

# 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



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**, which includes **Visa's 300K SF** headquarters, **537** housing units, and China Basin Park



0.5 miles from **OpenAI offices**, comprising **455K** and **350K SF** each, which will hold an estimated **6,000 employees** when fully occupied



**Residential density** accounts for a population of **12,394** within 0.5 miles, and **41,601** within a 1 mile radius



# THE MARKET: MISSION BAY

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



#	PROJECT/ADDRESS	DESCRIPTION
<b>FUTURE DEVELOPMENT</b>		
1	Block 4 East	400 Units
2	Mission Rock, Phase II	714,895 SF Office 663 Units
3	Block 14 South	PreK-5 Elementary School + High School Programs
4	UCSF, Block 15	523 Units
<b>ENTERTAINMENT</b>		
5	GSW Chase Center	680,000 SF Events Center
<b>HOUSING / MIXED USE</b>		
6	235 Berry Street	106 Units
7	255 Berry Street	100 Units
8	400 China Basin Street (Block 9A)	148 Units
9	626 Mission Bay Blvd N (Block 6 East)	143 Units
10	626 Mission Bay Blvd N (Block 6 West)	147 Units
11	Arden	267 Units
12	Arterra	263 Units

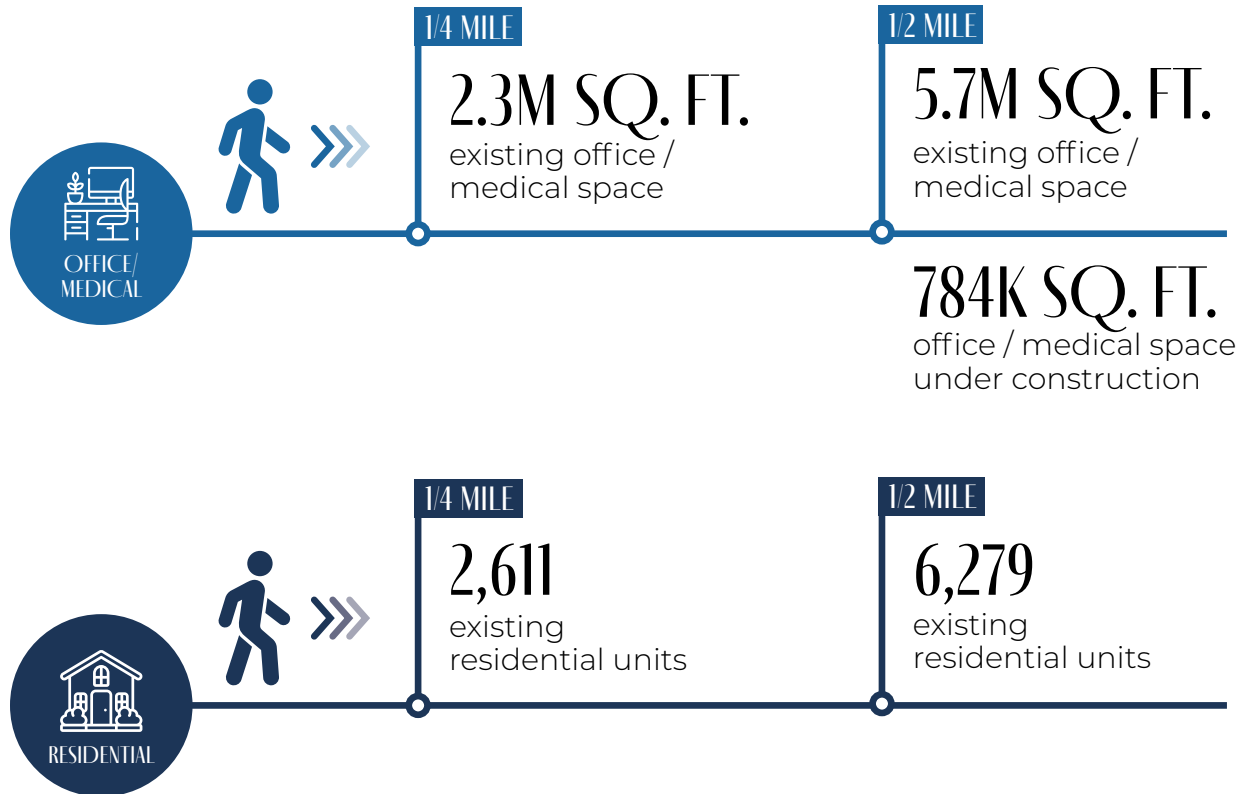
#	PROJECT/ADDRESS	DESCRIPTION
<b>HOUSING / MIXED USE</b>		
13	Avalon at Mission Bay	823 Units
14	Azure Apartments	273 Units
15	The Beacon	594 Units
16	Channel Mission Bay	315 Units
17	Edgewater	193 Units
18	Edwin M. Lee Apartments	119 Units
19	Five 88	198 Units
20	The Glassworks	34 Units
21	HomeRise at Mission Bay	141 Units
22	MB360	360 Units
23	Mercy Housing	150 Units
24	Mission Bay by Windsor	129 Units
25	Mission Creek Senior Community	140 Units
26	Mission Rock, Phase I	537 Units

