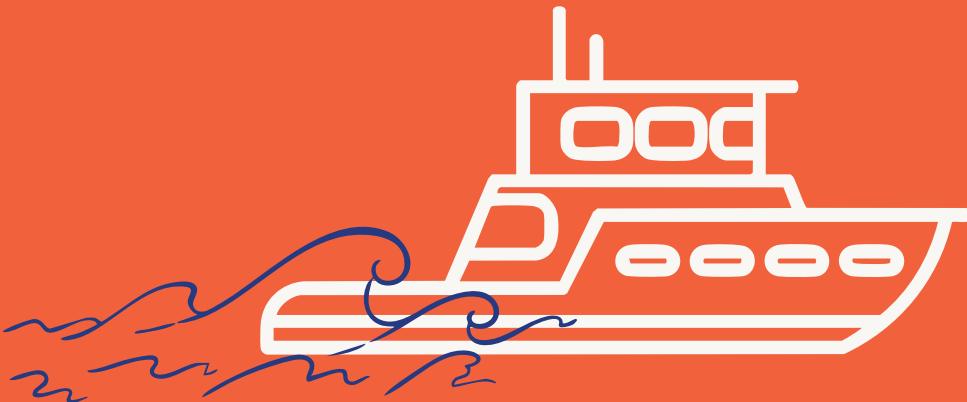




ISLE HOUSE

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.

Current Demographics 2025

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



Projected Demographics 2030's

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



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



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



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





ISLE
HOUSE
TREASURE ISLAND

retailwest

| AJ Schrader | 925.683.4929 | aj@retailwestinc.com | DRE 01733584 | www.retailwestinc.com

This information has been secured from sources we believe to be reliable, but we make no representations, or warranties, express or implied, as to the accuracy of the information. Listing broker has been given enough information to provide only preliminary due diligence on the property. The materials are not to be considered fact. The information contained herein is not a substitute for a thorough due diligence investigation.

Information to be verified by an interested party, and their advisors and consultants. By receiving these materials you are agreeing to the disclaimers set forth herein. DRE# 01445169