

1325 3RD ST



RETAIL SPACE
FOR LEASE

CBRE

NEIGHBORHOOD HIGHLIGHTS



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



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



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



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



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

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



THE MARKET: MISSION BAY



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

FUTURE DEVELOPMENT

#	PROJECT/ADDRESS	DESCRIPTION
1	BLOCK 3 EAST	119 UNITS
2	BLOCK 4 EAST	100 UNITS
3	BLOCK 6 WEST	152 UNITS
4	BLOCK 9	141 UNITS
5	BLOCK 9A	150 UNITS
6	MARRIOTT SOMA MISSION BAY	250 HOTEL ROOMS
7	MISSION ROCK	1,700,000 SF OFFICE 700,000 SF MULTIFAMILY 125,000 SF RETAIL
8	SAN FRANCISCO UNIFIED SCHOOL DISTRICT	ELEMENTARY SCHOOL
9	UBER HEADQUARTERS	423,000 SF OFFICE
10	UCSF, BLOCK 15	532 UNITS
11	UCSF CENTER FOR VISION NEUROSCIENCE	500,000 SF OFFICE/MEDICAL 500 PARKING SPACES
12	151 WARRIORS WAY	142 HOTEL ROOMS
13	GSW CHASE CENTER	680,000 SF EVENTS CENTER

HOUSING / MIXED USE

#	PROJECT/ADDRESS	DESCRIPTION
14	235 BERRY STREET	106 UNITS
15	255 BERRY STREET	100 UNITS
16	626 MISSION BAY BLVD N	143 UNITS
17	ARDEN	267 UNITS
18	ARTERRA	263 UNITS
19	AVALON AT MISSION BAY	823 UNITS
20	AZURE APARTMENTS	273 UNITS
21	THE BEACON	594 UNITS
22	CHANNEL MISSION BAY	315 UNITS
23	EDGEWATER	193 UNITS
24	EVIVA	129 UNITS
25	FIVE 88	198 UNITS
26	THE GLASSWORKS	34 UNITS
27	MADRONE	329 UNITS
28	MB360	360 UNITS
29	MERCY HOUSING	150 UNITS
30	MISSION CREEK SENIOR COMMUNITY	140 UNITS

HOUSING / MIXED USE

#	PROJECT/ADDRESS	DESCRIPTION
31	MISSION WALK	131 UNITS
32	ONE MISSION BAY	350 UNITS
33	PARK TERRACE	111 UNITS
34	RADIANCE	99 UNITS
35	RICH SORRO COMMONS	100 UNITS
36	STRATA	192 UNITS
37	UCSF STUDENT HOUSING	500 UNITS
38	VENUE	147 UNITS

OFFICE / MEDICAL		
#	PROJECT/ADDRESS	DESCRIPTION
39	409 + 499 ILLINOIS STREET	455,000 SF
40	455 MISSION BAY BOULEVARD	210,000 SF
41	500 TERRY FRANCOIS BOULEVARD	305,000 SF
42	550 TERRY FRANCOIS BOULEVARD	310,000 SF
43	ALEXANDRIA LIFE SCIENCE & TECHNOLOGY CAMPUS	157,000 SF
44	CHINA BASIN	940,000 SF

