

MATURE INFILL ASSET AVAILABLE



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EXECUTIVE SUMMARY

5200 GEARY BLVD IS AN OPPORTUNITY FOR AN OWNER/USER OR REDEVELOPMENT ON A PRIME STRETCH OF GEARY BLVD IN SAN FRANCISCO'S RICHMOND DISTRICT, JUST OFF PARK PRESIDIO. BUILT IN 1966, THE 5200 GEARY IS A **THREE-STORY, 48,586 SF BUILDING, WITH 119 ONSITE PARKING STALLS AND LOADING DOCK.** CURRENT TENANTS INCLUDE WALGREENS (11,261 RSF) AND DOMINO'S (1,230 RSF). THERE IS AN **OPPORTUNITY FOR A NEW ANCHOR TENANT UP TO 28,192 RSF.**

CLICK FOR 5200 GEARY BLVD ZONING SITE & INFORMATION



parcel no. (apn)
1448-045

building area
96,000 SF

lot area
26,998 SF
(0.64 acres)

no. units: 4
no. of stories: 3

NE VIEW - GEARY BLVD



PARKING GARAGE ENTRANCE - 16TH AVE



**GEARY BOULEVARD
NEIGHBORHOOD COMMERCIAL DISTRICT**

The Geary Boulevard Neighborhood Commercial District is located along Geary Boulevard between Masonic and 28th Avenues. It is a linear district located along a heavily trafficked thoroughfare which also serves as a major transit route.

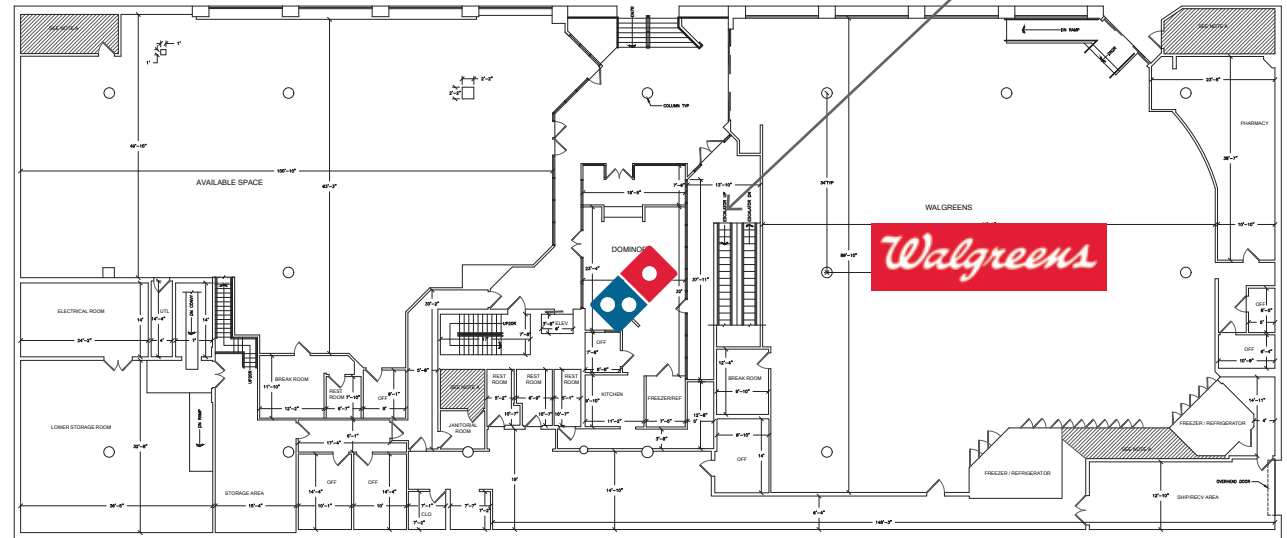
In addition to providing convenience goods and services to the surrounding neighborhood, the District offers a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood.

The building standards permit moderately large commercial uses and buildings. A diversified commercial environment is encouraged for the District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Financial service uses generally are permitted with certain limitations at the first and second stories. Other retail businesses, personal services, and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions. Housing development in new buildings is encouraged above the second story.