#	PROJECT/ADDRESS	DESCRIPTION
<b>HOUSING / MIXED USE</b>		
27	Mission Walk	131 Units
28	One Mission Bay	350 Units
29	Park Terrace	111 Units
30	Radiance	99 Units
31	Rich Sorro Commons	100 Units
32	Strata at Mission Bay	192 Units
33	UCSF Student Housing	500 Units
34	Venue	147 Units
<b>OFFICE / MEDICAL</b>		
35	455 Mission Bay Boulevard	210,000 SF
36	500 Terry Francois Boulevard	305,000 SF
37	550 Terry Francois Boulevard	310,000 SF
38	Alexandria Center for Science and Technology (Illinois)	455,000 SF
39	Alexandria Center for Science and Technology (Owens)	373,000 SF
40	China Basin	940,000 SF

#	PROJECT/ADDRESS	DESCRIPTION
<b>OFFICE / MEDICAL</b>		
41	Genentech Hall	461,000 SF
42	Gladstone Institutes	155,000 SF
43	Icona: Labs at Mission Bay	750,000 SF
44	Kaiser Permanente SF Mission Bay Medical Offices	220,000 SF
45	Mission Rock, Phase I	685,105 SF
46	Public Safety Building	264,000 SF
47	Uber Headquarters	1,017,000 SF
48	UCSF Helen Diller Family Comprehensive Cancer Center	162,000 SF
49	UCSF Medical Center + UCSF Benioff Children's Hospital	878,000 SF
50	UCSF Mission Hall	270,000 SF
51	UCSF Rock Hall	170,000 SF
52	UCSF Sandler Neuroscience Center	237,000 SF
53	UCSF Smith Cardiovascular Research Building	236,000 SF
54	UCSF Wayne and Gladys Valley Center for Vision	500,000 SF

#	PROJECT/ADDRESS	DESCRIPTION
<b>OFFICE / MEDICAL</b>		
55	UCSF Weill Institute for Neurosciences	281,000 SF
56	UCSF William J. Rutter Center	255,000 SF
<b>HOSPITALITY</b>		
57	LUMA Hotel San Francisco	299 Rooms
<b>EDUCATION</b>		
<b>PARKING</b>		
59	1835 Owens Street Garage	63 Spaces
60	450 South Street Garage	1,400 Spaces
61	Third Street Garage	822 Spaces
62	1670 Owens Garage	635 Spaces

