

# Upper-Market Retail Opportunity

COMMERCIAL LEASE



**2122 Market Street**

SAN FRANCISCO, CA 94114



Walk Score	99
Transit Score	86
Bike Score	93

**Highly visible retail opportunity at the bustling intersection of Market, Church, and 14th Street.**



## OFFERING HIGHLIGHTS

- 2,055 SF commercial space at the corner of Market, Church, and 14th Street
- Rent: \$66/SF/YR
- NNN: \$5.00/SF/YR
- Prominent visibility with approx. 17 feet of sidewalk frontage
- Excellent window lining
- Located directly above MUNI Church Station transit stop & near J-Church and Duboce stops
- Prominent signage offers great branding opportunity
- Active pedestrian traffic

# DEMOGRAPHICS

## DAYTIME EMPLOYMENT

Radius	2 mile			5 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industries</b>	<b>242,309</b>	<b>26,855</b>	<b>9</b>	<b>565,085</b>	<b>55,327</b>	<b>10</b>
Trade Transportation & Utilities	28,330	3,259	9	68,682	6,843	10
Information	11,735	774	15	35,815	1,986	18
Financial Activities	11,859	2,317	5	57,881	6,970	8
Professional & Business Services	26,192	3,932	7	102,333	11,605	9
Education & Health Services	83,492	10,785	8	142,276	16,063	9
Leisure & Hospitality	45,750	2,955	15	92,168	5,988	15
Other Services	14,276	2,485	6	32,977	5,292	6
Public Administration	20,675	348	59	32,953	580	57
<b>Goods-Producing Industries</b>	<b>9,513</b>	<b>1,309</b>	<b>7</b>	<b>27,141</b>	<b>3,671</b>	<b>7</b>
Natural Resources & Mining	134	39	3	436	118	4
Construction	4,072	759	5	14,227	2,296	6
Manufacturing	5,307	511	10	12,478	1,257	10
<b>Total</b>	<b>251,822</b>	<b>28,164</b>	<b>9</b>	<b>592,226</b>	<b>58,998</b>	<b>10</b>

## POPULATION

Radius	2 mile	5 mile
2010 Population	327,210	830,678
2021 Population	368,175	910,232
2026 Population Projection	374,882	922,646
Annual Growth 2010-2021	1.10%	0.90%
Annual Growth 2021-2026	0.40%	0.30%
Median Age	38.5	38.5
Bachelor's Degree or Higher	60%	53%
U.S. Armed Forces	162	265

## CONSUMER SPENDING

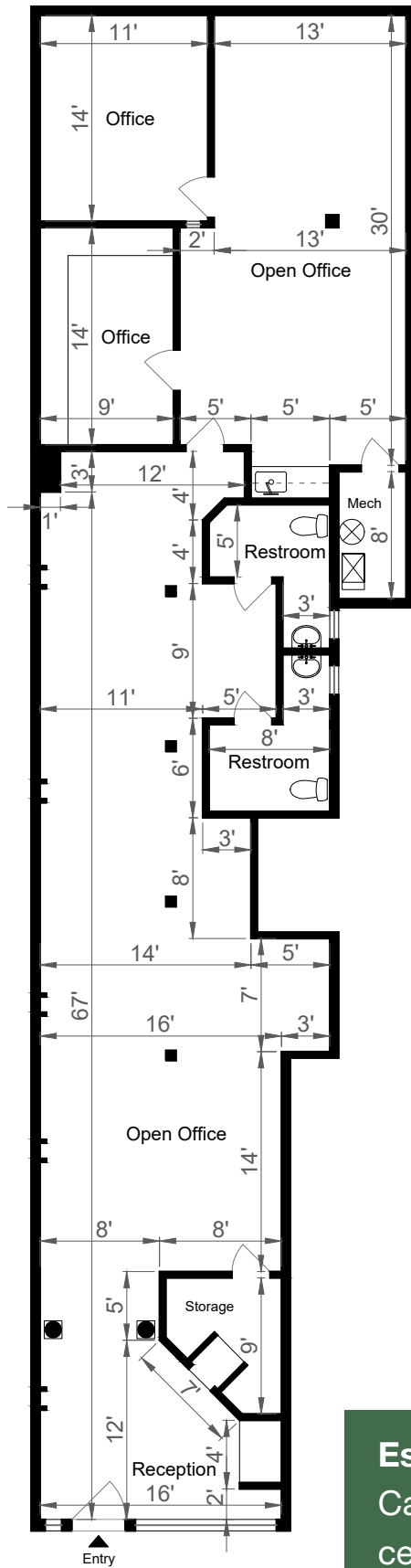
Radius	5 mile Households
Education & Daycare	\$1,404,669,234
Health Care	\$658,142,802
Transportation & Maintenance	\$3,285,695,942
Household	\$2,662,999,175
Food & Alcohol	\$4,090,103,590
Entertainment, Hobbies & Pets	\$2,103,160,880
Apparel	\$752,117,182

HOUSEHOLDS		
Radius	2 mile	5 mile
2010 Households	162,049	352,687
2021 Households	179,471	386,240
2026 Household Projection	182,293	391,526
Annual Growth 2010-2021	0.80%	0.80%
Annual Growth 2021-2026	0.30%	0.30%
Owner Occupied Households	45,518	139,267
Renter Occupied Households	136,775	252,259
Avg Household Size	1.9	2.2
Avg Household Vehicles	1	1
Total Specified Consumer Spending (\$)	\$6.6B	\$15B