GROUND FLOOR - 24,293 SF (23,263 USABLE SF)

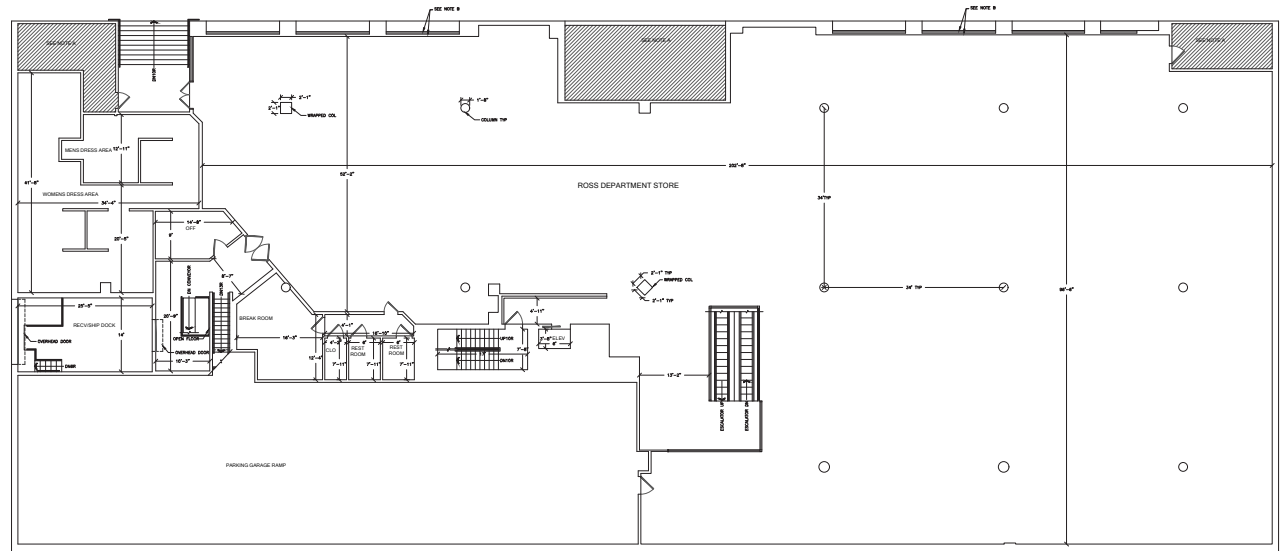
CEILING HEIGHTS : 10.128' UNDERSIDE OF BEAM, 12' UNDERSIDE OF SLAB

ENTRANCE
TO SECOND
FLOOR SPACE



2ND FLOOR - 24,293 SF (22,658 USABLE SF)

