

RETAIL SPACE FOR LEASE

VENUE

1155 4TH STREET

CBRE



PROJECT HIGHLIGHTS



0.5 miles from **Uber's global HQ** of **1M SF**, which will hold an estimated **6,000 employees** when fully occupied

0.6 miles from **DropBox's global HQ** of **736K SF**, which will hold an estimated **4,400 employees** when fully occupied



0.5 miles to **18,000+ seat Chase Center**, home of the **Golden State Warriors** and nearly **200 events** per year



Walking distance from the **878K SF UCSF hospital complex**, part of the **3.4M SF Mission Bay Campus**



0.7 miles from the **Mission Rock development** where it was announced that **Visa** will relocate its global headquarters in **300K SF** of office space



Close proximity to **42,000+ seat Oracle Park**, home to the SF Giants



Residential density accounts for a population of **13,069** within 0.5 miles, and **45,911** within a 1 mile radius

VENUE

1155 4TH STREET



FLOOR PLAN

GROUND FLOOR

4,462 SF SPACE

- + Prime corner retail
- + Seeking a restaurant
- + Type 1 venting possible
- + Patio seating available
- + No formula retail restrictions
- + Space can be demised



4TH STREET

Floor plan is conceptual and there is no guarantee that what is depicted can be delivered. Any prospective Tenant must independently verify all information provided

THE MARKET: MISSION BAY

- DEVELOPMENT
- HOUSING
- OFFICE/MEDICAL
- ENTERTAINMENT
- PARKING
- RETAIL



FUTURE DEVELOPMENT		
#	PROJECT/ADDRESS	DESCRIPTION
1	ALEXANDRIA CENTER FOR SCIENCE & TECHNOLOGY	185,600 SF RGD SPACE
2	BLOCK 4 EAST	100 UNITS
3	BLOCK 9	141 UNITS
4	BLOCK 9A	148 UNITS
5	LUMA HOTEL SAN FRANCISCO	290 HOTEL ROOMS
6	MISSION ROCK	1,400,000 SF OFFICE 1,200 MULTIFAMILY UNITS 200,000 SF RETAIL
7	BLOCK 14 SOUTH	PREK-5 ELEMENTARY SCHOOL + HIGH SCHOOL PROGRAMS
8	UCSF BLOCK 15	523 UNITS
9	1 HOTELS	129 HOTEL ROOMS
ENTERTAINMENT		
10	GSW CHASE CENTER	680,000 SF EVENTS CENTER

HOUSING / MIXED USE		
#	PROJECT/ADDRESS	DESCRIPTION
11	235 BERRY STREET	106 UNITS
12	255 BERRY STREET	100 UNITS
13	626 MISSION BAY BLVD N (BLOCK 6 EAST)	143 UNITS
14	626 MISSION BAY BLVD N (BLOCK 6 WEST)	147 UNITS
15	ARDEN	267 UNITS
16	ARTERRA	263 UNITS
17	AVALON AT MISSION BAY	823 UNITS
18	AZURE APARTMENTS	273 UNITS
19	THE BEACON	594 UNITS
20	CHANNEL MISSION BAY	315 UNITS
21	EDGEWATER	193 UNITS
22	EDWIN M. LEE APARTMENTS	119 UNITS
23	EVIVA	129 UNITS

HOUSING / MIXED USE		
#	PROJECT/ADDRESS	DESCRIPTION
24	FIVE 88	198 UNITS
25	THE GLASSWORKS	34 UNITS
26	MADRONE	329 UNITS
27	MB360	360 UNITS
28	MERCY HOUSING	150 UNITS
29	MISSION CREEK SENIOR COMMUNITY	140 UNITS
30	MISSION WALK	131 UNITS
31	ONE MISSION BAY	350 UNITS
32	PARK TERRACE	111 UNITS
33	RADIANCE	99 UNITS
34	RICH SORRO COMMONS	100 UNITS
35	STRATA	192 UNITS
36	UCSF STUDENT HOUSING	500 UNITS
37	VENUE	147 UNITS

