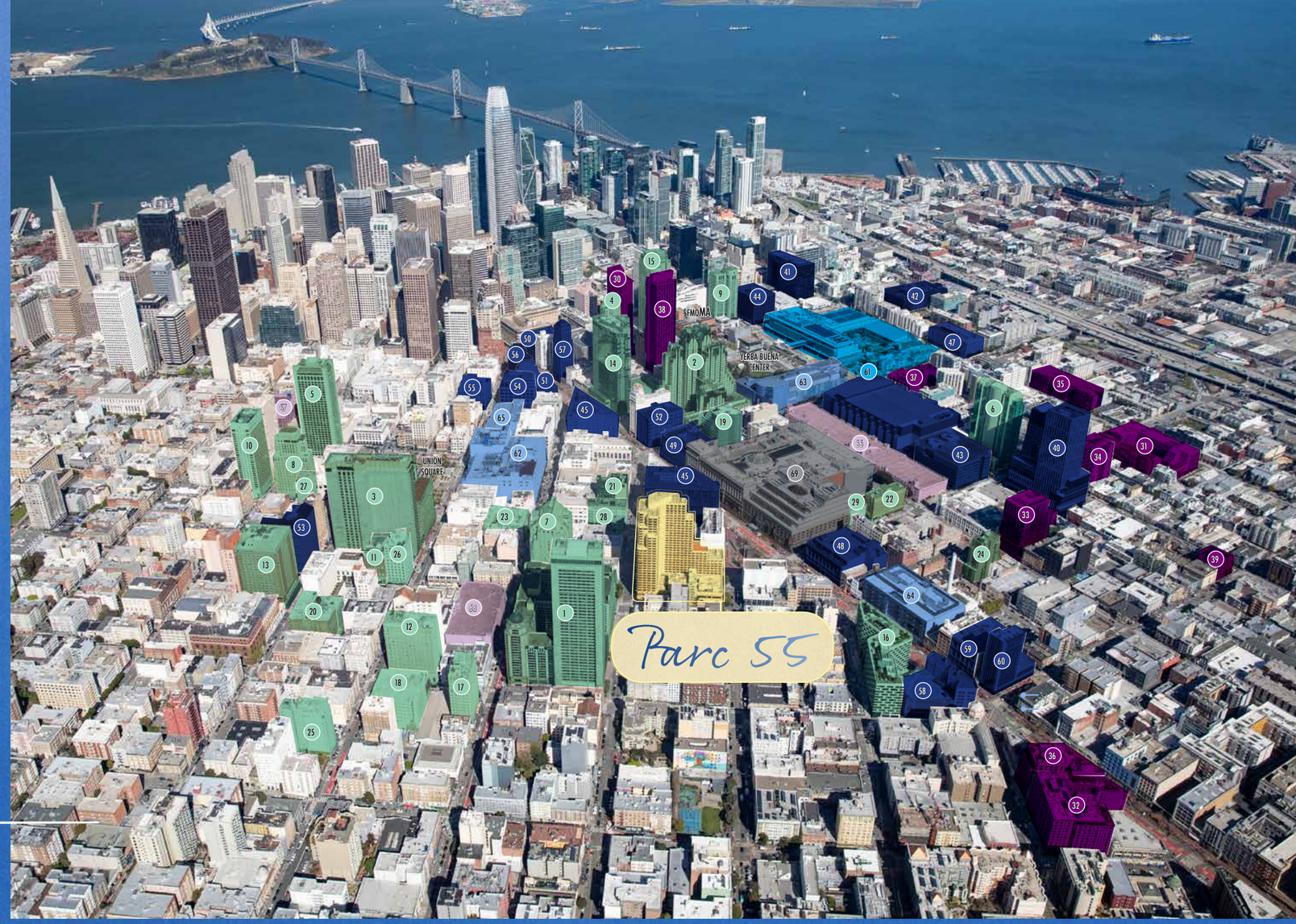
RETAIL AT *parc 55*

55 CYRIL MAGNIN STREET, SAN FRANCISCO

CBRE

The Neighborhood





#	PROJECT/ADDRESS	DESCRIPTION
	HOSPITALITY (100+ ROOMS)	
1	Hilton San Francisco Union Square	1,921 rooms
2	Marriott Marquis	1,500 rooms
3	Westin St. Francis	1,195 rooms
4	Hyatt Regency	686 rooms
5	Grand Hyatt	669 rooms
6	Intercontinental	556 rooms
7	Hotel Nikko	533 rooms
8	Beacon Grand	418 rooms
9	W San Francisco	411 rooms
10	San Francisco Marriott Union Square	401 rooms
11	Handlery Union Square	377 rooms
12	The Clift Royal Sonesta	372 rooms
13	JW Marriott SF Union Square	344 rooms
14	Four Seasons	277 rooms

