

188  
OCTAVIA  
STREET

One modern retail space available  
998 SF





**188 OCTAVIA** consists of one modern retail space located in an exciting new Hayes Valley development just off the bustling Hayes Street corridor. The space features big windows, and high ceilings. Located along the gateway into San Francisco for visitors arriving from the 101 freeway, 188 Octavia is sure to catch the visitor's eye as they drive into the Hayes Valley neighbor-hood. 28 upscale residential units top this magnificent space.

- › One modern retail space consisting of approximately 1,562 SF corner retail spaces.
- › The space features high ceilings, big display windows, and great visibility from all visitors coming into San Francisco from the 101 South freeway and the Bay Bridge.
- › Suitable for a variety of uses including restaurant, café, personal and professional services.
- › Wide storefront with attractive signage opportunities on two exterior sides. Situated at the base of a 28-unit luxury midrise spanning an entire block.
- › Centrally located in Hayes Valley near City Hall, SFJazz Center, Davies Symphony Hall, War Memorial Opera House, and some of the City's best restaurants and shops such as Absinthe, Ritual Coffee, Marine Layer, Buck Mason, Cala, Souvla, Warby Parker, and more.



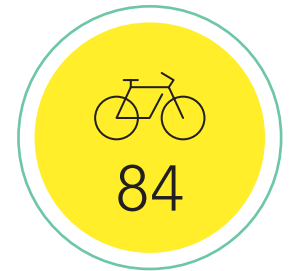
#### WALKABLE CITY HUB

Thriving urban hub provides abundant walk-able retail and restaurant amenities.



#### PUBLIC TRANSPORTATION HUB

The Property is located at the junction of major Muni and Bus lines.

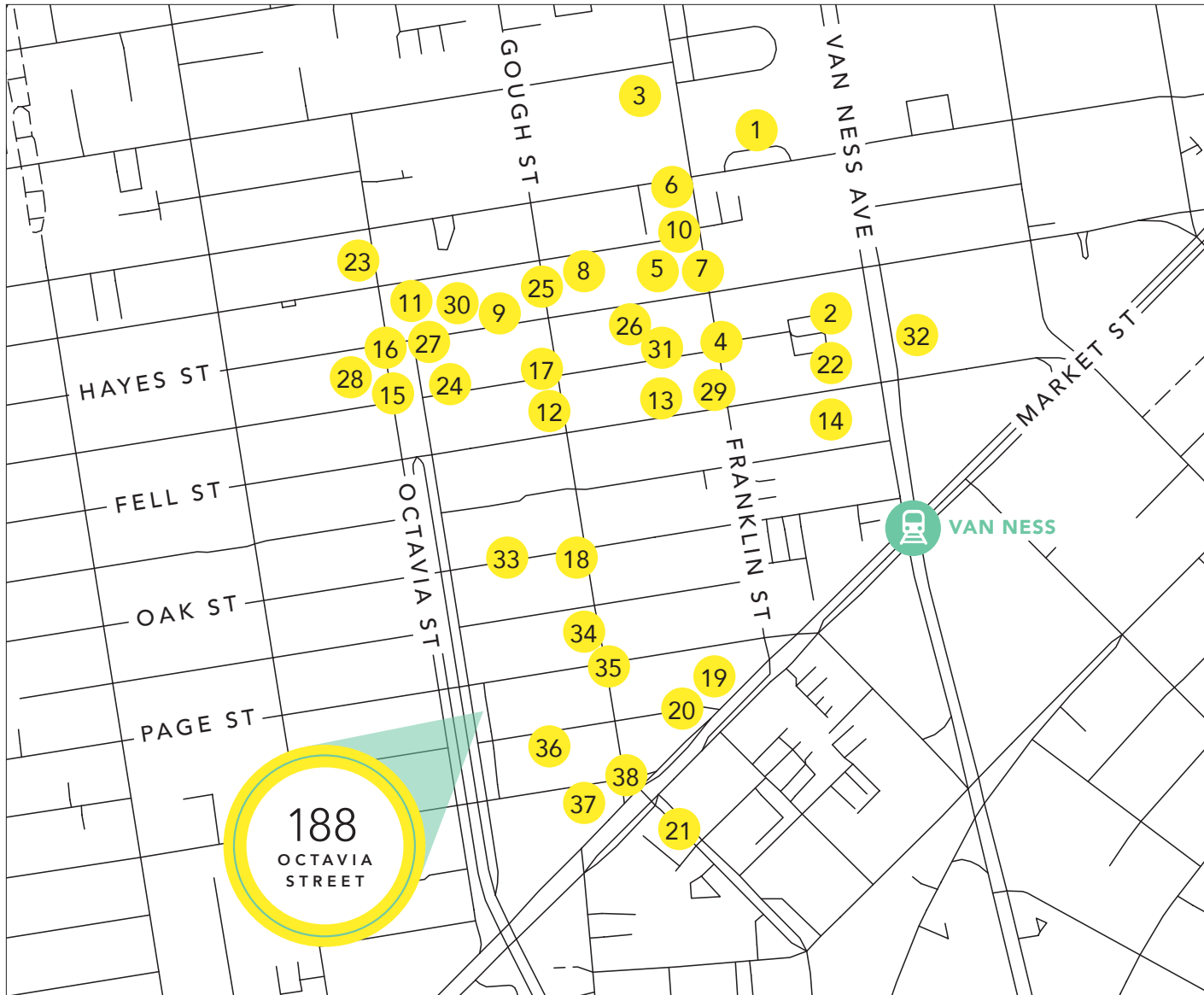


#### BIKE FRIENDLY NEIGHBORHOOD

Neighborhood amenities such as dedicated bike lanes, shared bike stations, and ample residential and commercial bicycle parking.