OFFICE / MEDICAL

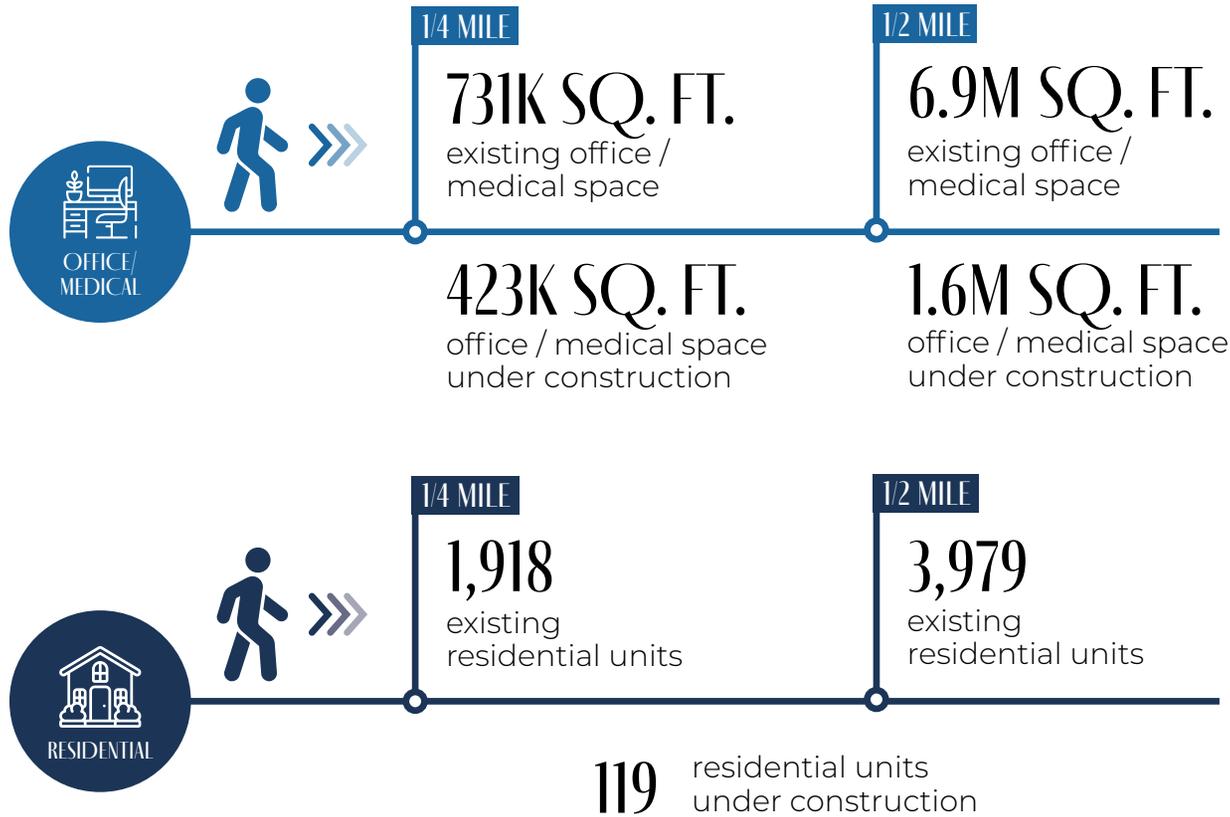
#	PROJECT/ADDRESS	DESCRIPTION
45	THE EXCHANGE	750,000 SF
46	GENENTECH HALL	461,000 SF
47	GLADSTONE INSTITUTES	155,000 SF
48	KAISER PERMANENTE SAN FRANCISCO MISSION BAY MEDICAL OFFICES	220,000 SF
49	PUBLIC SAFETY BUILDING	264,000 SF
50	UCSF HELEN DILLER FAMILY COMPREHENSIVE CANCER CENTER	162,000 SF
51	UCSF MEDICAL CENTER & UCSF BENOFF CHILDREN'S HOSPITAL	878,000 SF
52	UCSF MEDICAL OFFICES	158,000 SF
53	UCSF MISSION HALL	270,000 SF
54	UCSF OBG	162,000 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

OFFICE / MEDICAL

#	PROJECT/ADDRESS	DESCRIPTION
58	UCSF WELL INSTITUTE FOR NEUROSCENCES	281,000 SF
59	UCSF WILLIAM J. RUTTER CENTER	255,000 SF

PARKING		
#	PROJECT/ADDRESS	DESCRIPTION
60	1835 OWENS STREET GARAGE	63 SPACES
61	450 SOUTH STREET GARAGE	1,400 SPACES
62	THIRD STREET GARAGE	822 SPACES