#	PROJECT/ADDRESS	DESCRIPTION
15	St. Regis	260 rooms
16	The LINE	236 rooms
17	Hotel Spero	236 rooms
18	The Marker	208 rooms
19	Hotel Zelos	202 rooms
20	Hotel Zeppelin	196 rooms
21	citizenM	195 rooms
22	Pickwick Hotel	192 rooms
23	The Barnes	189 rooms
24	Hampton by Hilton Inn	174 rooms
25	Hotel Adagio	171 rooms
26	Hotel G	150 rooms
27	Chancellor Hotel	137 rooms
28	Hotel Union Square	131 rooms
29	Hotel Zetta	116 rooms

#	PROJECT/ADDRESS	DESCRIPTION
	RESIDENTIAL / MIXED USE (100+ UNITS)	
30	The Paramount	486 units
31	Mosso	463 units
32	50 Jones	303 units
33	The George, 434 Minna Street	302 units
34	921 Howard	203 units
35	Yerba Buena Lofts	200 Units
36	Prism Apartments	193 units
37	Woolf House Apartments	182 Units
38	Four Seasons Private Residences	146 units
39	Plaza Apartments	106 units
	OFFICE (100,000 SF+)	
40	5M, 415 Natoma Street	649,000 SF
41	680 Folsom Street	469,000 SF
42	Kilroy 360	430,000 SF

#	PROJECT/ADDRESS	DESCRIPTION
43	University of the Pacific	352,000 SF
44	Convention Plaza	347,000 SF
45	Flood Building	300,000 SF
46	Phelan Building	298,000 SF
47	795 Folsom Street	245,000 SF
48	Pacific Place	231,000 SF
49	901 Market Street	207,000 SF
50	Monadnock Building	207,000 SF
51	Bankers Investment Building	146,000 SF
52	799 Market Street	144,000 SF
53	490 Post Medical Building	129,000 SF
54	77 Geary Street	125,000 SF
55	77 Maiden Lane	120,000 SF
56	One Kearny	118,000 SF
57	Central Tower	116,000 SF

#	PROJECT/ADDRESS	DESCRIPTION
58	998 Market Street	112,000 SF
59	979-989 Market Street	111,000 SF
60	David Hewes Building	107,000 SF
	OTHER	
61	Moscone Center	2,000,000 SF
	MAJOR RETAIL	
62	Macy's	700,000 SF
63	Metreon	360,000 SF
64	Ikea	256,000 SF
65	Neiman Marcus	252,000 SF
	PARKING	
66	Fifth & Mission Garage	2,585 spaces
67	Sutter / Stockton Garage	1,865 spaces
68	Mason O'Farrell Garage	1,100 spaces
	DEVELOPMENT	
69	San Francisco Centre	1,250,000 SF

The Market

Market Demographics

San Francisco hosted an estimated **23.7 million visitors** in 2025

Visitors to SF spent an estimated **$9.4 billion** in 2025

San Francisco International Airport (SFO) served over **54.5 million passengers** in 2025, up 4.3% from 2024

Over 34,000 hotel rooms in San Francisco with a projected 69% occupancy rate for 2026

In 2025, almost 56% of the **$333 billion venture capital funding nationally** came into the Bay Area, which drives huge spending power locally

	.25 Miles	.5 Miles
HOTEL		
	10,781 hotel rooms	21,947 hotel rooms
ENTERTAINMENT		
	9,391 theatre seats	15,932 theatre seats
OFFICE		
	3.4M SF of office space	16.3M SF of office space
DAYTIME POPULATION		
	18,663 employees	57,012 employees





The Retail

Union Square isn't just San Francisco's premier shopping district, it's where the city converges. Tourists, commuters, convention-goers, and locals all pass through the same few blocks. The foot traffic doesn't find you. **You find** *it*.

The Building



Parc 55 San Francisco

is a 32-story, 350-foot skyscraper hotel located at 55 Cyril Magnin Street within San Francisco's world-class Union Square district.

