

FOR LEASE
Former Walgreens
33 Drumm Street | San Francisco, CA



Overview

LEASE RATE \$25 SF/yr (MG)

AVAILABLE SF 12,632 SF



Description

Former Walgreens. Lease end date is 12/31/2023. All offers are subject to approval by Walgreens Real Estate Committee.

- Great opportunity for the post COVID-19 environment
- Located across from the Hyatt Hotel and near the Embarcadero Center Office Complex
- Easily accessible by public transportation

Nearby Retailers

HYATT **SEPHORA** **LOFT**

BANANA REPUBLIC

**FERRY
BUILDING**

amazon go

Contact

MATTHEW ALEXANDER
415.908.4938 | matt.alexander@srsre.com
CA License No. 883993

SARAH D. EDWARDS
408.216.2322 | sarah.edwards@srsre.com
CA License No. 129727

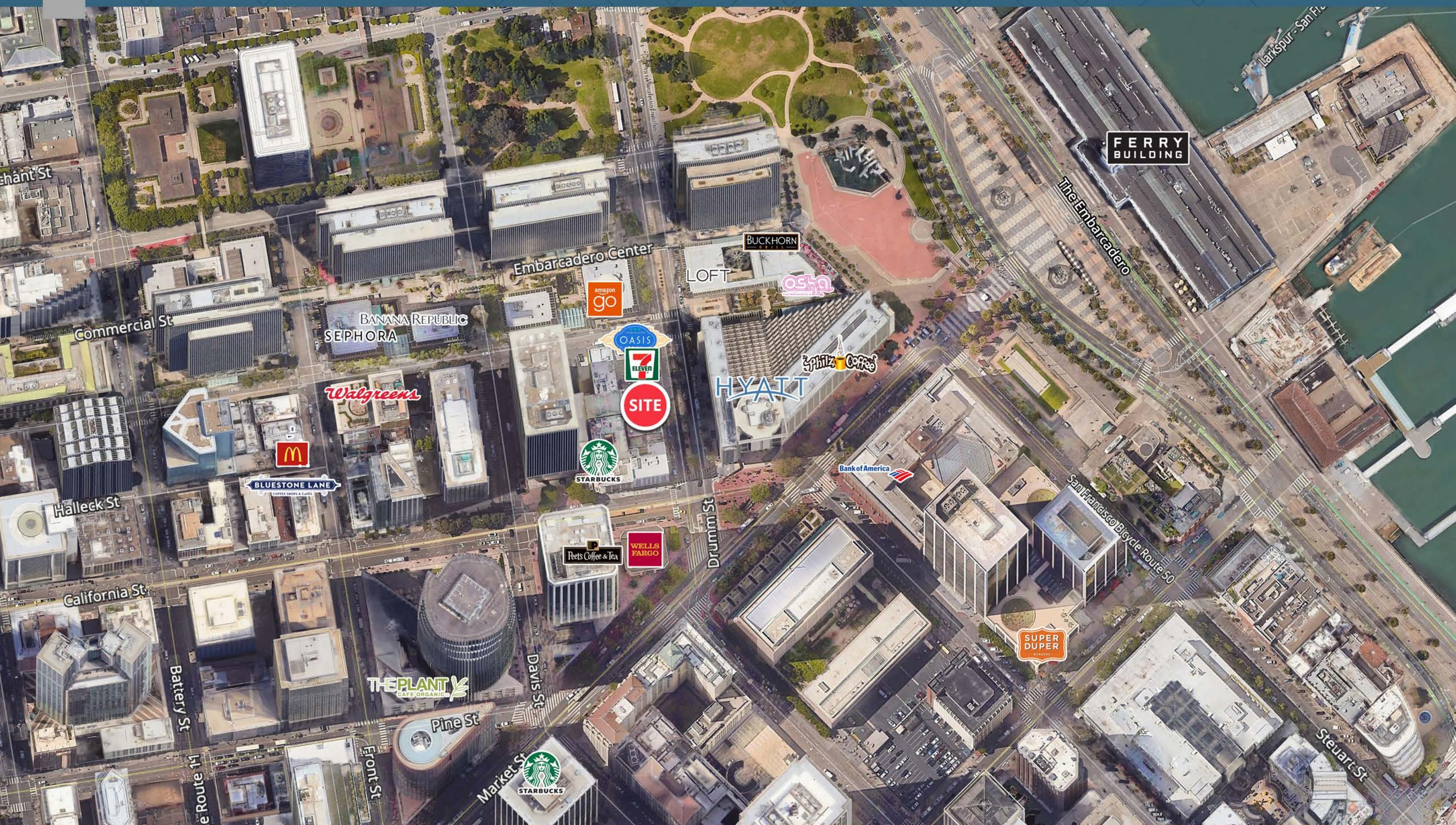
Demographics

	HALF MILE	1 MILE	2 MILE
Population	11,327	68,406	217,065
Households	6,286	37,976	119,395
Average HH Inc.	\$215,877	\$170,091	\$156,353