# NEIGHBORHOOD MAP



1. San Francisco Opera
2. San Francisco Symphony
3. Pläj
4. Nojo
5. Hayes Street Grill
6. Grove
7. SF Jazz
8. Absinthe
9. A Mano
10. Dobbs Ferry
11. Brass Tacks
12. Fatted Calf
13. Blue Bottle Coffee
14. Rickshaw Stop
15. Miette
16. Stacks
17. Domo
18. Rich Table
19. Zuni
20. Pause
21. De Lessio
22. Cala
23. Loving Cup
24. Smitten Ice Cream
25. Petit Crenn
26. Warby Parker
27. Souvla
28. Grant Propeller
29. SF Jazz Center
30. Marine Layer
31. Lers Ros
32. Corridor
33. Otoro Sushi
34. Straw
35. Mercury Cafe
36. Boba Guys
37. Proposition Chicken
38. Espetus Steak House





# NEIGHBORHOOD OVERVIEW 0.5 mile radius

31,907

Total  
population

2.25%

Population  
growth  
(10 year)

\$146,940

Average  
income

\$95,319

Average  
disposable  
income

2,371

Total  
businesses

29,667

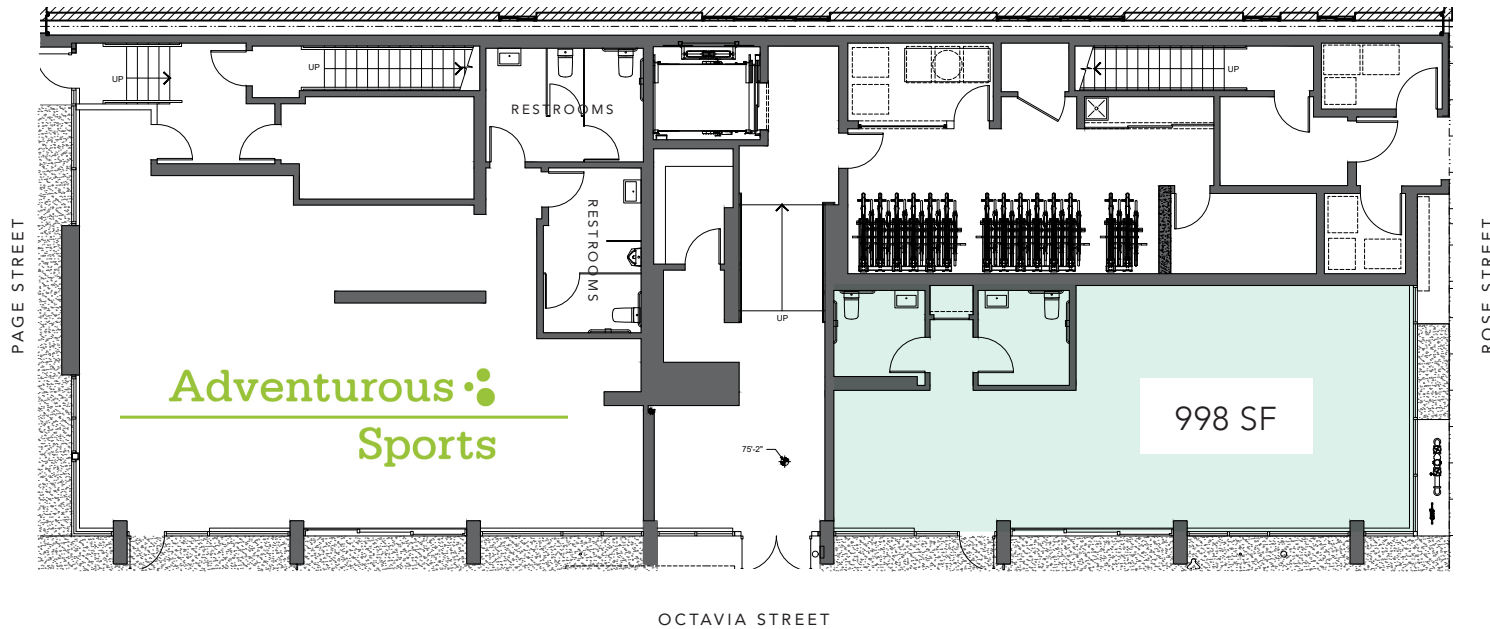
Daytime  
population

188

OCTAVIA  
STREET



# PROPERTY HIGHLIGHTS



Restaurant shell  
in place



Existing sliding  
windows are  
ideal for outdoor  
sidewalk dining



Prominent  
visibility on  
corner



Proximity  
to Hayes St  
retail







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