- ~1,000+ guest rooms and suites, many featuring panoramic bay views
- 3,000+ combined keys across Parc 55 and Hilton San Francisco
- 30,000+ square feet of flexible event and meeting space
- Two on-site restaurants, including Michelin-starred Kin Khao
- Steps from Union Square's retail, dining, Broadway-style theatre, and the Asian Art Museum
- Proximity to Powell Station cable car turnaround, F-Line Trolleys, Muni Metro, and BART

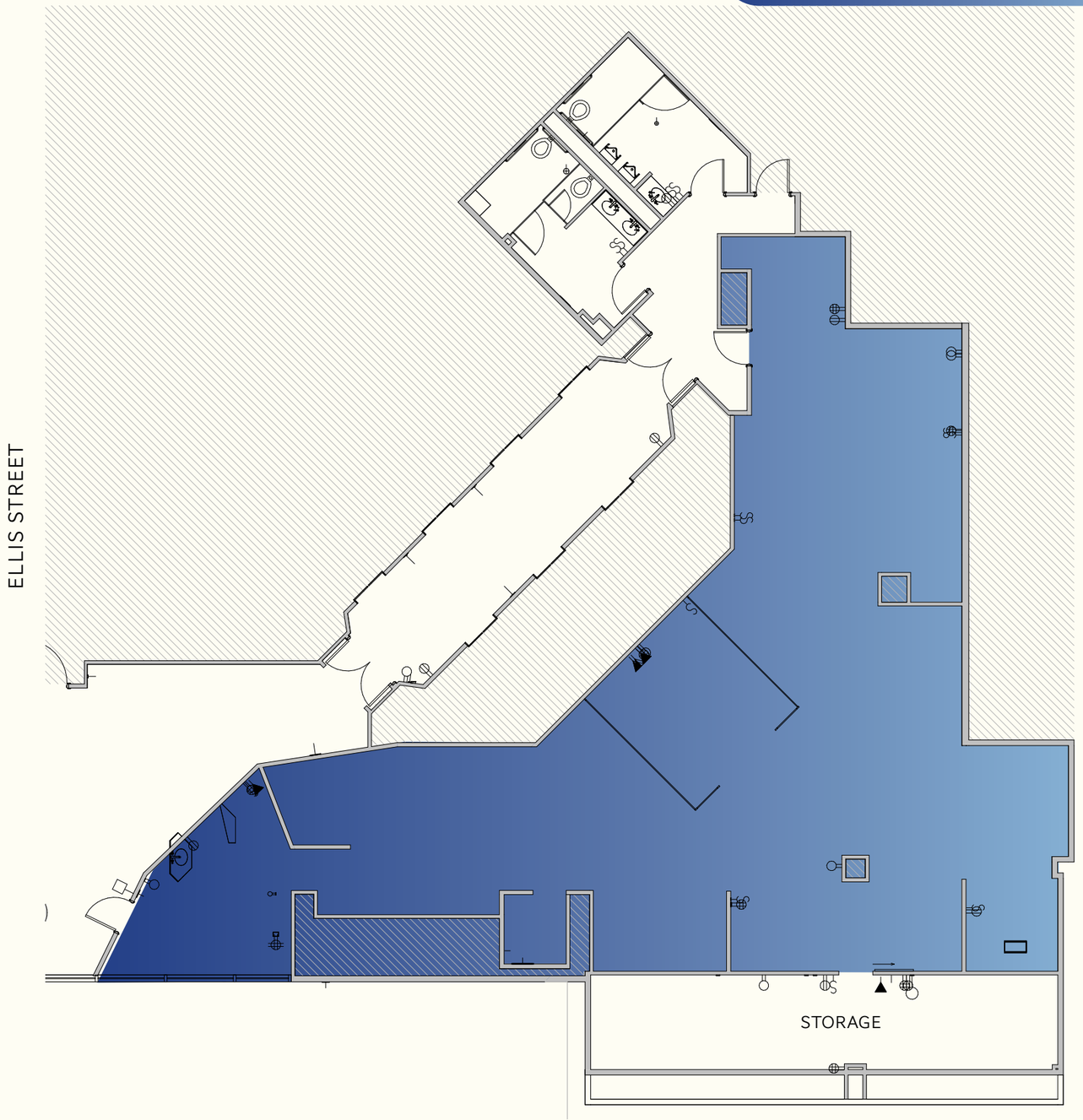
Ground Floor Retail

