

# 1850

## POLK STREET

San Francisco, CA 94109



GROUND MATRIX

FOR LEASE | RETAIL PROPERTY

Property Summary

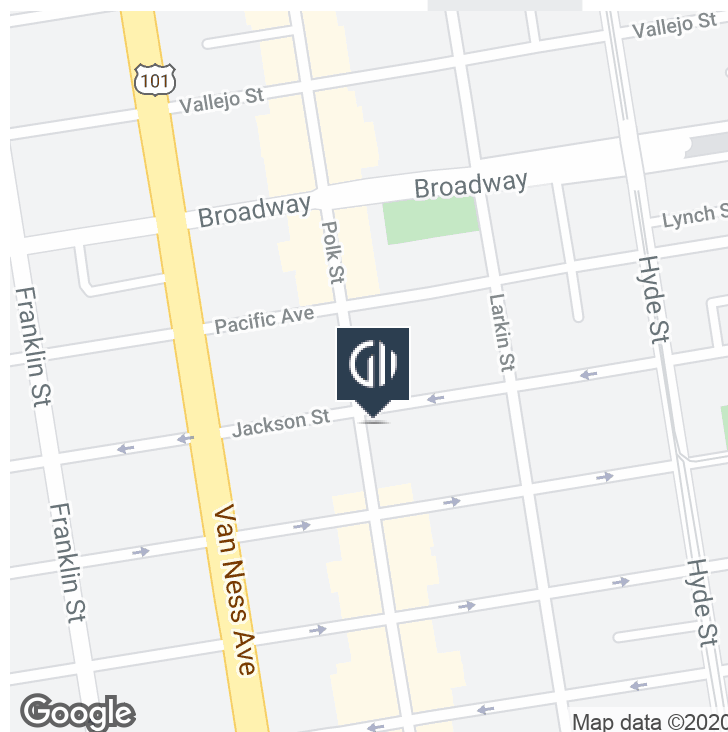


### PROPERTY DESCRIPTION

Check out this high foot traffic corner located in a rapidly improving intersection in the Polk Gulch corridor. Endless possibilities for all retail concepts make this a highly desirable location for a wide range of retailers.

### PROPERTY HIGHLIGHTS

- 2,100 Square Feet
- 2 ADA restrooms
- Open space with two large window-lines
- High foot traffic
- Flexible tenant improvement budget
- High ceilings



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CalDRE #02018515

#### Jake Levinson

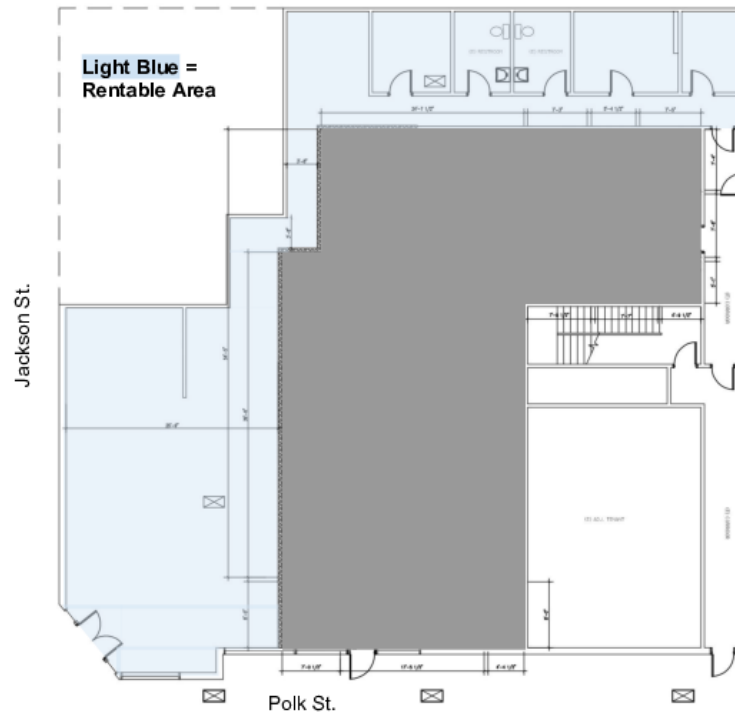
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jake@groundmatrix.com  
CalDRE #02021931

#### Clayton Demski

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## Floor Plan And Exterior Photos



