



444 CASTRO STREET

±6,931 SF AVAILABLE

PROPERTY HIGHLIGHTS



Elevated glass facade fronting Castro St.



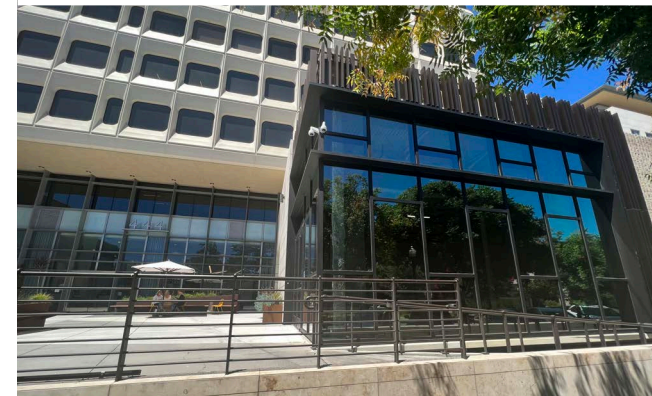
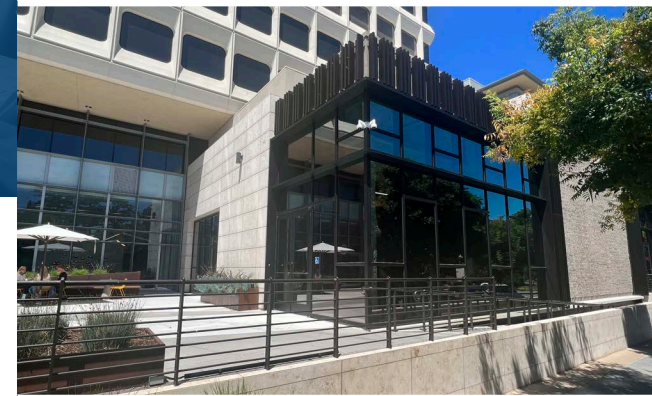
Large public parking lot in rear of building.



Neighboring best in class national retailers Sweetgreen and Peet's Coffee.



Large outdoor Patio Area.



POPULATION

1 MILE	31,246
3 MILES	168,885
5 MILES	364,983

AVG. HOUSEHOLD INCOME

1 MILE	\$261,043
3 MILES	\$292,403
5 MILES	\$287,175

DAYTIME POPULATION

1 MILE	39,819
3 MILES	208,525
5 MILES	415,158

TRAFFIC COUNTS

SHORELINE BOULEVARD	23,300 ADT
CASTRO STREET	9,000 ADT
CALIFORNIA STREET	11,400 ADT

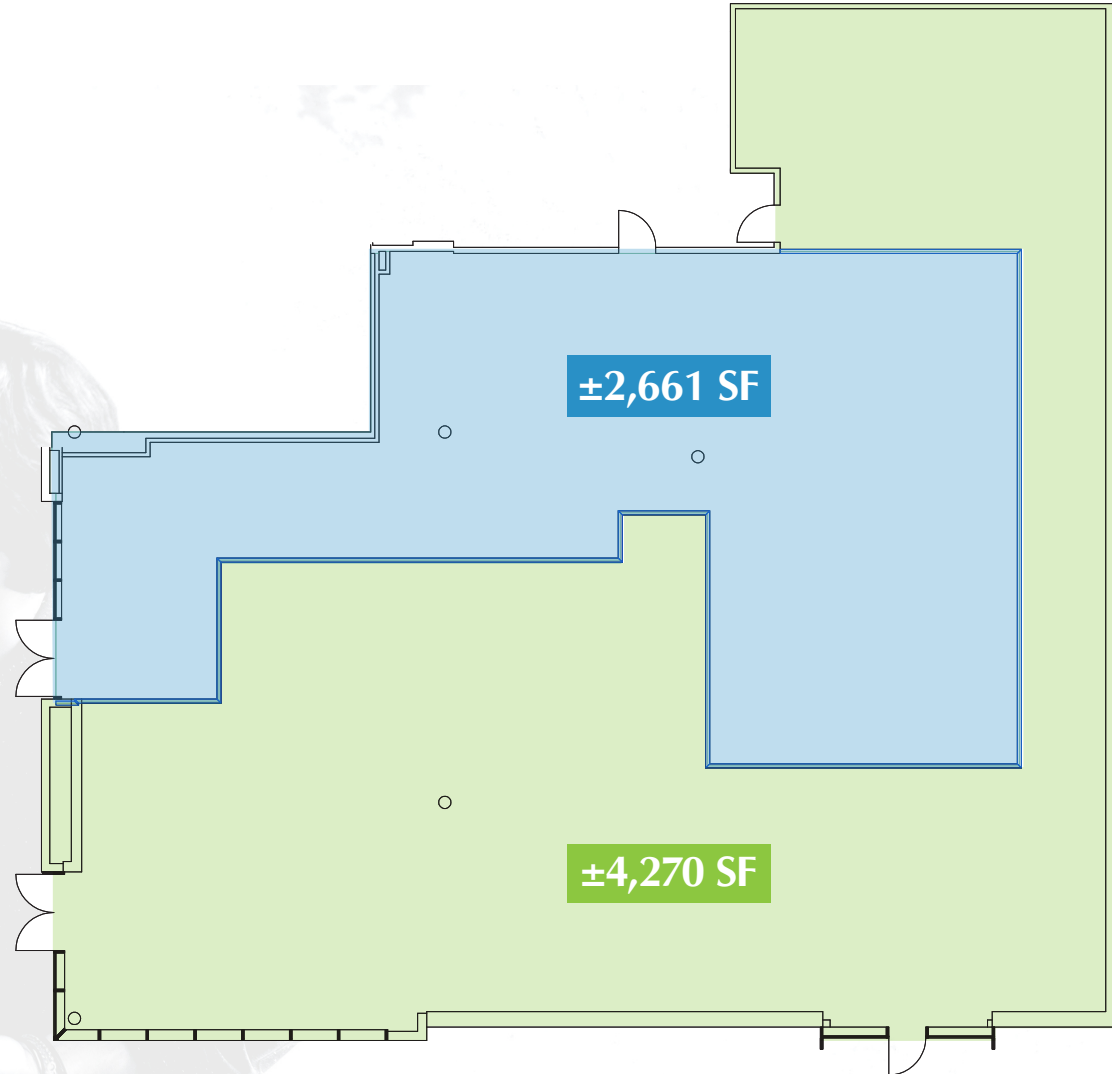
Source: 2026 Esri.

FIRST FLOOR SITE PLAN

SUITE	SF
100	±6,261
120 AVAILABLE	±6,931
140	±14,082
150	±15,372

AVAILABLE
±6,931 SF

Divisible to:
±4,270 SF & ±2,661 SF







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the econic company®

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