CEILING HEIGHTS : 10.45' UNDERSIDE OF BEAM, 11.874' UNDERSIDE OF SLAB





119 STALLS

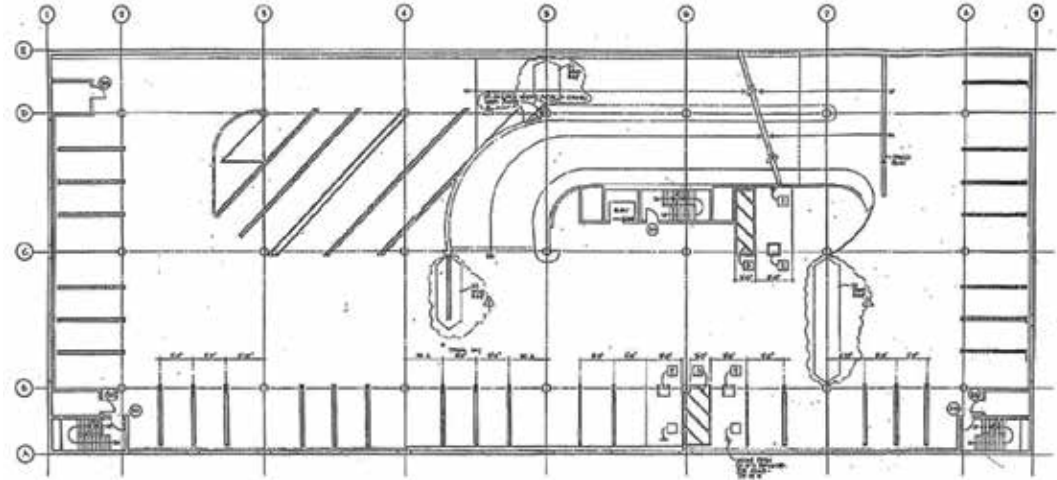
52 STALLS ON 3RD FLOOR

67 STALLS ON 4TH FLOOR

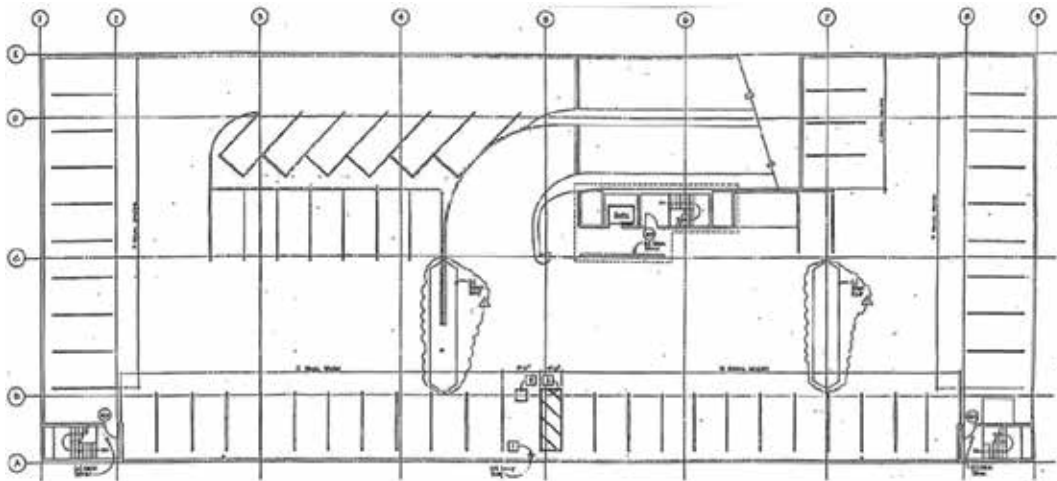
3RD FLOOR CEILING HEIGHT: 7.2'

3RD FLOOR

CEILING HEIGHTS : 7.2'



4TH FLOOR



2022 DEMOS

	.5 MILE	1 MILE	1.5 MILE	2 MILE
estimated population	18,937	51,595	91,986	153,516
estimated households	8,083	21,931	38,669	65,057
average hh income	\$218,640	\$215,277	\$209,244	\$224,146
total daytime employees	4,100	11,244	29,512	56,907
total businesses	849	2,054	4,398	7,113



