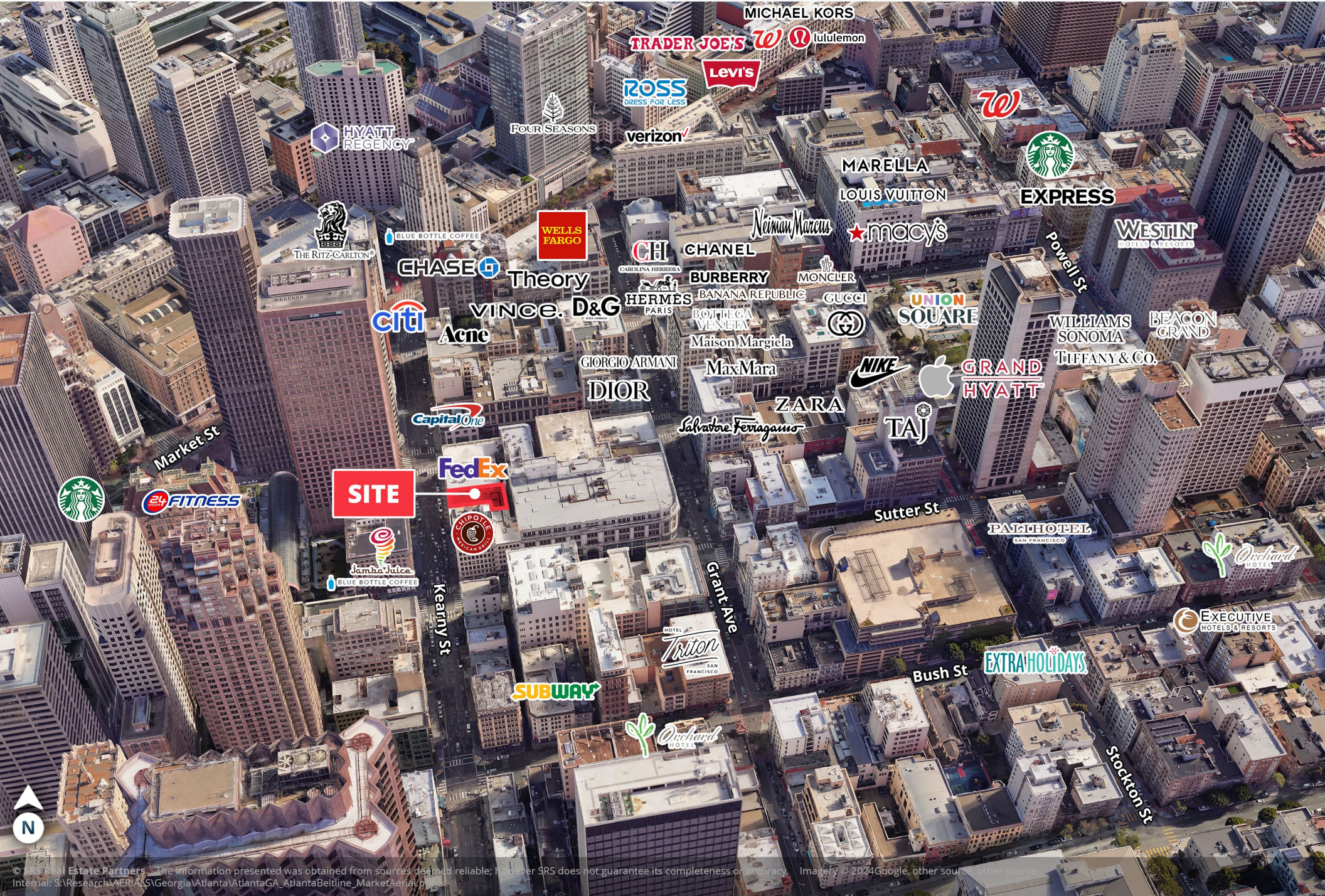
Muldoon Rd

28,379 VPD

Year: 2023 | Source: Placer Labs, Inc.

