# Manzanita Square Retail for Lease at San Francisco State Campus

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



### 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 onsite parking garage, and five retail suites on the first two floors. Experience extraordinary living at Manzanita Square!

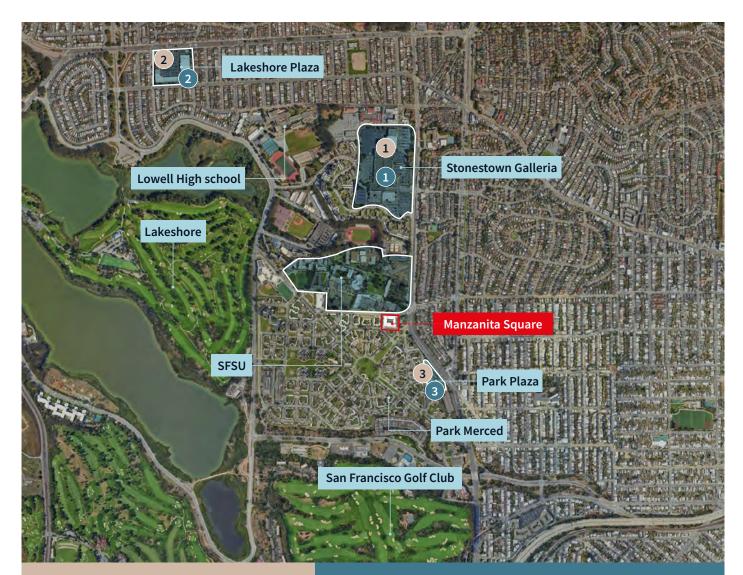
### On-site amenities

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

Trader Joe's

Whole Foods

Peets Coffee

Noah's Bagels

3. Park Plaza

Poke Kana

Papa John's

Spressa Coffee

Subway

2. Lakeshore Plaza

Ono Hawaiiian BBQ

The Noodle House

Chipotle Mexican Grill

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

#### 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 Xfinitiy Zara

#### 2. Lakeshore Plaza

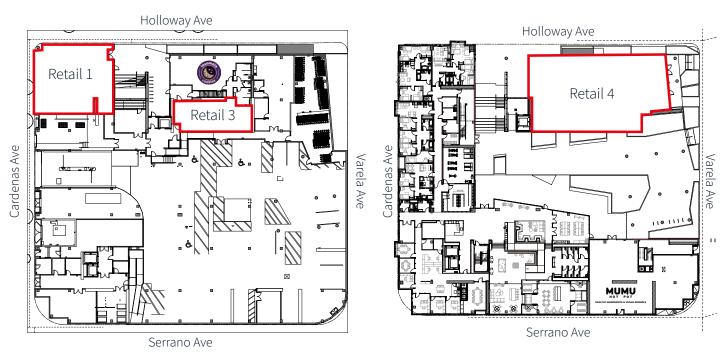
Lucky Big 5 Sporting Goods Petco Ross Wells Fargo Bank Verizon Wireless

#### 3. Park Plaza

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

### Retail landscape

Level 1



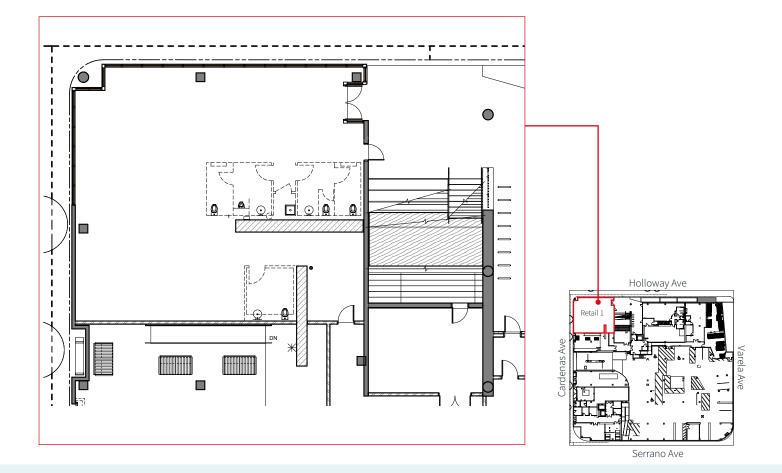
Level 2

### Available retail suites

Retail 1	±2,550 SF available	
Retail 2	±1,090 SF leased	Usomnia Cookies
Retail 3	±1,172 SF available	
Retail 4	±5,098 SF available	
Retail 5	±3,384 SF leased	HOT POT HEALTHY INGREDIENTS & VEGAN-FRIEND



## Retail 1 **±2,550 SF**



 $^{\circ}$ 

Hard corner on Holloway Avenue and Cardenas Avenue

Ŷ

Venting/duct shaft type 1 hood in-place Ħ

Outdoor seating potential

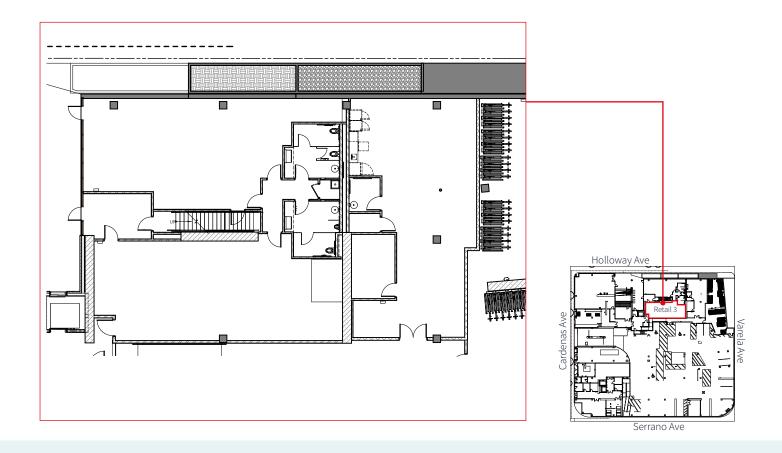
Ceiling height of 12'5"

Direct access to the parking garage for deliveries

Ψſ

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



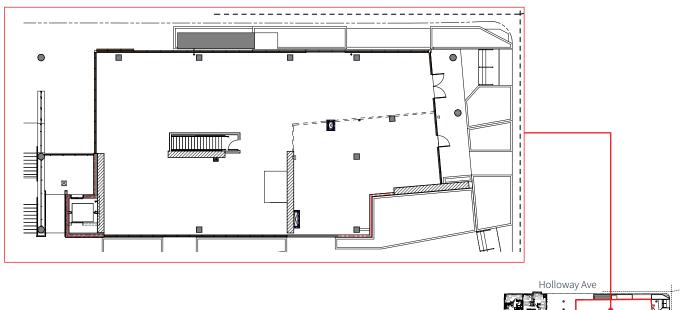
Brand new bathrooms complete and will be shared between Retail 2 & Retail 3 tenants

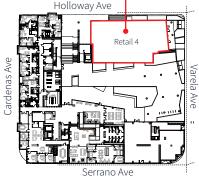


Retail 3 has its own private entrance next to Retail 2, and across from Retail 1



### 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 19<sup>th</sup> Avenue, and high traffic public transportation hub Ceiling height of 15'3" plus ample natural light

Expansive open-space plan with demising flexibility

ന്ന

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



Ben Lazzareschi Managing Director +1 415 810 8546 ben.lazzareshi@jll.com CA # 01414579

#### **David Kessler**

Associate +1 925 478 0386 david.kessler@jll.com CA #02112097



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.