








the eonic company®

JOIN
TRADER JOE'S
IN HAYES VALLEY

555 FULTON STREET
HAYES VALLEY
SAN FRANCISCO, CALIFORNIA 94102

   
RETAIL FITNESS CAFE DAYCARE

PROJECT HIGHLIGHTS



New Ownership with Heavy Tenant Improvement Allowance



139 Residential Units
94% Occupied



Adjacent to Hayes Valley Shops and Restaurants



Grocery Anchored Mixed-Use Project



DEMOGRAPHICS

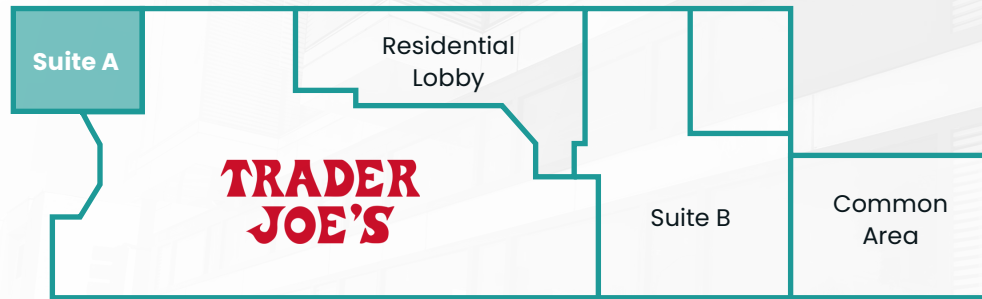
	0.25 MILES	0.50 MILES
Population	7,945	32,658
Average Household Income	\$150,842	\$160,751
Daytime Population	6,094	26,182

TRAFFIC COUNTS

Van Ness Ave	57,682 ADT
Gough St	36,632 ADT
Fell St	20,093 ADT
Oak St	33,971 ADT
Golden Gate Ave	8,932 ADT
Turk St	11,992 ADT

Source: 2022 Esri.

PROPERTY SUITE A



FEATURES

Seeking: Retail/Coffee/Cafe



±2,240 SF



Directly Adjacent to Grocer Entrance



Shell Condition



Expansive Window Line

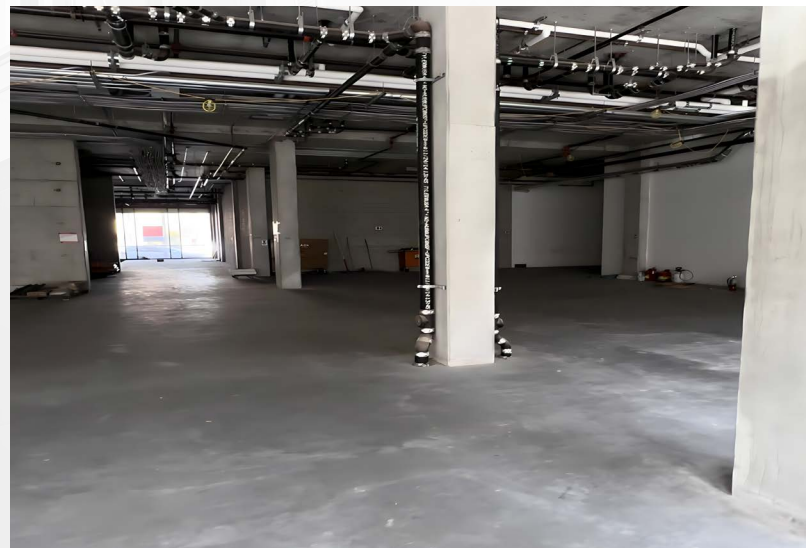


Strong Endcap on Corner of Laguna St and Fulton St



High Ceilings

PROPERTY SUITE B



FEATURES

Seeking: Daycare/Medical/Fitness



±7,350 SF



Ability to Reduce
Square Footage



Shell Condition



Fulton St Frontage



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