

# MANZANITA SQUARE

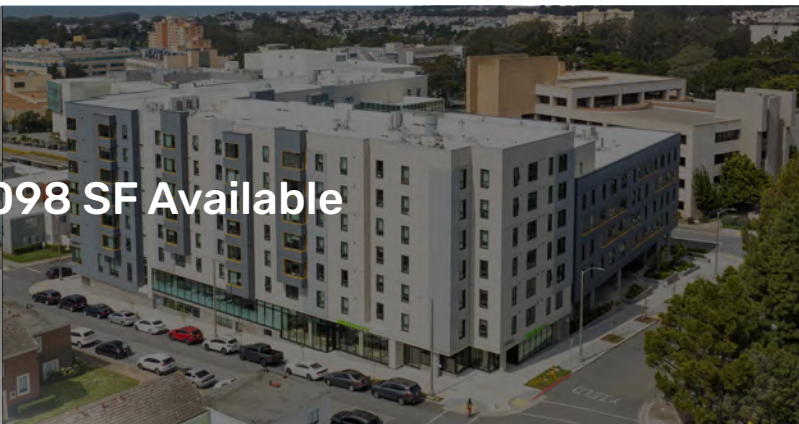
2 Varela Ave, San Francisco, CA



RETAIL FOR LEASE AT SAN FRANCISCO STATE CAMPUS



±1,172 SF and ±5,098 SF Available



# DISCOVER YOUR NEXT CHAPTER AT MANZANITA SQUARE

Right in the pulse of San Francisco State University and the vibrant Parkmerced neighborhood, Manzanita Square is where campus energy meets modern living. This dynamic community features 170 apartments housing 570 students, complete with cutting-edge amenities and parking right on-site.

Located on the first two floors are five premium retail suites that are ready to welcome businesses that want to be at the center of it all. At Manzanita Square, you're not just leasing space—you're claiming your spot in an extraordinary destination where people live, learn, and connect every single day.

