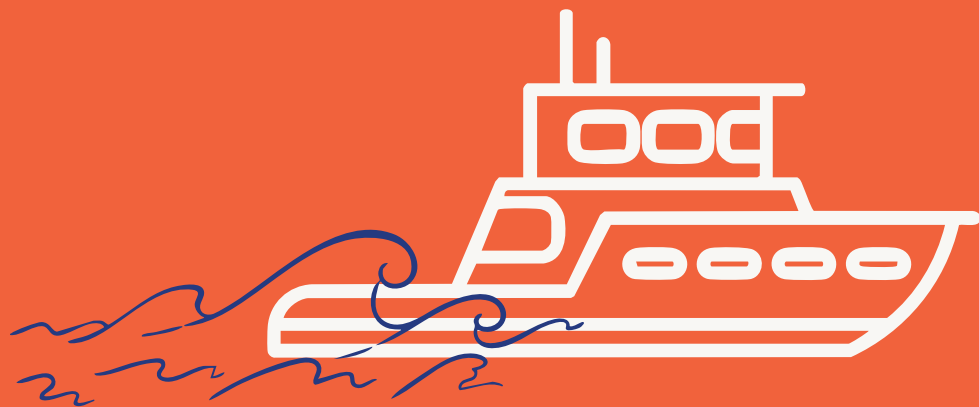




ISLE HOUSE

TREASURE ISLAND



- Be a part of one of **San Francisco's fastest-developing areas** -- currently experiencing significant growth and transformation!
- ±1,180 SF + potential ~250 SF mezzanine
- Ideal for Cafe, Deli, Bottle Shop / Tap Room, Tavern, etc.

Treasure Island is San Francisco's newest waterfront neighborhood, located in the center of the Bay, just an eight-minute ferry ride from downtown, and home to nearly 1,000 brand-new residences. Over the past year, it has grown into one of the city's most talked-about places to live and visit, with new parks, shoreline paths, a growing dining scene, and viral community events drawing people from across the region.



Est. 2030 daily
transit ridership:
~5,190 trips
(SF Ferry)



Peak midday
weekend westbound
~2,600 riders
(Muni Bus)

Current Demographics 2025

- Est Population: 2,800
- Est. Housholds: 617
- Avg. HH Income: \$140K
- Resident: young, sophisticated singles and small families



Projected Demographics 2030's

- Est Population: 20,000
- Est. Housholds: 8,617
- Avg. HH Income: \$140K
- May still skew younger than the city average initially



Tourism

Historically, the island has hosted music festivals, fairs, and large public events

4.4 - 6.9 million

Annual park visitation
projection (future)

Existing Draw + Large-events

Scenic views (skyline, Bay Bridge), public art, open spaces, ferry access

The Space

- Prominent ±1,180 SF corner
- High ceilings with potential for a ~250 SF mezzanine
- Landlord offering turn-key delivery & aggressive rental terms
- Robust utility infrastructure
- Corner sidewalk patio opportunity

- Cityside Park, located on Treasure Island Avenue A, is a new waterfront park that opened in September 2025. It offers stunning views of the San Francisco skyline and features a great lawn, plazas, native gardens, and picnic areas, with the ultimate goal of becoming a 24-acre park. The park hosts a weekly "Off the Grid" food truck series and is designed as a new community gathering space for residents and visitors.



Location

Villages At TI
766 units

490 Avenue of the
Palms Residences
148 units

Maceo May
Apartments
105 units

Hawkins
Apartments
178 units

**ISLE
HOUSE**
TREASURE ISLAND
250 units

Ferry Terminal
7 minute ride to SF Ferry Building

Star View Ct.
Apartments
138 units

Bay FC Practice Facility

8.5-acre complex with three soccer field, a 22,000 SF clubhouse, and a modular grandstand.

Port of Trade
Winds Harbor

Clipper Cove

- Food & Drink
- Retail / Specialty
- Activities



ISLE HOUSE

TREASURE ISLAND

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