OFFICE / MEDICAL		
#	PROJECT/ADDRESS	DESCRIPTION
38	409 & 499 ILLINOIS STREET	455,000 SF
39	455 MISSION BAY BOULEVARD	210,000 SF
40	500 TERRY FRANCOIS BOULEVARD	305,000 SF
41	550 TERRY FRANCOIS BOULEVARD	310,000 SF
42	ALEXANDRIA LIFE SCIENCE & TECHNOLOGY CAMPUS	157,000 SF
43	CHINA BASIN	940,000 SF
44	THE EXCHANGE	750,000 SF
45	GENENTECH HALL	461,000 SF
46	GLADSTONE INSTITUTES	155,000 SF
47	KAISER PERMANENTE SAN FRANCISCO MISSION BAY MEDICAL OFFICES	220,000 SF
48	PUBLIC SAFETY BUILDING	264,000 SF
49	UBER HEADQUARTERS	1,017,000 SF
50	UCSF HELEN DILLER FAMILY COMPREHENSIVE CANCER CENTER	162,000 SF

OFFICE / MEDICAL		
#	PROJECT/ADDRESS	DESCRIPTION
51	UCSF MEDICAL CENTER & UCSF BENIOFF CHILDREN'S HOSPITAL	878,000 SF
52	UCSF MEDICAL OFFICES	158,000 SF
53	UCSF MISSION HALL	270,000 SF
54	UCSF QB3	152,000 SF
55	UCSF ROCK HALL	170,000 SF
56	UCSF SANDLER NEUROSCIENCE CENTER	237,000 SF
57	UCSF SMITH CARDIOVASCULAR RESEARCH BUILDING	236,000 SF
58	UCSF WAYNE AND GLADYS VALLEY CENTER FOR VISION	500,000 SF
59	UCSF WEILL INSTITUTE FOR NEUROSCIENCES	281,000 SF
60	UCSF WILLIAM J. RUTTER CENTER	255,000 SF
PARKING		
#	PROJECT/ADDRESS	DESCRIPTION
61	1835 OWENS STREET GARAGE	63 SPACES
62	450 SOUTH STREET GARAGE	1,400 SPACES
63	THIRD STREET GARAGE	822 SPACES

- 8,430 HOUSING UNITS
- 10,128,600 SF OFFICE/MEDICAL SPACE
- 2,285 PARKING SPACES



THE NEIGHBORHOOD



OFFICE/
MEDICAL



1/4 MILE

731K SQ. FT.

existing office /
medical space

423K SQ. FT.

office / medical space
under construction

1/2 MILE

6.9M SQ. FT.

existing office /
medical space

1.6M SQ. FT.

office / medical space
under construction



RESIDENTIAL



1/4 MILE

1,918

existing
residential units

119 residential units
under construction

1/2 MILE

3,979

existing
residential units

**COMMUNITY
DEMOGRAPHICS**



85 WALK SCORE
(very walkable)



86 TRANSIT SCORE
(excellent transit)



96 BIKE SCORE
(bikers paradise)

THE MARKET: MISSION BAY



VENUE

STRATA

1003 LITTLE CREATURES

111 LAGREE FITNESS

3RD STREET

CHANNEL STREET

114 Gus's Community Market

1155

LONG BRIDGE STREET

MISSION ROCK STREET

1225

1235

1265

1335

1365

1375

588 PROPER FOOD

588 BLUE BOTTLE COFFEE

Bank of America

ROV HOUSE

STAGECOACH GREENS

PARK LAB

UCSF Cardiovascular Research Institute

550 Peasant Pies

550 Café Terzetto

550 SUBWAY

550 Publico

UCSF Future Neurosciences Research building

UCSF Mission Hall

UCSF Medical Center at Mission Bay

UCSF Benioff Children's Hospital San Francisco

4TH STREET

1110 Curo Pet Care

1130 House of Tadu

1150 Mizu Spa

1160 Back to the Picture

1170 Casey's Pizza

610 Café Réveille

1200 MATTRESS FIRM

1200 corepower YOGA

1200 Healthy Spot

1310 826 Valencia Woodland Creature Outfitters Ltd.

1320 happyjemon

MISSION BAY BOULEVARD NORTH

MISSION BAY BOULEVARD SOUTH

UCSF Rock Hall

UCSF Koret Quad

UCSF Hyperpolarized MRI Technology Resource Center

16TH STREET

LONG BRIDGE STREET

CHINA BASIN STREET

NELSON RISING LANE

GENE FRIEND WAY

CAMPUS WAY

VENUE

1155 4TH STREET

ALEX SAGUES

Lic 02055525

+1 415 772 0306

alex.sagues@cbre.com

GRAHAM GREALISH

Lic 01924444

+1 415 772 0428

graham.grealish@cbre.com

CBRE

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