JUST **STEPS** AWAY

**1 min walk**

SFSU

**4 min walk**

Park Merced

**6 min walk**

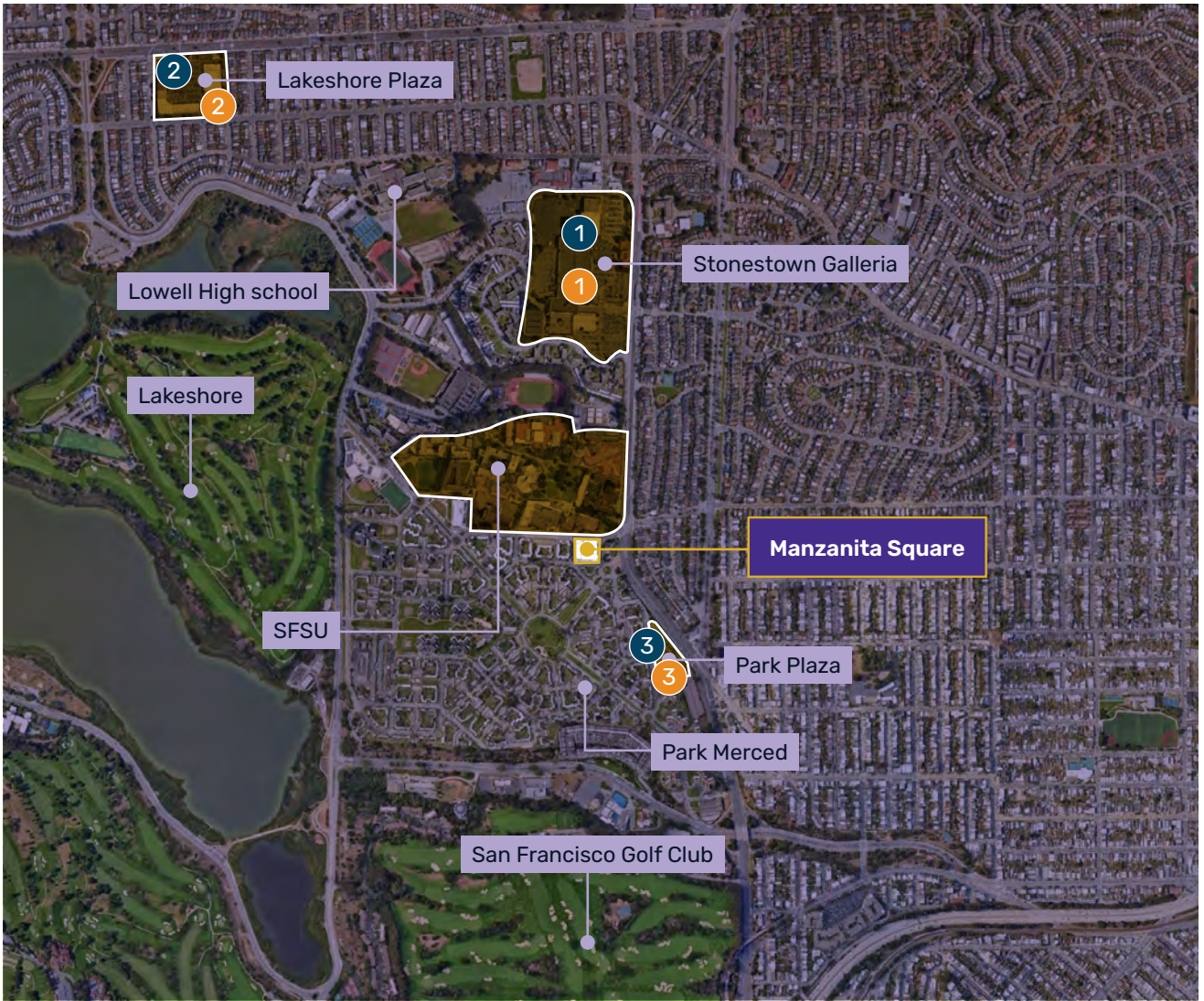
Stonestown Galleria Shopping Mall

**7 min walk**

Park Plaza Shopping Center



# LOCATION AMENITIES



## Eat + Drink

### 1. Stonestown Galleria

- 85 C Bakery Cafe
- Blaze Pizza
- Boudin Sourdough Bakery
- Chipotle Mexican Grill
- Gangnam Korean BBQ
- CREAM
- Ike's Love and Sandwiches
- Jamba
- Marugame Udon
- McDonalds
- Panda Express
- Rooster and Rice
- See's Candies
- Starbucks
- Trader Joe's
- Whole Foods

### 2. Lakeshore Plaza

- Chipotle Mexican Grill
- Peets Coffee
- Noah's Bagels
- Ono Hawaiian BBQ
- Subway
- The Noodle House

### 3. Park Plaza

- Poke Kana
- Papa John's
- Spressa Coffee

## Retail

### 1. Stonestown Galleria

- Apple
- ATandT
- Aveda
- Game Stop
- Express
- Camps Sports
- Foot Locker
- Forever 21
- Lids
- Miniso
- Sungass Hut
- HandM
- L'Occitane
- Lush
- Regal Cinemas
- Target
- Uniqlo
- Verizon

- Sephora
- Swarovski
- Victoria's Secret
- Xfinity
- Zara

### 2. Lakeshore Plaza

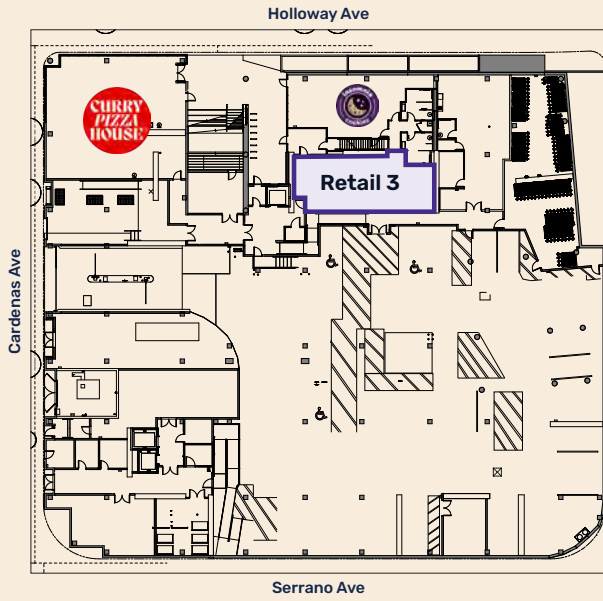
- Lucky
- Big 5 Sporting Goods
- Petco
- Ross
- Wells Fargo Bank
- Verizon Wireless

