

FOR LEASE

Former Walgreens

745 Clement Street | San Francisco, CA



Overview

LEASE RATE \$38.00 SF/yr (MG)

AVAILABLE SF 10,386 SF



Description

Former Walgreens. Lease end date is 7/20/2030. All offers are subject to approval by Walgreens Real Estate Committee.

- Corner location at Clement St and 9th Ave
- High pedestrian traffic
- Close proximity to dozens of shops and restaurants

Nearby Retailers



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Demographics

	1 MILE	3 MILES	5 MILES
Population	20,365	52,426	185,600
Households	8,864	22,568	83,567
Median HH Income	\$122,199	\$124,873	\$144,614

Year: 2021 | Source: Esri

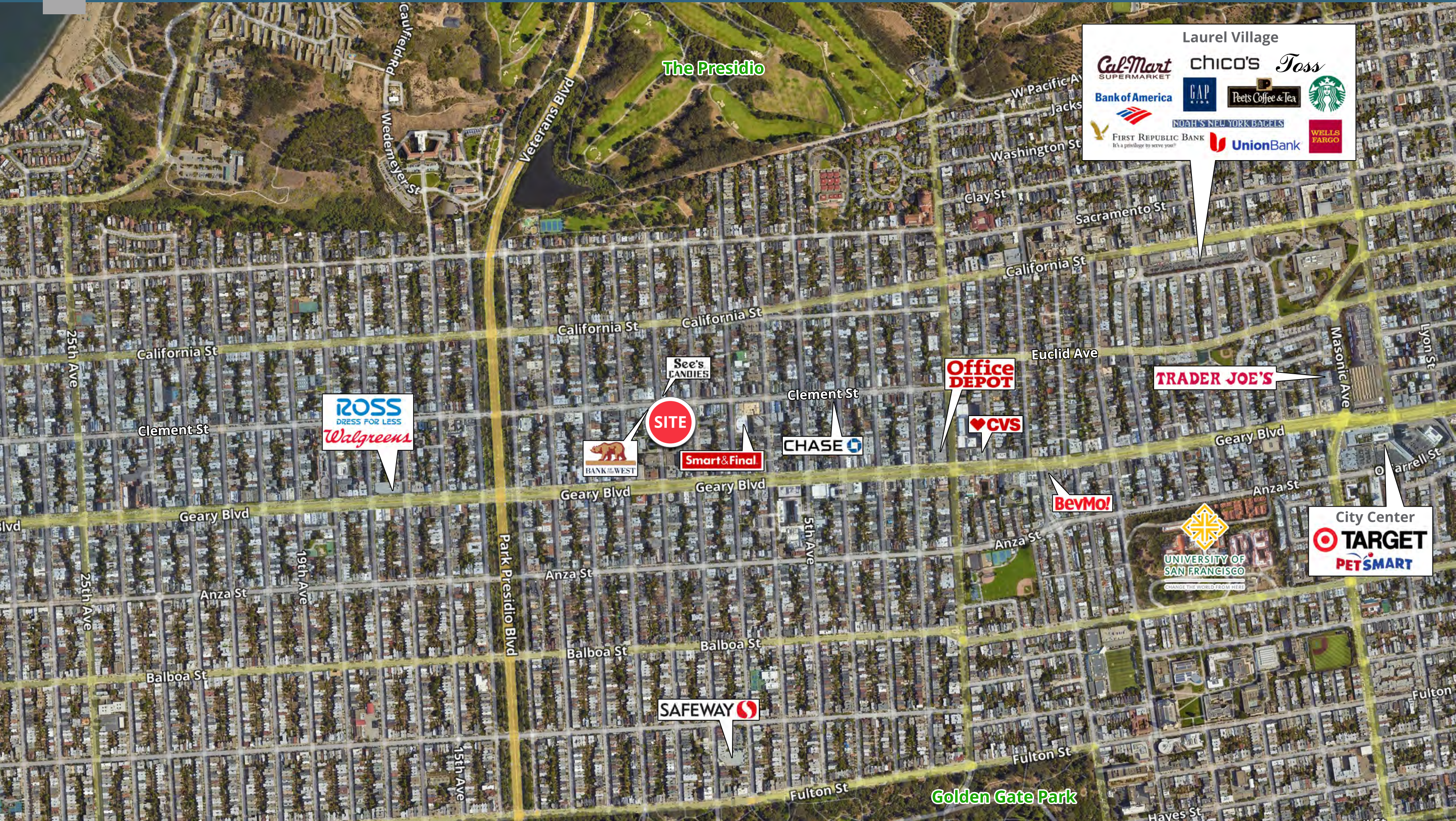
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Laurel Village