Year: 2020 | Source: Esri, Esri and Infogroup, U.S. Census

Former Walgreens

33 Drumm Street | San Francisco, CA



	0.5 miles	1 mile	2 miles
Population			
2000 Population	4,944	49,601	159,773
2010 Population	6,691	56,382	182,091
2020 Population	11,327	68,406	217,065
2025 Population	12,790	72,462	229,882
2000-2010 Annual Rate	3.07%	1.29%	1.32%
2010-2020 Annual Rate	5.27%	1.90%	1.73%
2020-2025 Annual Rate	2.46%	1.16%	1.15%
2020 Male Population	52.8%	50.9%	52.5%
2020 Female Population	47.2%	49.1%	47.5%
2020 Median Age	42.4	43.0	40.5
2020 Total Daytime Population	93,876	188,462	376,291
Workers	89,099	157,088	280,816
Residents	4,777	31,374	95,475
In the identified area, the current year population is 11,327. In 2010, the Census count in the area was 6,691. The rate of change since 2010 was 5.27% annually. The five-year projection for the population in the area is 12,790 representing a change of 2.46% annually from 2020 to 2025. Currently, the population is 52.8% male and 47.2% female.			
Data for all businesses in area			
Total Businesses:	11,053	18,824	30,411
Total Employees:	144,450	234,740	384,874
Total Residential Population:	11,327	68,406	217,065
Employee/Residential Population Ratio:	13:1	3:1	2:1
Median Age			
The median age in this area is 42.4, compared to U.S. median age of 37.9.			
Race and Ethnicity			
2020 White Alone	45.2%	41.6%	48.5%
2020 Black Alone	1.7%	2.3%	4.8%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.4%
2020 Asian Alone	47.8%	50.0%	37.0%
2020 Pacific Islander Alone	0.2%	0.2%	0.2%
2020 Other Race	1.6%	2.0%	4.4%
2020 Two or More Races	3.4%	3.6%	4.7%
2020 Hispanic Origin (Any Race)	5.6%	6.2%	10.8%
Persons of Hispanic origin represent 5.6% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.2 in the identified area, compared to 65.1 for the U.S. as a whole.			
Median Household Income			
2020 Median Household Income	\$166,838	\$108,778	\$99,008
2025 Median Household Income	\$186,842	\$128,664	\$115,188
2020-2025 Annual Rate	2.29%	3.41%	3.07%
Average Household Income			
2020 Average Household Income	\$215,877	\$170,091	\$156,353
2025 Average Household Income	\$239,649	\$192,221	\$177,034
2020-2025 Annual Rate	2.11%	2.48%	2.52%
Per Capita Income			
2020 Per Capita Income	\$123,863	\$94,353	\$86,595
2025 Per Capita Income	\$136,710	\$106,606	\$97,834
2020-2025 Annual Rate	1.99%	2.47%	2.47%

Source: Esri, Esri and Infogroup, U.S. Census

	0.5 miles	1 mile	2 miles
Population			
2000 Population	4,944	49,601	159,773
2010 Population	6,691	56,382	182,091
2020 Population	11,327	68,406	217,065
2025 Population	12,790	72,462	229,882
2000-2010 Annual Rate	3.07%	1.29%	1.32%
2010-2020 Annual Rate	5.27%	1.90%	1.73%
2020-2025 Annual Rate	2.46%	1.16%	1.15%
2020 Male Population	52.8%	50.9%	52.5%
2020 Female Population	47.2%	49.1%	47.5%
2020 Median Age	42.4	43.0	40.5
2020 Total Daytime Population	93,876	188,462	376,291
Workers	89,099	157,088	280,816
Residents	4,777	31,374	95,475

In the identified area, the current year population is 11,327. In 2010, the Census count in the area was 6,691. The rate of change since 2010 was 5.27% annually. The five-year projection for the population in the area is 12,790 representing a change of 2.46% annually from 2020 to 2025. Currently, the population is 52.8% male and 47.2% female.

Data for all businesses in area

Total Businesses:	11,053	18,824	30,411
Total Employees:	144,450	234,740	384,874
Total Residential Population:	11,327	68,406	217,065
Employee/Residential Population Ratio:	13:1	3:1	2:1

Median Age

The median age in this area is 42.4, compared to U.S. median age of 37.9.

Race and Ethnicity

2020 White Alone	45.2%	41.6%	48.5%
2020 Black Alone	1.7%	2.3%	4.8%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.4%
2020 Asian Alone	47.8%	50.0%	37.0%
2020 Pacific Islander Alone	0.2%	0.2%	0.2%
2020 Other Race	1.6%	2.0%	4.4%
2020 Two or More Races	3.4%	3.6%	4.7%
2020 Hispanic Origin (Any Race)	5.6%	6.2%	10.8%

Persons of Hispanic origin represent 5.6% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Median Household Income

2020 Median Household Income	\$166,838	\$108,778	\$99,008
2025 Median Household Income	\$186,842	\$128,664	\$115,188
2020-2025 Annual Rate	2.29%	3.41%	3.07%

Average Household Income

2020 Average Household Income	\$215,877	\$170,091	\$156,353
2025 Average Household Income	\$239,649	\$192,221	\$177,034
2020-2025 Annual Rate	2.11%	2.48%	2.52%

Per Capita Income

2020 Per Capita Income	\$123,863	\$94,353	\$86,595
2025 Per Capita Income	\$136,710	\$106,606	\$97,834
2020-2025 Annual Rate	1.99%	2.47%	2.47%

Source: Esri, Esri and Infogroup, U.S. Census