### 3. Park Plaza

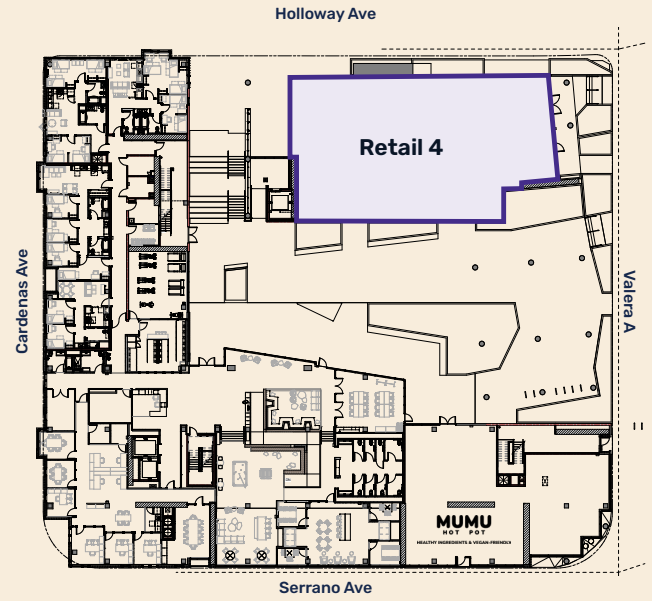
- Park Plaza Fine Foods
- Enterprise Rent-A-Car
- U-Haul

# RETAIL LANDSCAPE

## LEVEL 1



## LEVEL 2



### Available retail suites

Retail 1 ±2,550 SF  
Leased



Retail 2 ±1,090 SF  
Leased



Retail 3 ±1,172 SF  
Available

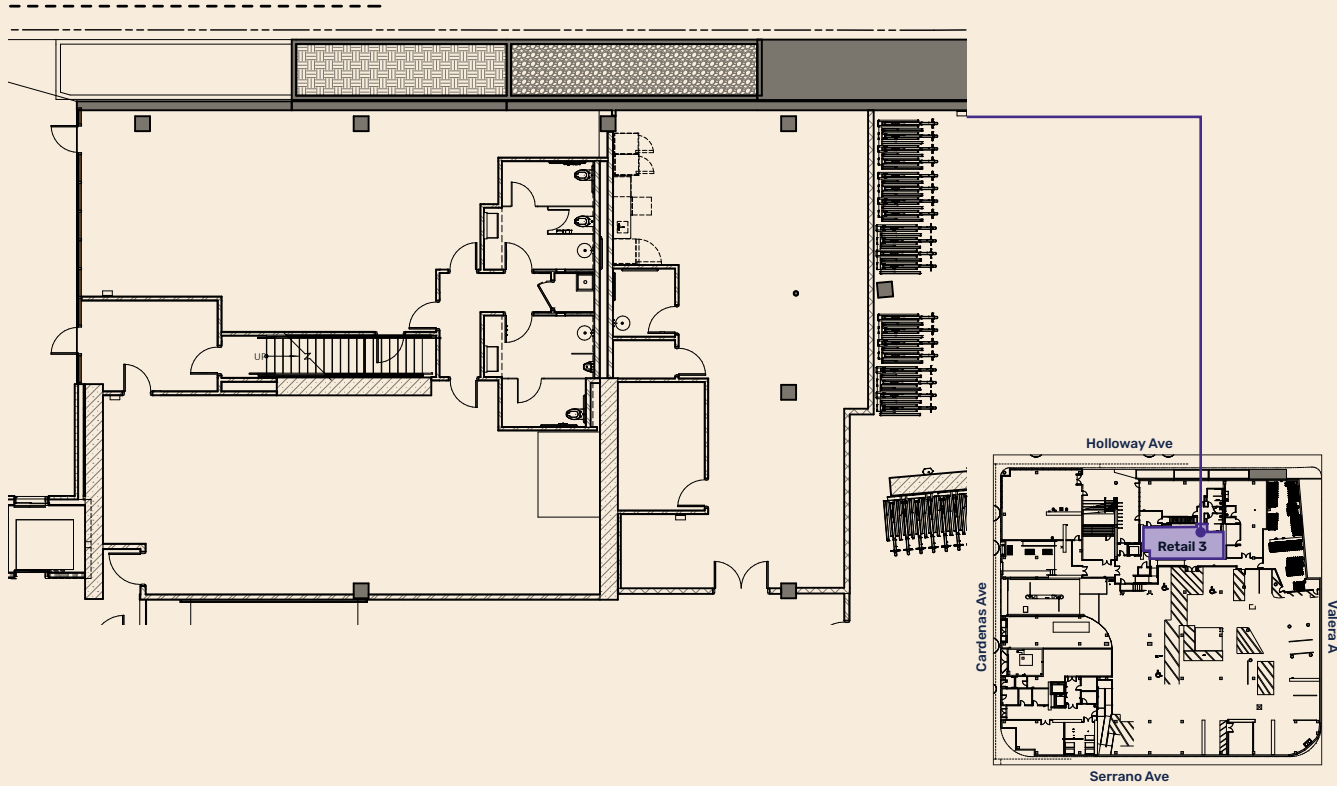
Retail 4 ±5,098 SF  
Available

Retail 5 ±3,384 SF  
Leased



**RETAIL 3**

±1,172 Sq ft.