GROCERY

5700 - 5700
GEARY BLVD
SAN FRANCISCO

**PURCHASE OR LEASE
OPPORTUNITY**



MEDICAL

5100 - 5700
GEARY BLVD
SAN FRANCISCO

**PURCHASE OR LEASE
OPPORTUNITY**

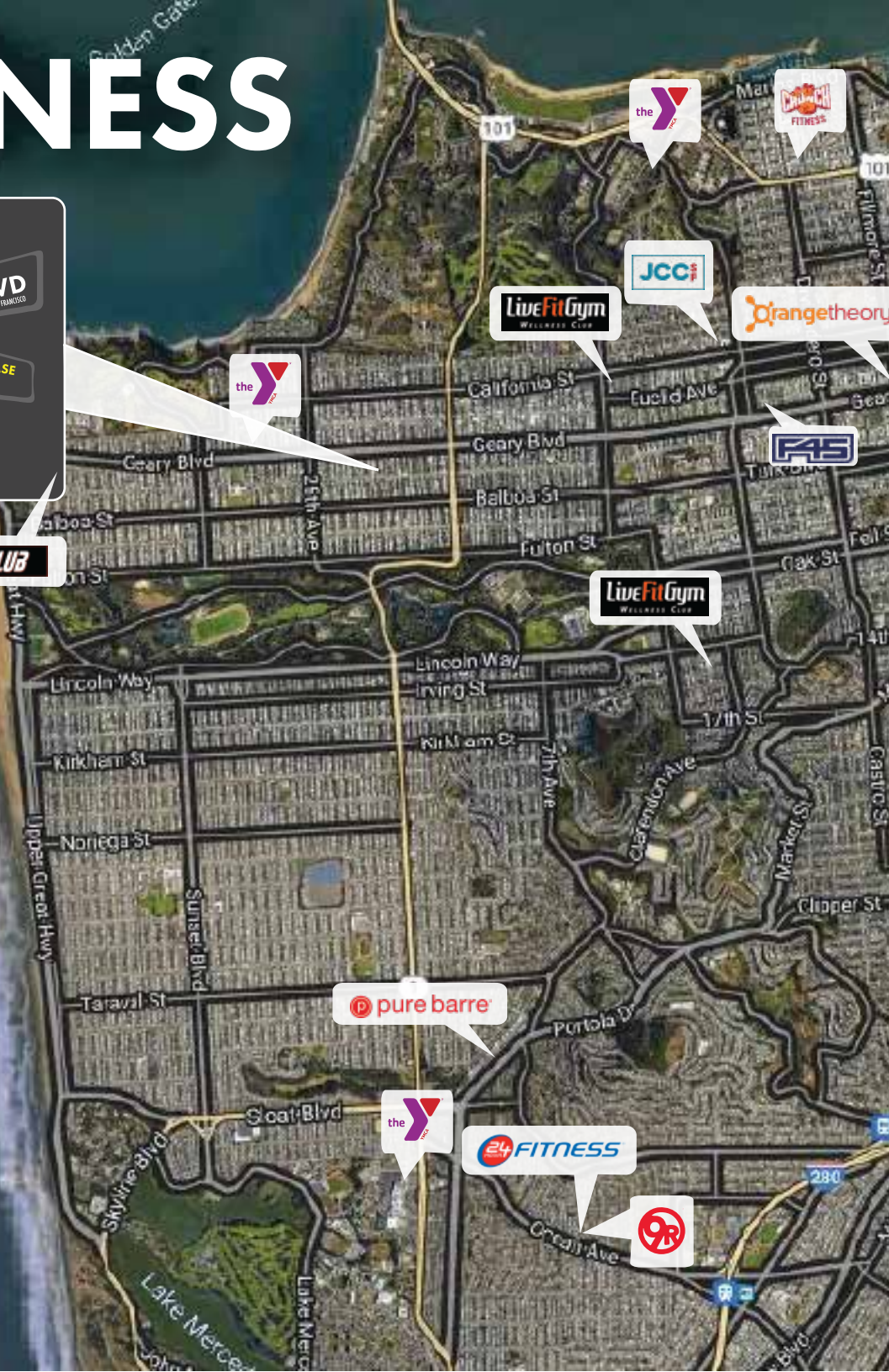


FITNESS

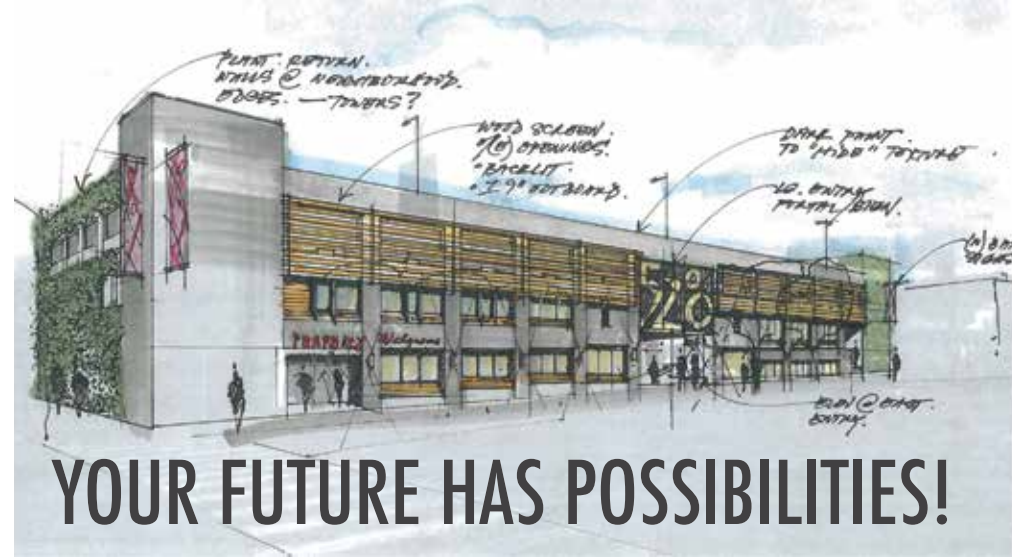
5000 - 5700
GEARY BLVD
SAN FRANCISCO

PURCHASE OR LEASE OPPORTUNITY

FIT CLUB



TODAY



YOUR FUTURE HAS POSSIBILITIES!



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