NEIGHBORHOOD DEMOGRAPHICS



COMMUNITY DEMOGRAPHICS



85 WALK SCORE
(very walkable)



86 TRANSIT SCORE
(excellent transit)

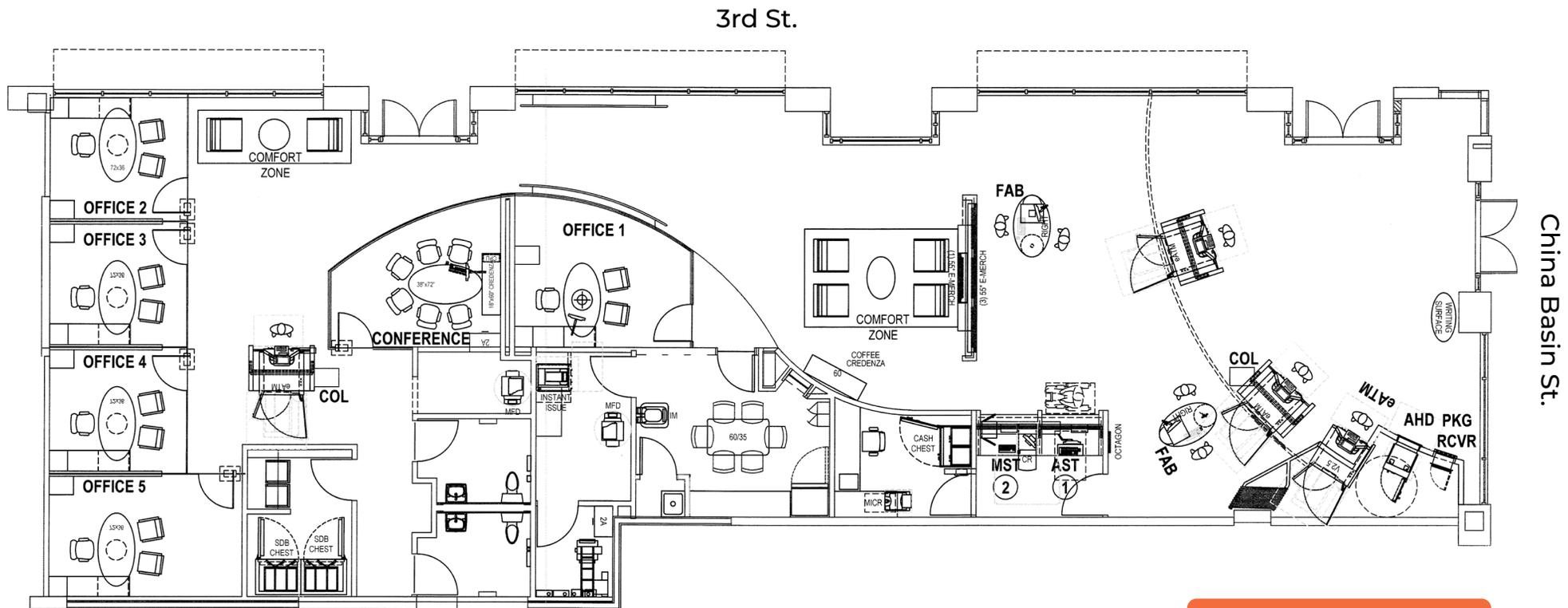


96 BIKE SCORE
(bikers paradise)

1325 3RD ST



THE SPACE



Square footage is an approximation and should be independently verified.
Owner shall not make any representations about accuracy of the square footage.

VIRTUAL TOUR

SPACE HIGHLIGHTS

- 4,461 RSF
- Frontage: 33'-3"
- Ceiling Heights: Between 8-11" to 9'-9". (most rooms are 9' - 1")
- Turnkey second generation bank space
- Finished & functional HVAC
- Fully built out restrooms in the premises

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