In-line retail space located at the prime entrance to Manzanita Square



Retail 3 has its own private entrance next to Retail 2, and across from Retail 1



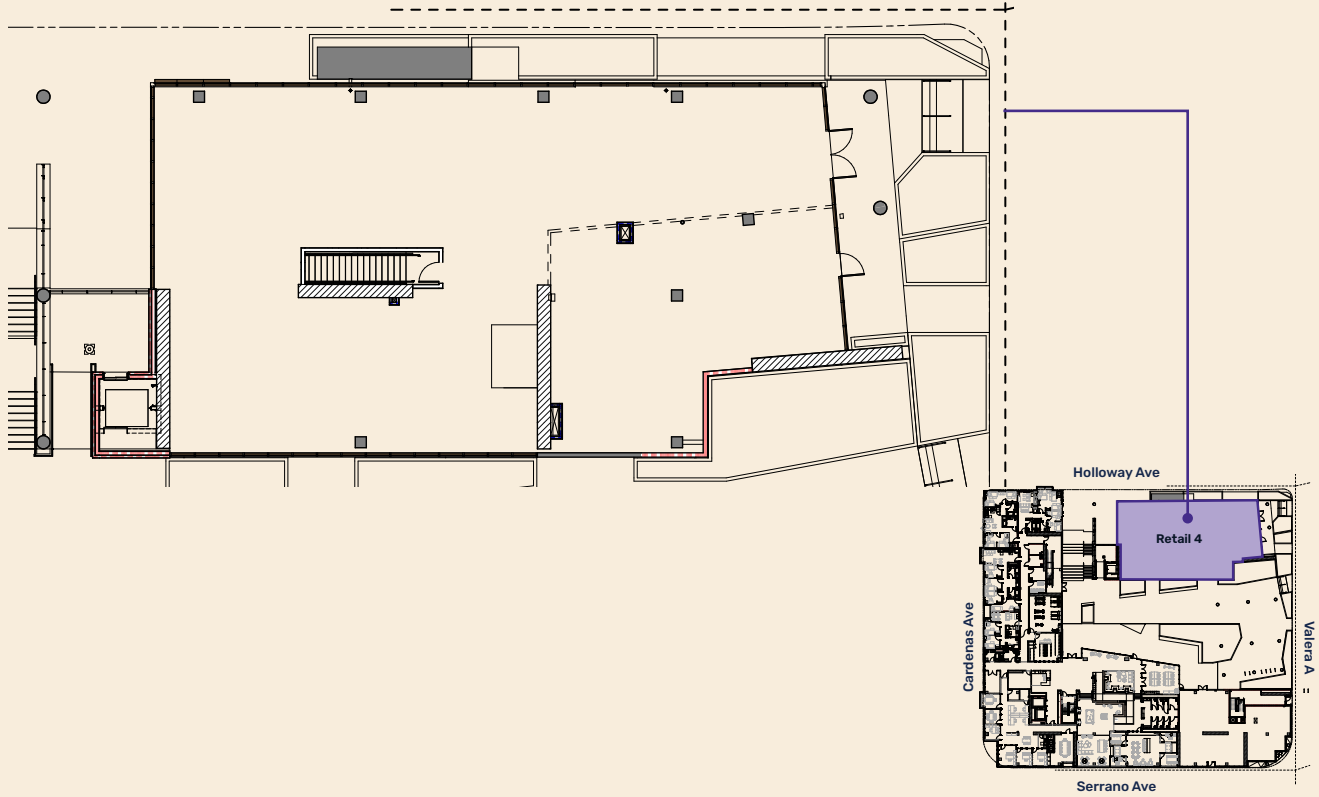
Brand new bathrooms complete and will be shared between Retail 2 and Retail 3 tenants



Ceiling height of 10' (floor to ceiling)

RETAIL 4

±5,098 Sq ft.



Flagship space overlooking Holloway Avenue and SF State Campus



Grocers, markets, gym/fitness center and breweries are all preferred uses



Expansive open-space plan with demising flexibility



Ceiling height of 15'3" plus ample natural light



Elevated with clear sight line to SF State's campus, bustling 19th Avenue, and high traffic public transportation hub

# MANZANITA SQUARE

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