

Manzanita Square

Retail for Lease at San Francisco State Campus

±1,172 SF - ±2,550 SF, and ±5,098 SF available



AMERICAN
CAMPUS
COMMUNITIES

Property overview

Manzanita Square is a student housing development project situated in the heart of San Francisco State University's campus and the surrounding Parkmerced neighborhood. With 170 apartments and 570 beds, this modern property offers state-of-the-art amenities, a convenient on-site parking garage, and five retail suites on the first two floors. Experience extraordinary living at Manzanita Square!

On-site amenities

Manzanita Building amenities include a small fitness center, game/theatre room, study/work spaces, shared commercial kitchen, laundry room and more, all managed by American Campus Communities, the nation's largest developer, owner and manager of high-quality student housing communities.





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 & 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
AT&T
Aveda
Game Stop
Express
Camps Sports
Foot Locker
Forever 21
Lids
Miniso
Sungass Hut
H&M
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

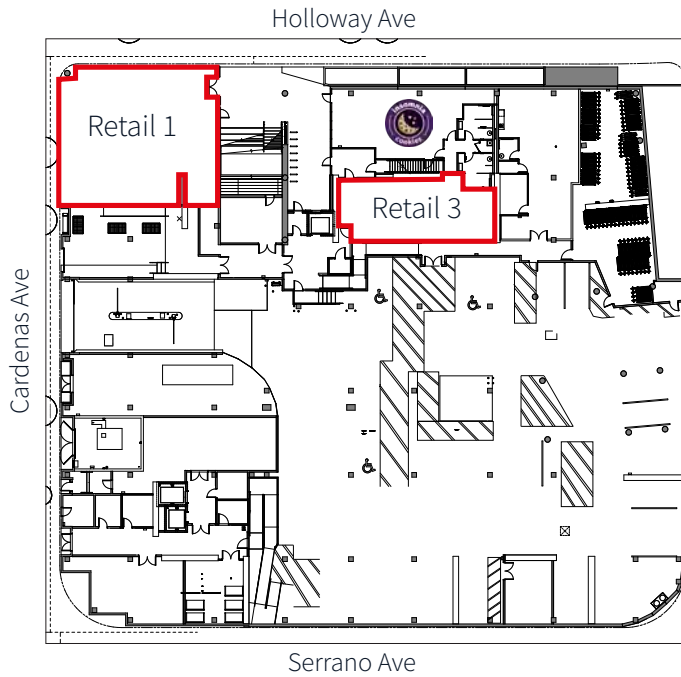
Wells Fargo Bank
Verizon Wireless

3. Park Plaza

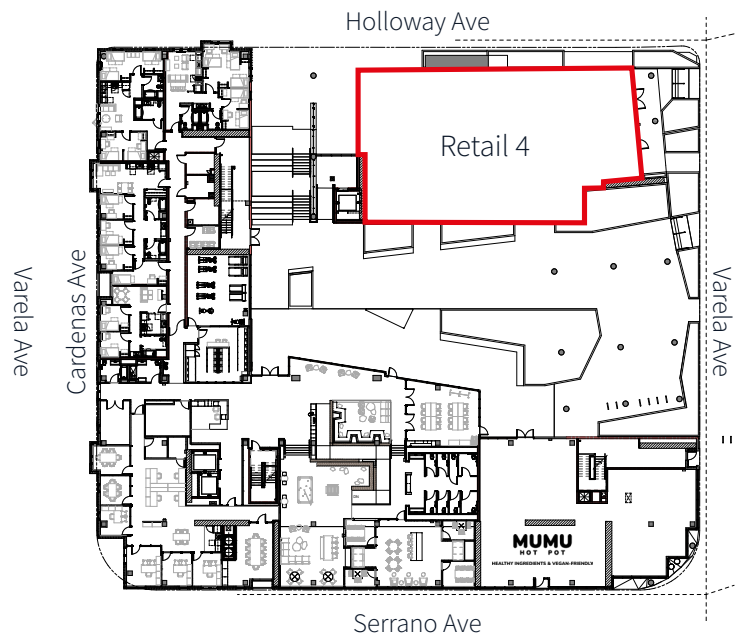
Park Plaza Fine
Foods
Enterprise Rent-A-Car
U-Haul