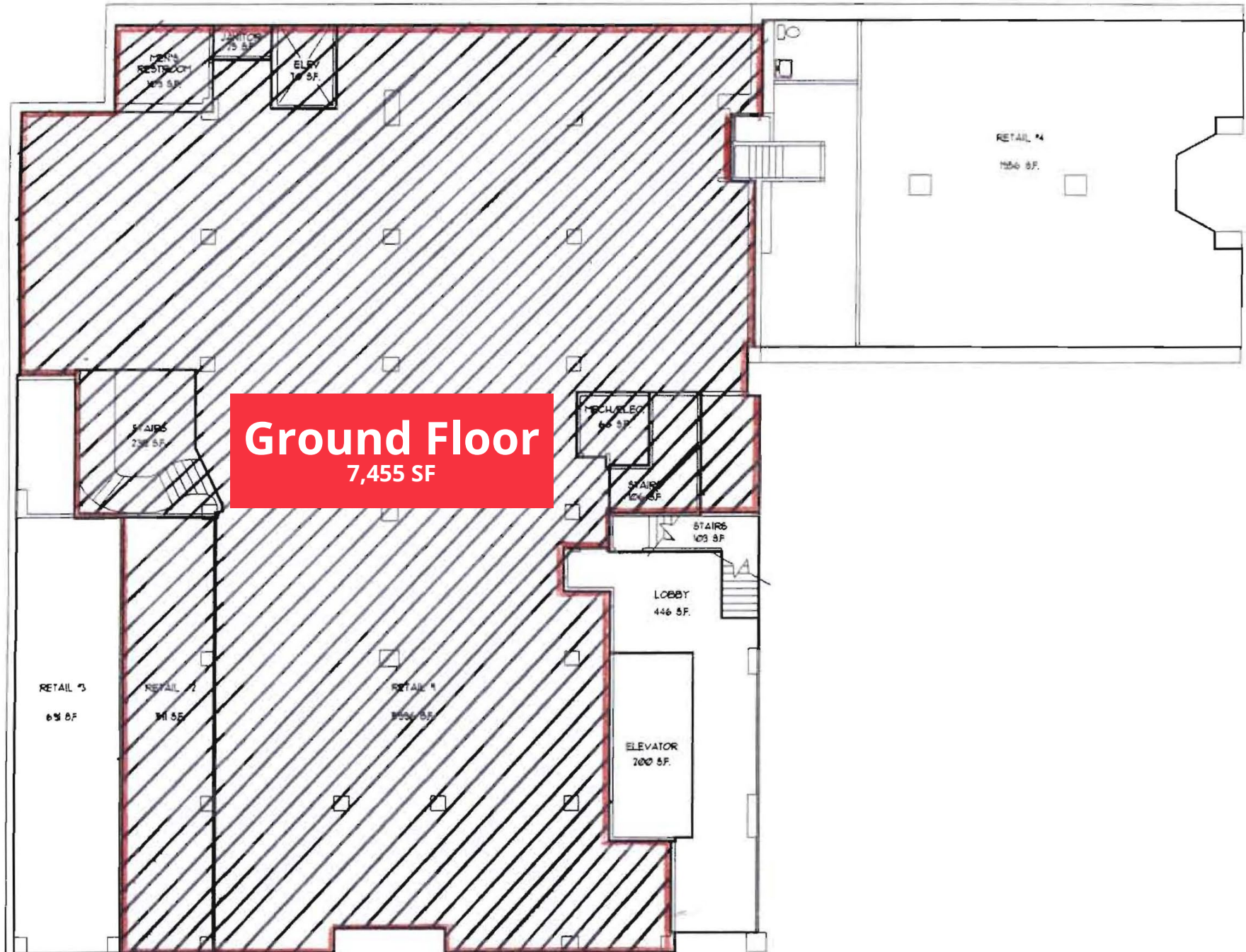
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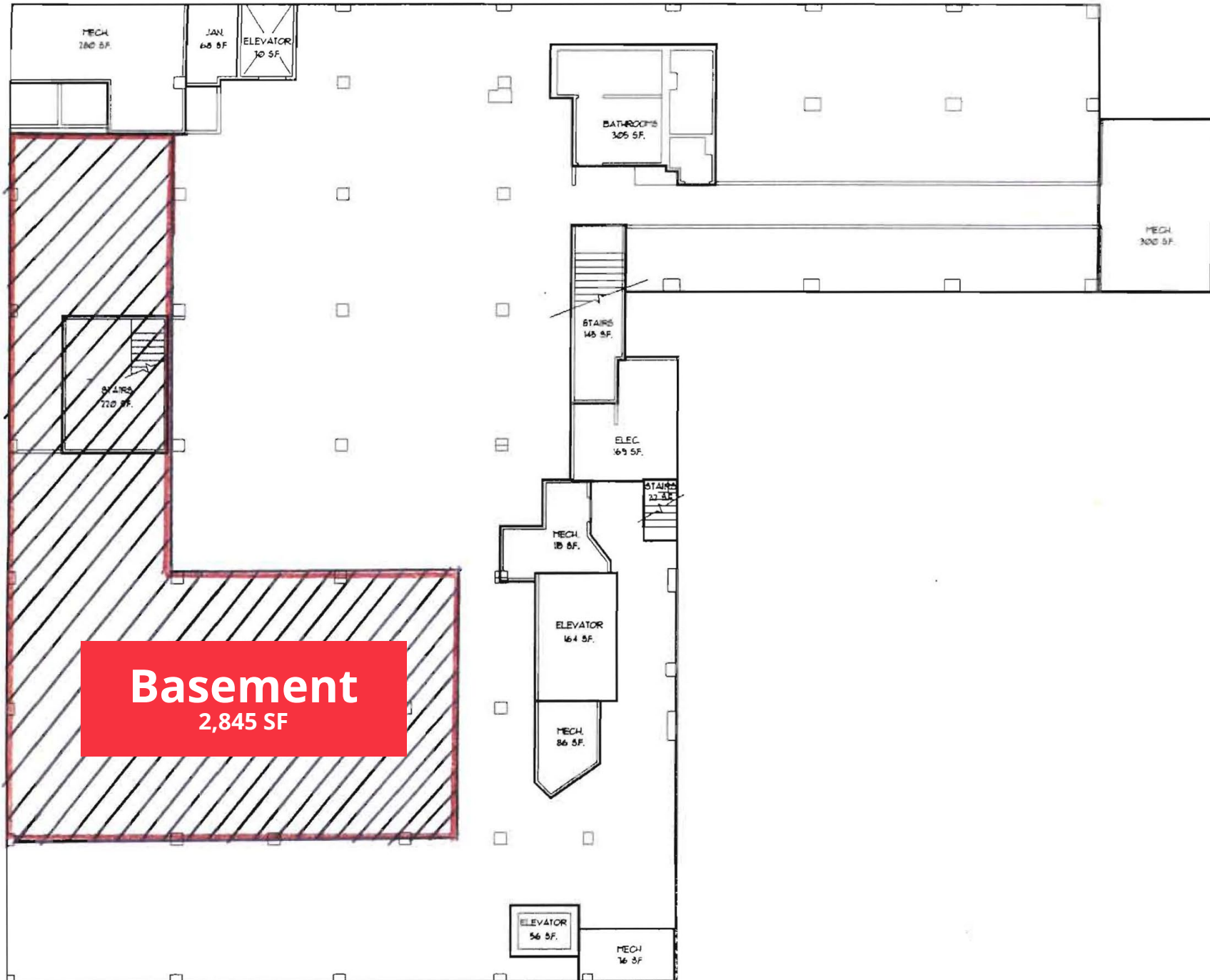
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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	133,051	412,726	663,311
2029 Projected Population	136,881	423,788	676,345
Projected Annual Growth 2024 to 2029	0.57%	0.53%	0.39%