INCOME		
Radius	2 mile	5 mile
Avg Household Income	\$157,317	\$155,195
Median Household Income	\$129,460	\$126,216
< \$25,000	27,821	52,417
\$25,000 - 50,000	17,229	38,010
\$50,000 - 75,000	15,758	38,881
\$75,000 - 100,000	12,858	31,133
\$100,000 - 125,000	13,972	31,328
\$125,000 - 150,000	11,758	27,758
\$150,000 - 200,000	21,315	46,905
\$200,000+	58,760	119,807



PER CAPITA & AVG HOUSEHOLD SPENDING 2021		
Radius	5 mile Per Capita	5 mile Avg Households
Education & Daycare	\$1,543	\$3,637
Health Care	\$723	\$1,704
Transportation & Maintenance	\$3,610	\$8,507
Household	\$964	\$2,272
Food & Alcohol	\$4,493	\$10,590
Entertainment, Hobbies & Pets	\$2,311	\$5,445
Apparel	\$826	\$1,947
\$150,000 - 200,000	21,315	46,905
\$200,000+	58,760	119,807



floor plan | visuals  
 www.fpvisuals.com  
 415.670.9265

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.



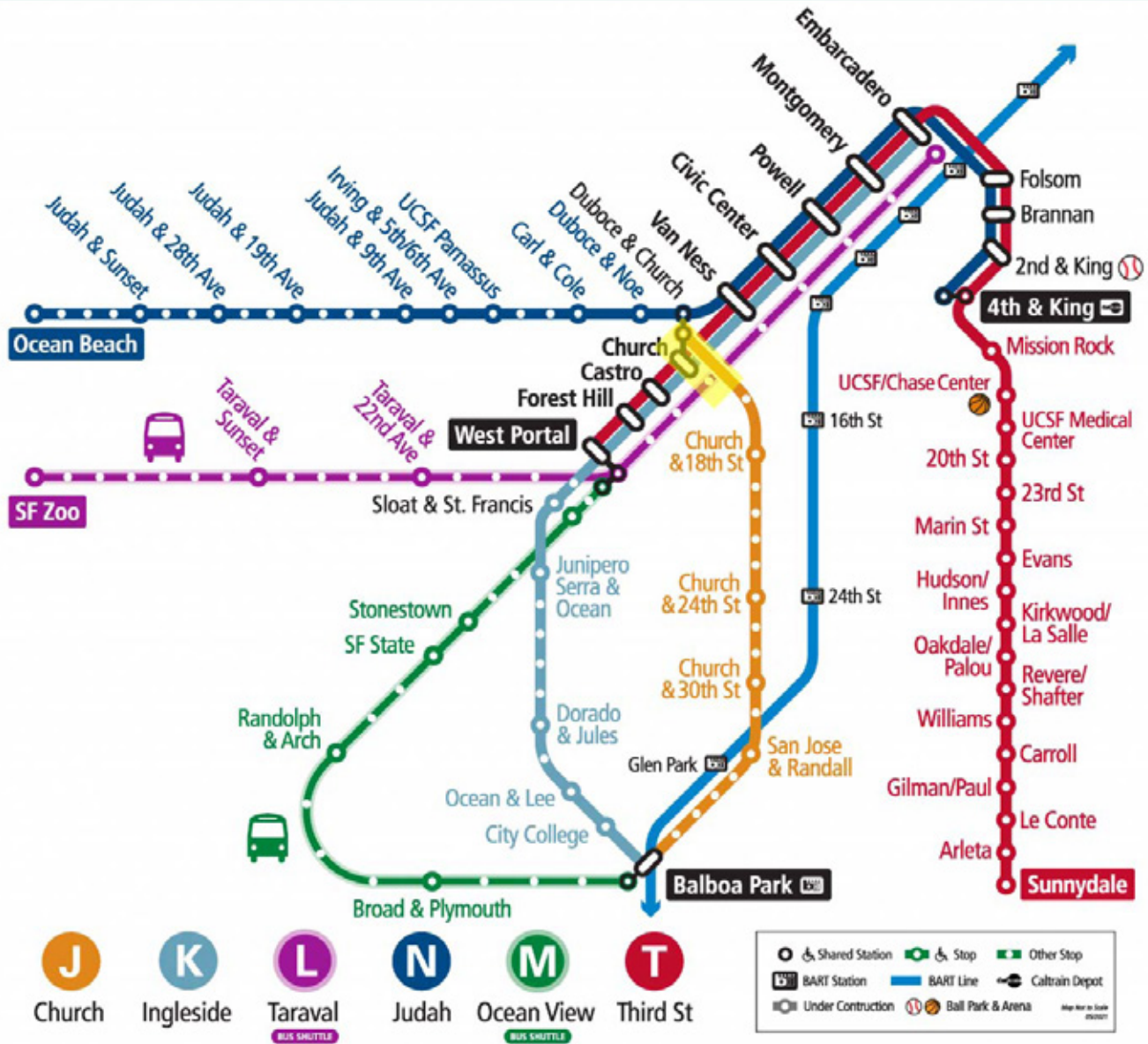
**Estimated Total Square Footage: 2,055 SQ FT**  
 Calculated from outside face of exterior walls and center line of demising walls.





# PUBLIC TRANSPORTATION

## Muni Metro & Bus Shuttles



2122 Market Street retail opportunity is located directly above MUNI Church Station, and is near J-Church & Duboce transit stops.

(See highlighted location)

# 2122 Market Street

SAN FRANCISCO, CA



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