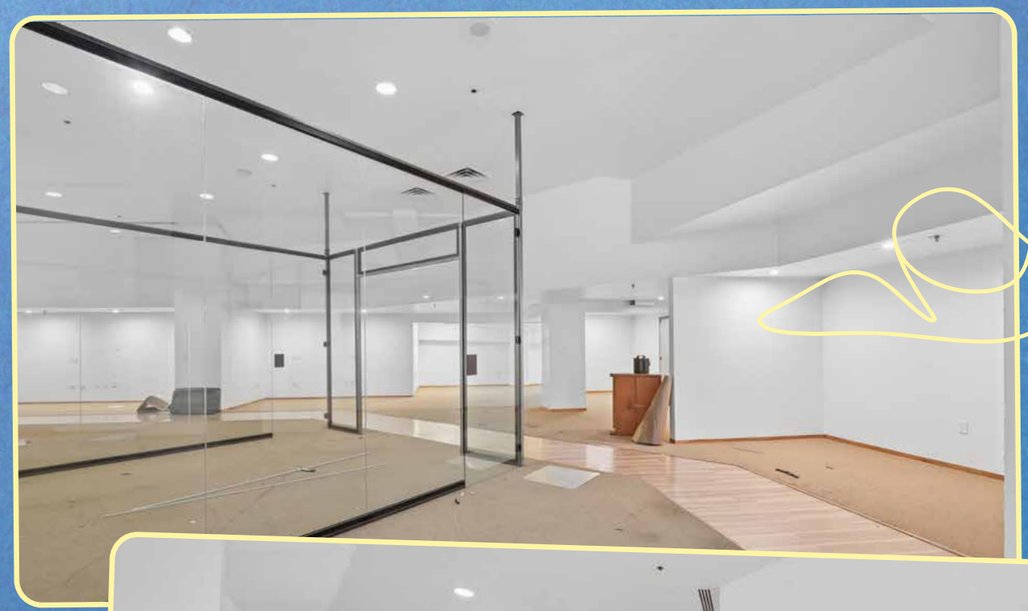
2,521 SF

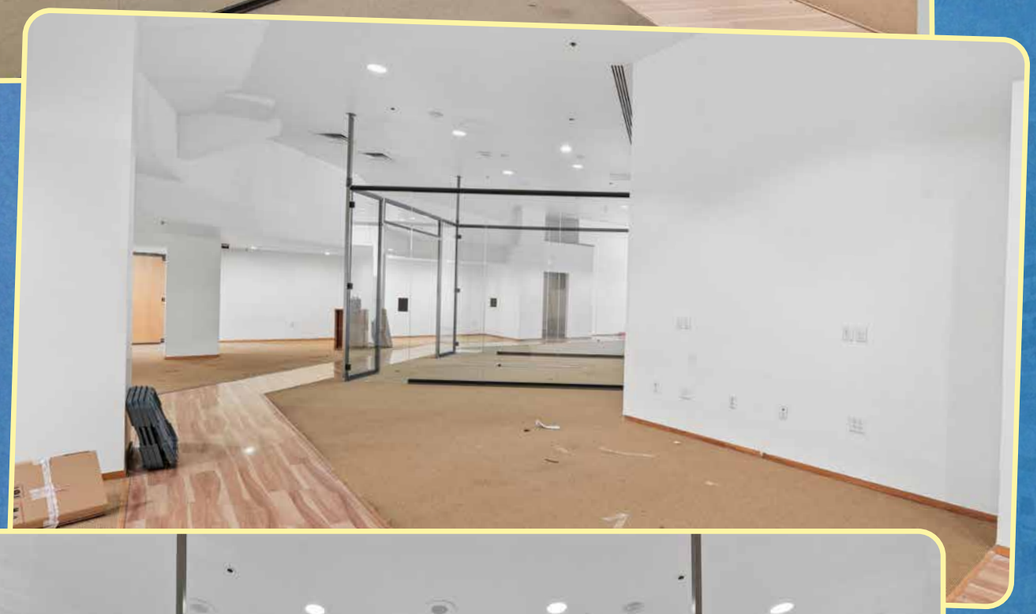
Features

- Ground floor lobby retail with direct hotel lobby access
- Landlord will install storefront with connectivity to hotel lobby
- High ceilings throughout, supporting a range of uses including fitness, events, co-working, and more
- Flexible conversion potential from current office configuration
- Built-in guest demand and captive audience

VIRTUAL TOUR









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