Retail landscape



Level 1



Level 2



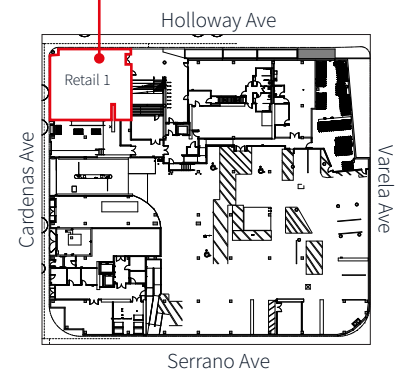
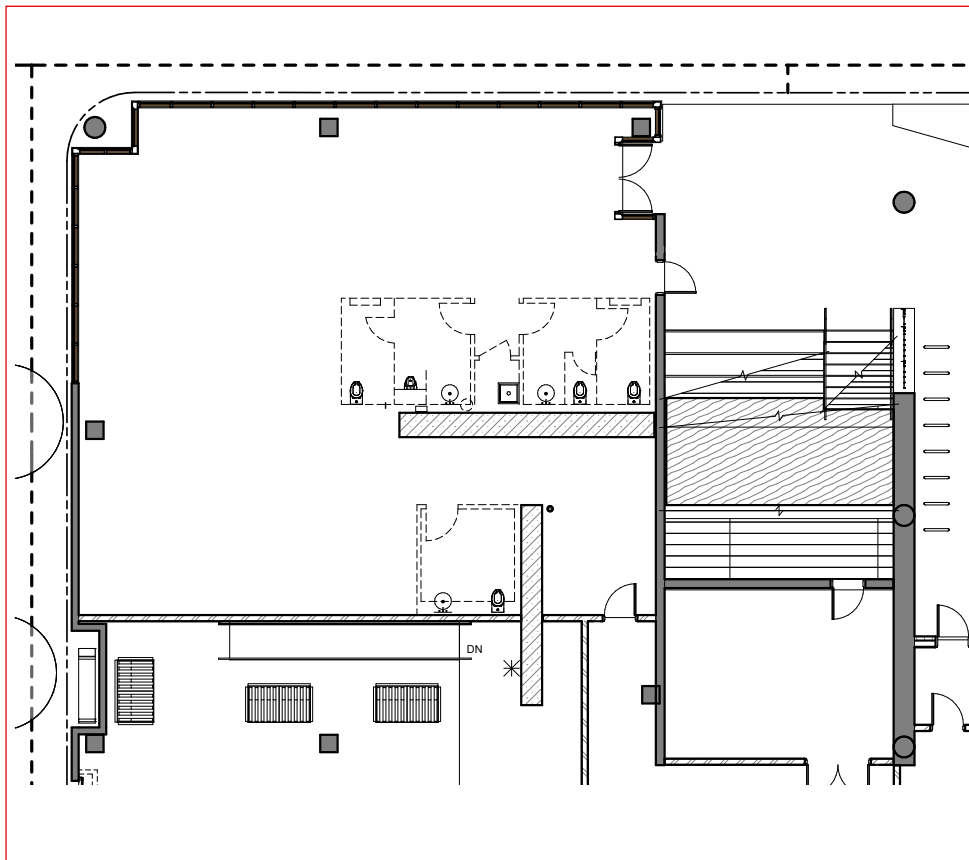
Available retail suites

Retail 1	±2,550 SF available	
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 1

±2,550 SF



Hard corner on Holloway Avenue and Cardenas Avenue



Venting/duct shaft type
1 hood in-place



Outdoor seating potential



Ceiling height of 12'5"