	0.5 miles	1 mile	2 miles
Population			
2000 Population	20,396	51,940	180,643
2010 Population	19,756	50,612	178,949
2021 Population	20,365	52,426	185,600
2026 Population	20,718	53,385	188,916
2000-2010 Annual Rate	-0.32%	-0.26%	-0.09%
2010-2020 Annual Rate	0.27%	0.31%	0.32%
2021-2026 Annual Rate	0.34%	0.36%	0.35%
2021 Male Population	47.8%	47.7%	48.4%
2021 Female Population	52.2%	52.3%	51.6%
2021 Median Age	40.4	40.2	39.1
2021 Total Daytime Population	19,536	52,091	188,504
Workers	11,616	31,095	117,900
Residents	7,920	20,996	70,604

In the identified area, the current year population is 20,365. In 2010, the Census count in the area was 19,756. The rate of change since 2010 was 0.27% annually. The five-year projection for the population in the area is 20,718 representing a change of 0.34% annually from 2021 to 2026. Currently, the population is 47.8% male and 52.2% female.

Data for all businesses in area			
Total Businesses:	946	2,324	8,086
Total Employees:	7,949	22,083	95,186
Total Residential Population:	20,365	52,426	185,600
Employee/Residential Population Ratio:	0:1	0:1	1:1

Median Age

The median age in this area is 40.4, compared to U.S. median age of 37.9.

Race and Ethnicity			
2021 White Alone	45.8%	49.4%	56.1%
2021 Black Alone	1.1%	1.3%	3.2%
2021 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2021 Asian Alone	44.5%	41.3%	32.5%
2021 Pacific Islander Alone	0.2%	0.2%	0.2%
2021 Other Race	2.7%	2.3%	2.3%
2021 Two or More Races	5.4%	5.3%	5.5%
2021 Hispanic Origin (Any Race)	7.0%	6.6%	7.4%

Persons of Hispanic origin represent 7.0% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.5 in the identified area, compared to 65.1 for the U.S. as a whole.

Median Household Income			
2021 Median Household Income	\$122,199	\$124,873	\$144,614
2026 Median Household Income	\$143,083	\$144,881	\$161,202
2021-2026 Annual Rate	3.21%	3.02%	2.20%

Average Household Income			
2021 Average Household Income	\$166,523	\$175,083	\$192,066
2026 Average Household Income	\$189,329	\$198,911	\$216,874
2021-2026 Annual Rate	2.60%	2.58%	2.46%

Per Capita Income			
2021 Per Capita Income	\$72,602	\$75,753	\$86,448
2026 Per Capita Income	\$82,246	\$85,686	\$97,267
2021-2026 Annual Rate	2.53%	2.49%	2.39%

Source: Esri, Esri and Infogroup, U.S. Census

	0.5 miles	1 mile	2 miles
2021 Employed Population 16+ by Occupation			
Total	12,561	31,706	115,870
White Collar	82.2%	84.2%	85.9%
Management/Business/Financial	28.4%	29.4%	30.6%
Professional	37.4%	38.4%	39.3%
Sales	7.9%	8.1%	8.4%
Administrative Support	8.5%	8.3%	7.6%
Services	10.7%	9.4%	8.1%
Blue Collar	7.1%	6.4%	6.0%
Farming/Forestry/Fishing	0.1%	0.0%	0.0%
Construction/Extraction	2.1%	1.8%	1.5%
Installation/Maintenance/Repair	0.5%	0.4%	0.7%
Production	0.9%	1.2%	1.2%
Transportation/Material Moving	3.6%	3.0%	2.6%
2021 Population 25+ by Educational Attainment			
Total	16,043	40,794	147,351
Less than 9th Grade	4.8%	4.1%	3.2%
9th - 12th Grade, No Diploma	3.6%	3.2%	2.5%
High School Graduate	6.1%	6.4%	6.3%
GED/Alternative Credential	0.5%	0.7%	0.9%
Some College, No Degree	10.9%	10.2%	9.9%
Associate Degree	5.3%	5.2%	4.5%
Bachelor's Degree	42.0%	41.4%	42.9%
Graduate/Professional Degree	26.7%	28.8%	29.8%
Households			
2000 Households	8,780	22,235	82,216
2010 Households	8,683	22,036	81,509
2021 Total Households	8,864	22,568	83,567
2026 Total Households	8,982	22,885	84,777
2000-2010 Annual Rate	-0.11%	-0.09%	-0.09%
2010-2020 Annual Rate	0.18%	0.21%	0.22%
2021-2026 Annual Rate	0.26%	0.28%	0.29%
2021 Average Household Size	2.28	2.30	2.16

The household count in this area has changed from 8,683 in 2010 to 8,864 in the current year, a change of 0.18% annually. The five-year projection of households is 8,982, a change of 0.26% annually from the current year total. Average household size is currently 2.28, compared to 2.26 in the year 2010. The number of families in the current year is 4,326 in the specified area.

Households by Income

Current median household income is \$122,199 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$143,083 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$166,523 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$189,329 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$72,602 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$82,246 in five years, compared to \$37,691 for all U.S. households

Source: Esri, Esri and Infogroup, U.S. Census