# NEIGHBORHOOD DEMOGRAPHICS



## COMMUNITY DEMOGRAPHICS



85 WALK SCORE  
(very walkable)

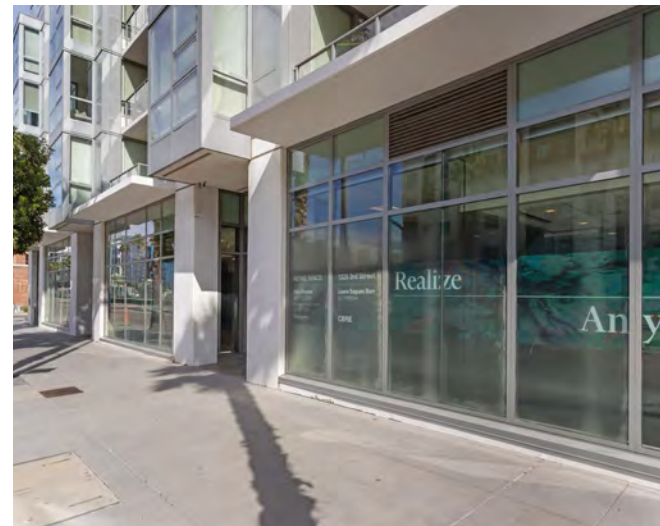


86 TRANSIT SCORE  
(excellent transit)

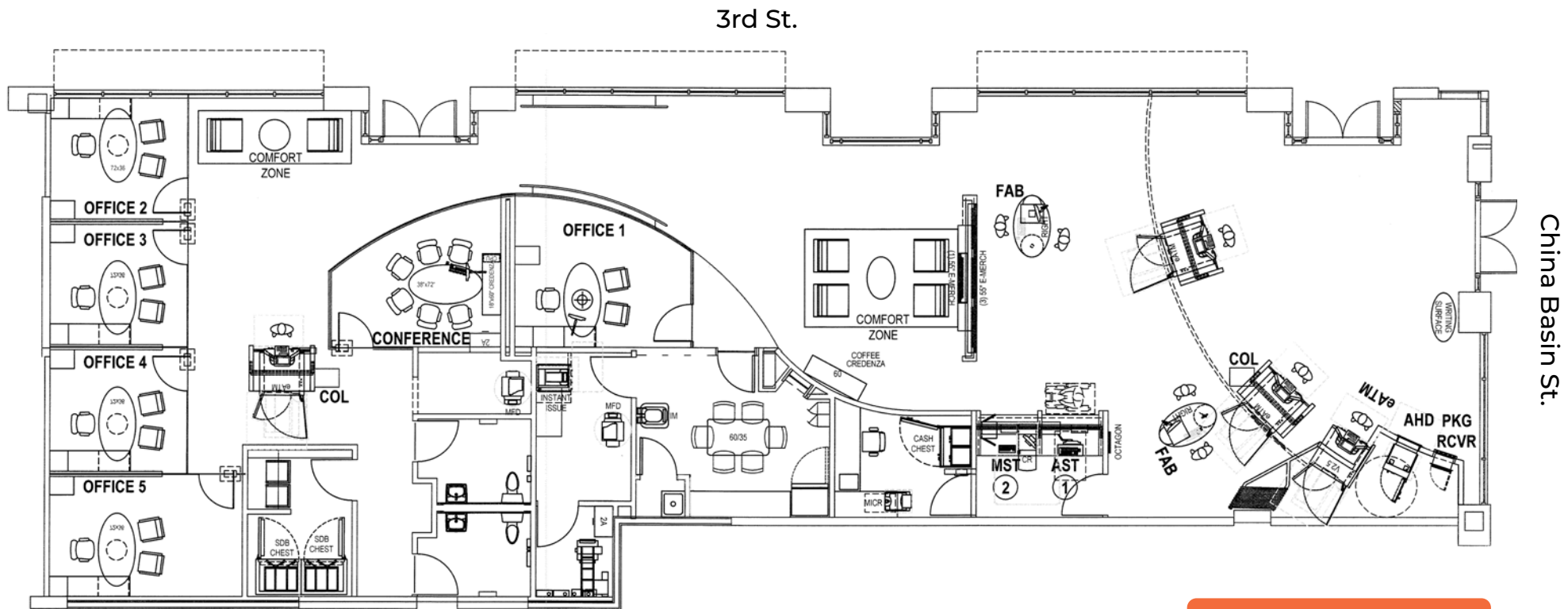


96 BIKE SCORE  
(bikers paradise)

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# 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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