2024 Daytime Population

	1 Mile	3 Miles	5 Miles
Daytime Population	370,612	706,002	933,409
Workers	323,103	579,991	710,751
Residents	47,509	126,011	222,658

2024 Income

	1 Mile	3 Miles	5 Miles
Average Household Income	\$155,117	\$204,028	\$205,077
Median Household Income	\$91,510	\$144,631	\$148,123

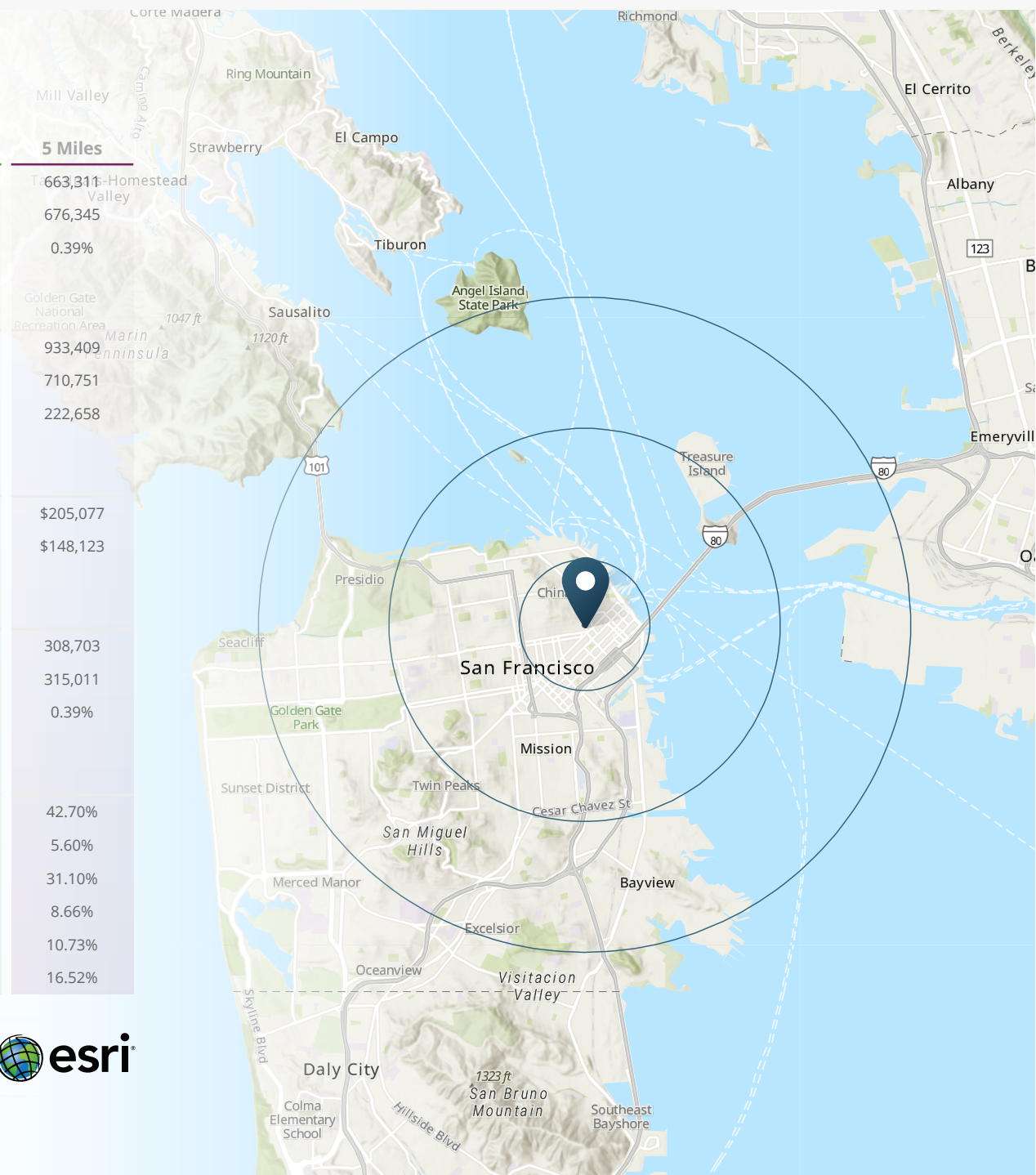
Households & Growth

	1 Mile	3 Miles	5 Miles
2024 Estimated Households	72,723	210,929	308,703
2029 Projected Households	75,006	216,680	315,011
Projected Annual Growth 2024 to 2029	0.62%	0.60%	0.39%

2024 Race & Ethnicity

	1 Mile	3 Miles	5 Miles
White	34.61%	46.17%	42.70%
Black or African American	6.37%	5.52%	5.60%
Asian or Pacific Islander	41.05%	28.31%	31.10%
Other Race	8.03%	8.33%	8.66%
Two or More Races	8.52%	10.45%	10.73%
Hispanic	14.62%	16.00%	16.52%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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