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Architectural Renderings

James Dixon  
architect

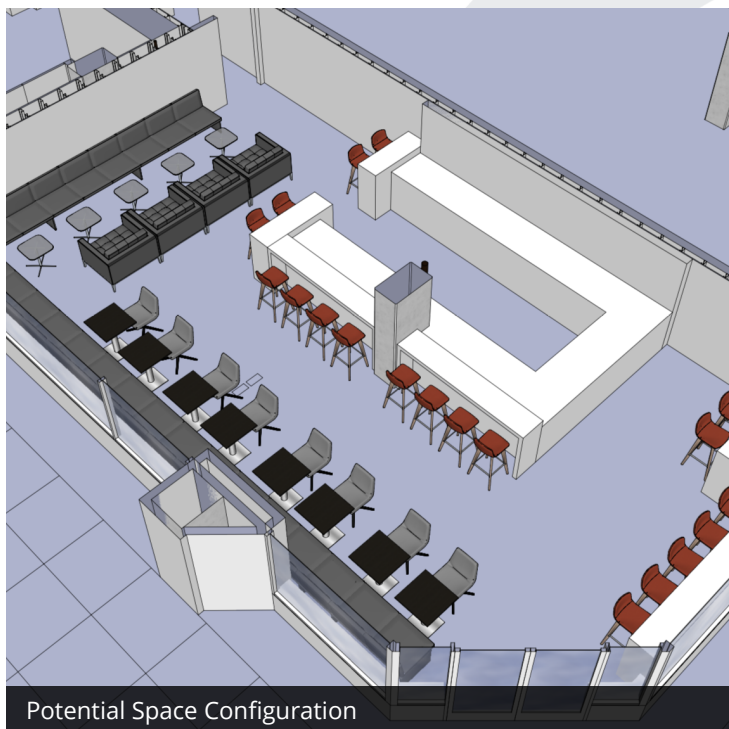
737 Pine Street, Suite 62  
San Francisco CA 94108

415 310 5611

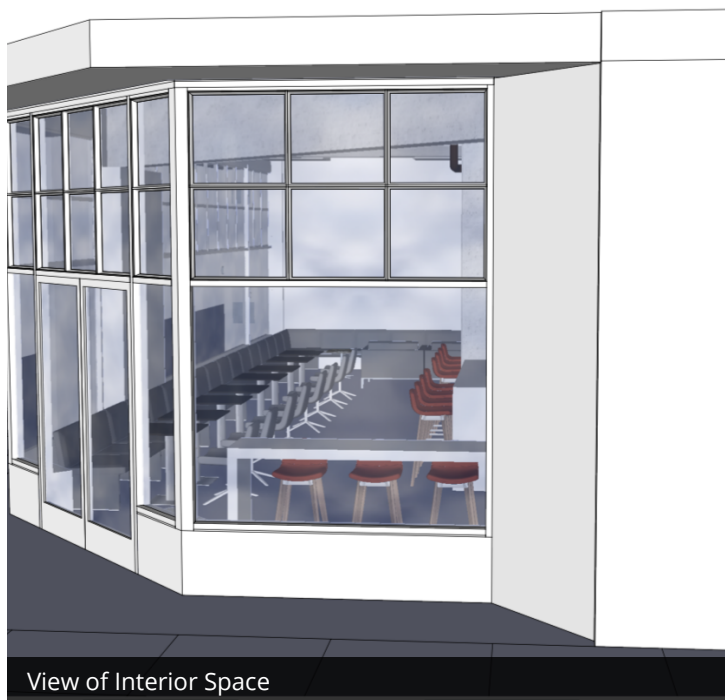
17 January 2019



Updated Facade Rendering



Potential Space Configuration



View of Interior Space

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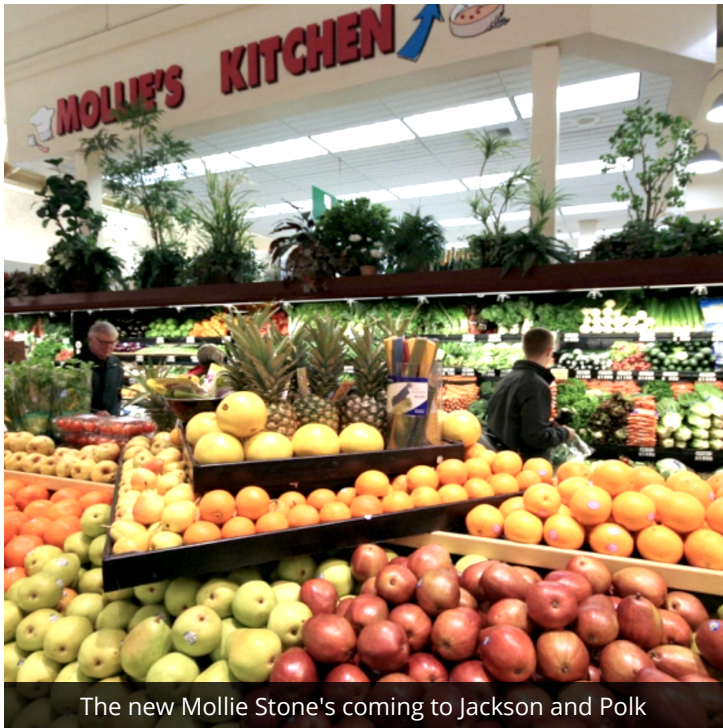
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Neighboring Retailers