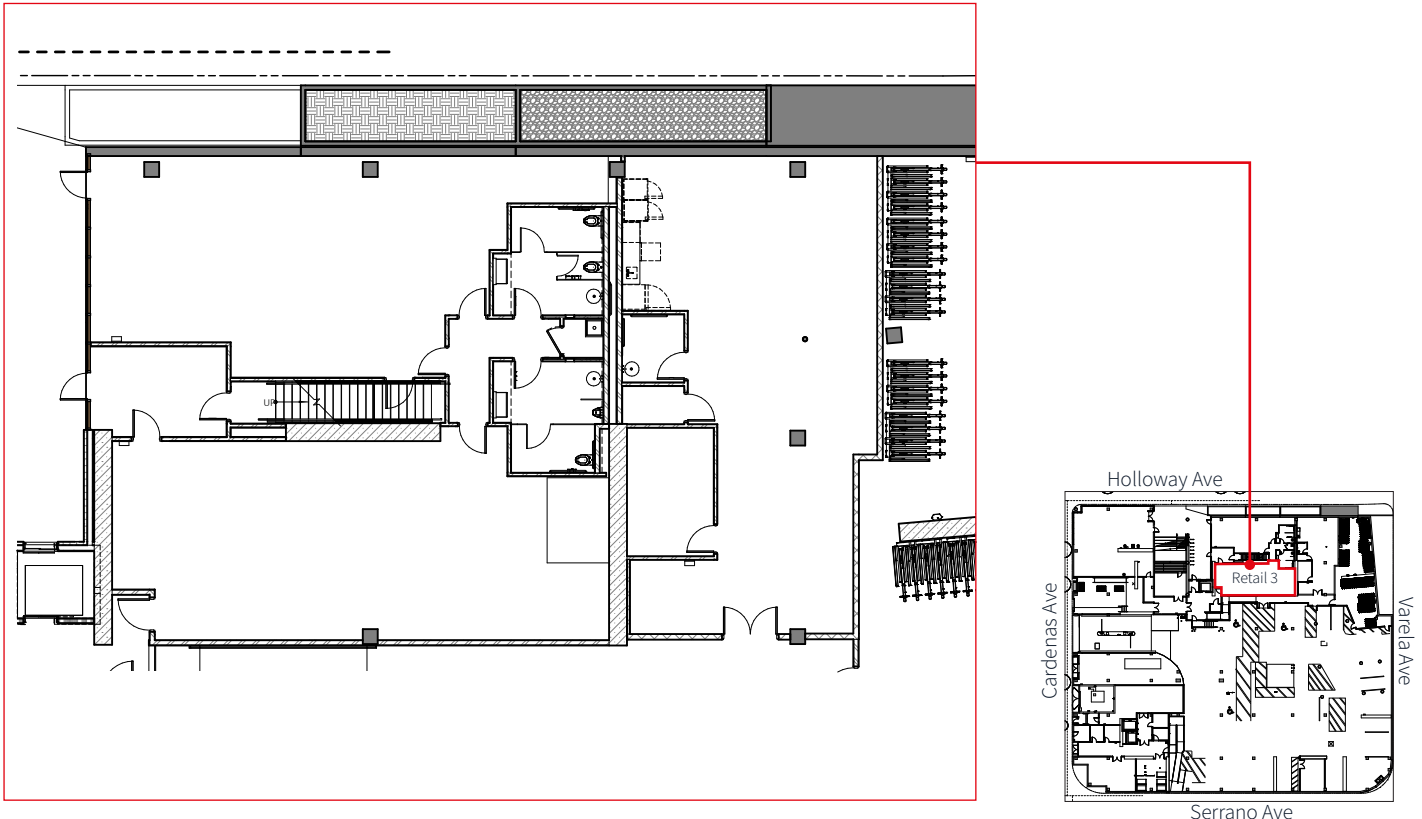
Direct access to the parking garage for deliveries



Ideal for F&B/Restaurant (fast-casual, full-service, QSR, etc.)

Retail 3

±1,172 SF



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



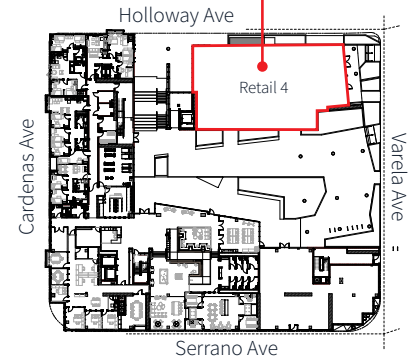
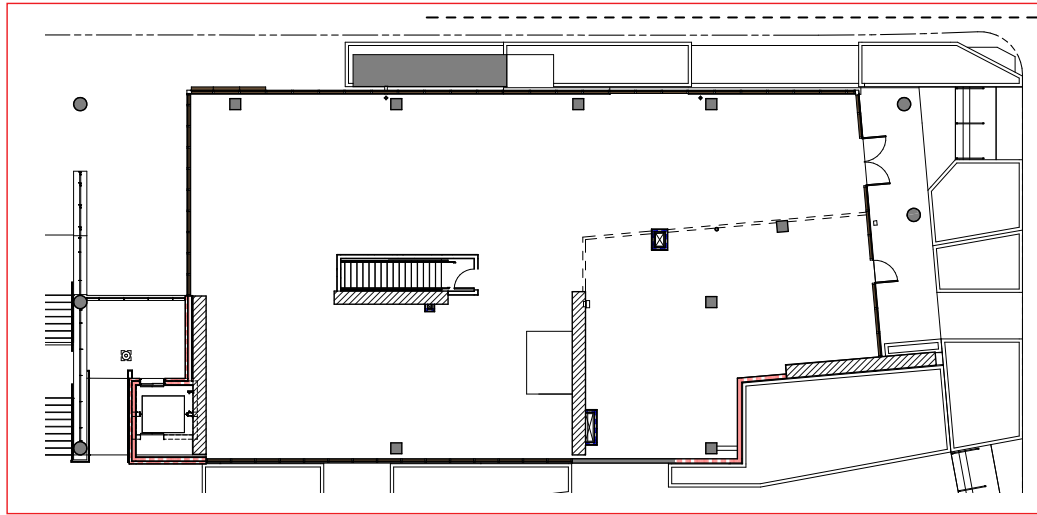
Brand new bathrooms complete and will be shared between Retail 2 & Retail 3 tenants



Ceiling height of 10' (floor to ceiling)

Retail 4

±5,098 SF



Flagship space overlooking Holloway Avenue and SF State Campus



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



Ceiling height of 15'3" plus ample natural light



Expansive open-space plan with demising flexibility



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



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