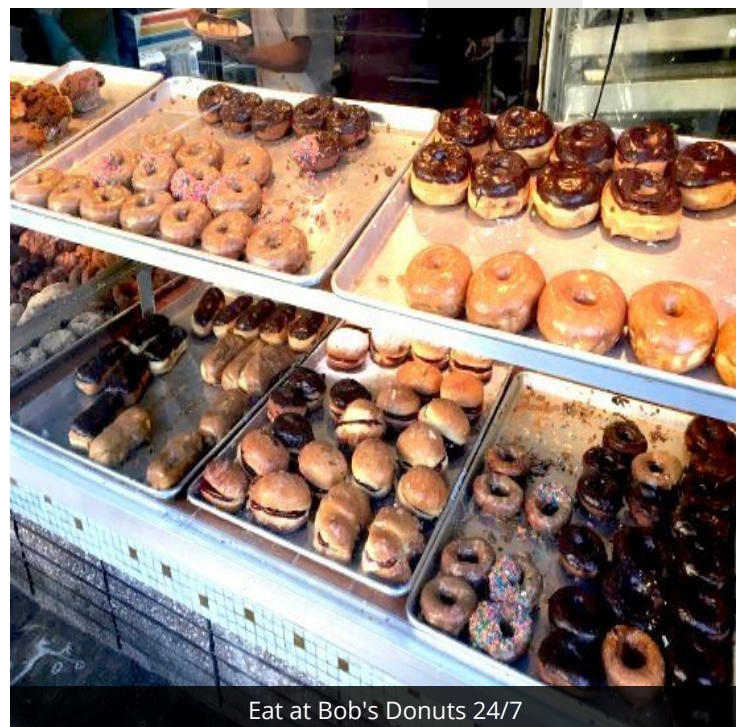
The new Mollie Stone's coming to Jackson and Polk



Philz Coffee is coming to Polk Street



Just one block away sits Swan Oyster Depot



Eat at Bob's Donuts 24/7

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Retailer Map



Map data ©2020 Google

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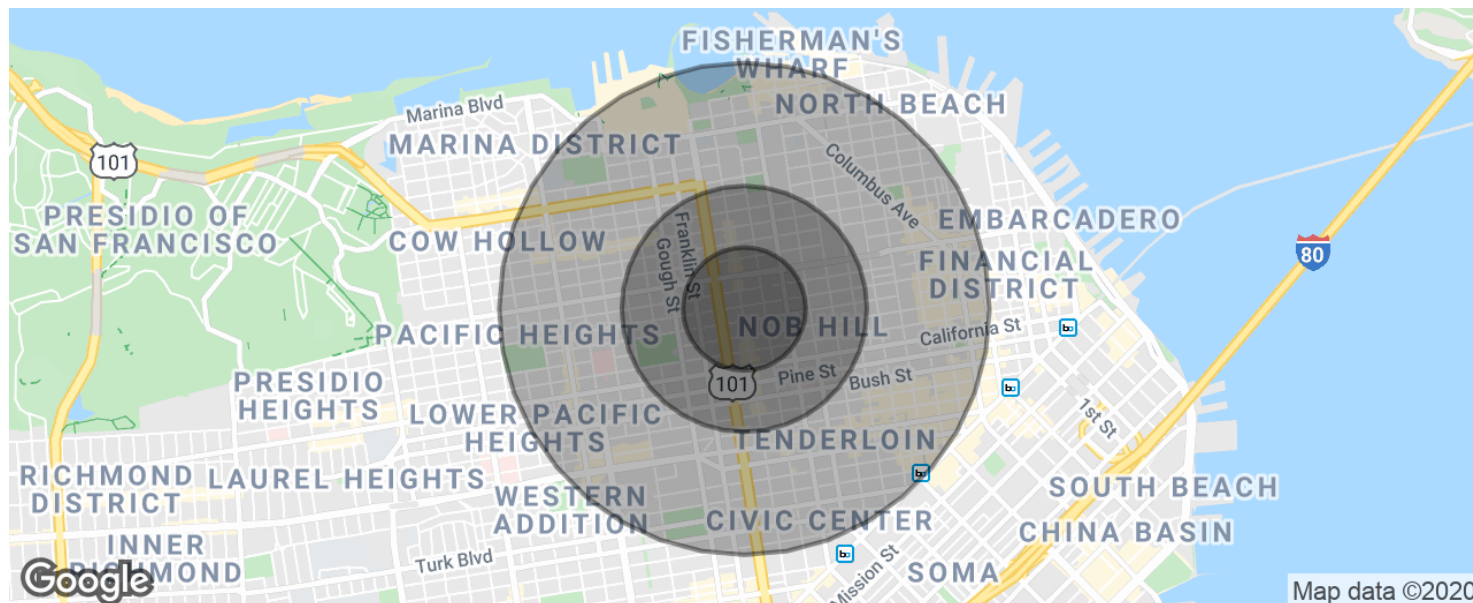
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Demographics Map &amp; Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	10,656	36,569	132,582
Median age	36.9	38.0	40.0
Median age (Male)	37.7	38.7	40.1
Median age (Female)	35.5	37.2	40.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	5,631	21,014	77,327
# of persons per HH	1.9	1.7	1.7
Average HH income	\$101,571	\$107,324	\$86,420
Average house value	\$889,737	\$885,736	\$907,305

\* Demographic data derived from 2010 US Census

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