

A PEMBROKE PROPERTY







Retail Space For Lease

Street Level: 4,653 SQ FT
Lower Level: 8,467 SQ FT



The Area


-  Bay Wheels Docking Station
-  MUNI
-  BART Station
-  Cable Car

 **100**
Walk Score

 **9,328**
Total # of Businesses

 **138,940**
Total # of Employees



 **4.6M**
2023 Total exits at Embarcadero

 **48**
SQ FT Class A Office Space








ESRI 2024, Walk Score 2024, CoStar 2024



Retail Landscape

-  Available retail space
-  Leased retail space

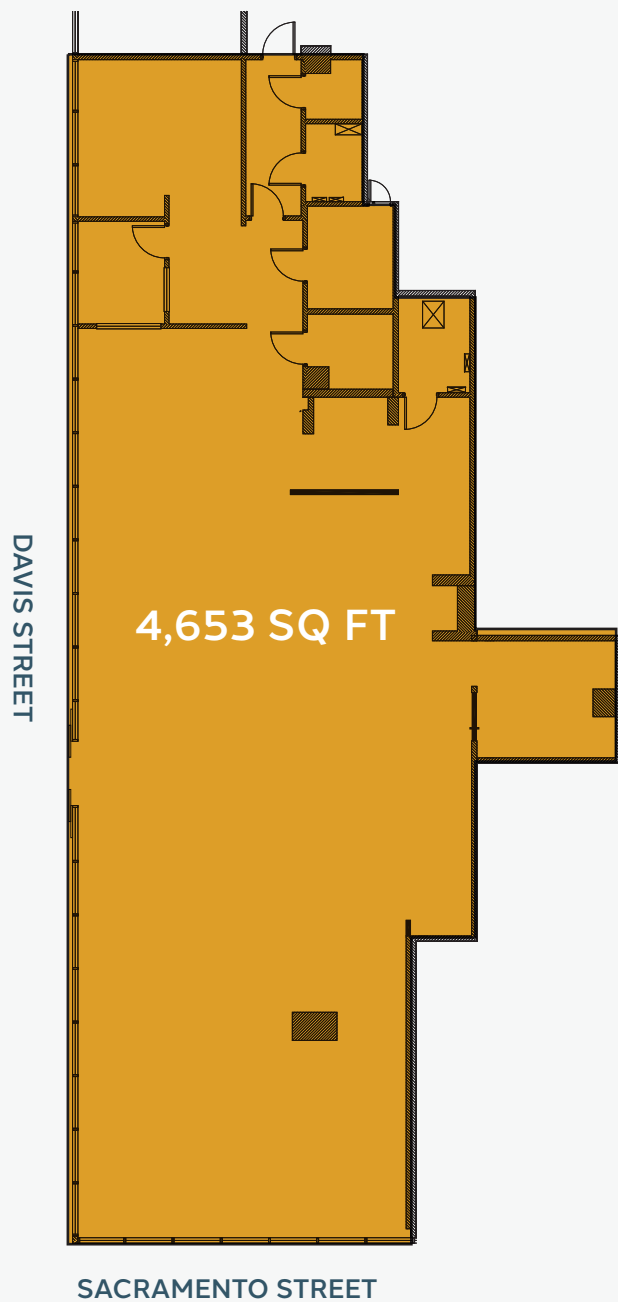


-  LEED Gold
-  WELL Health-Safety
-  Street level retail space at base of 15-story, 320K sq ft, Class A office building
-  Approximately 33K sq ft of on-site retail
-  Large pedestrian plazas on California and Sacramento Streets
-  Easy access to BART, MUNI, Cable Car, Ferry Building, and Parking
-  Highly visible corner location

Available Space

4,653 SQ FT

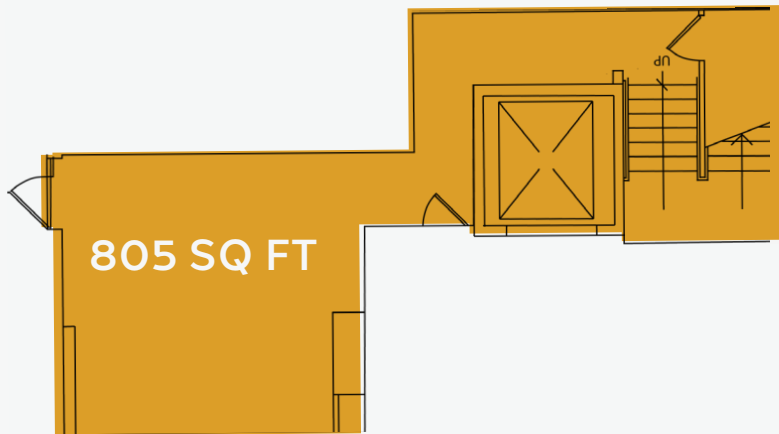
- 110 ft of prime frontage along Davis St, 13.5k vehicles pass by daily, on average
- Large windows and natural light
- Ideal for retail, financial services, or medical use
- 12'-10" Ceiling height
- Freight elevator access



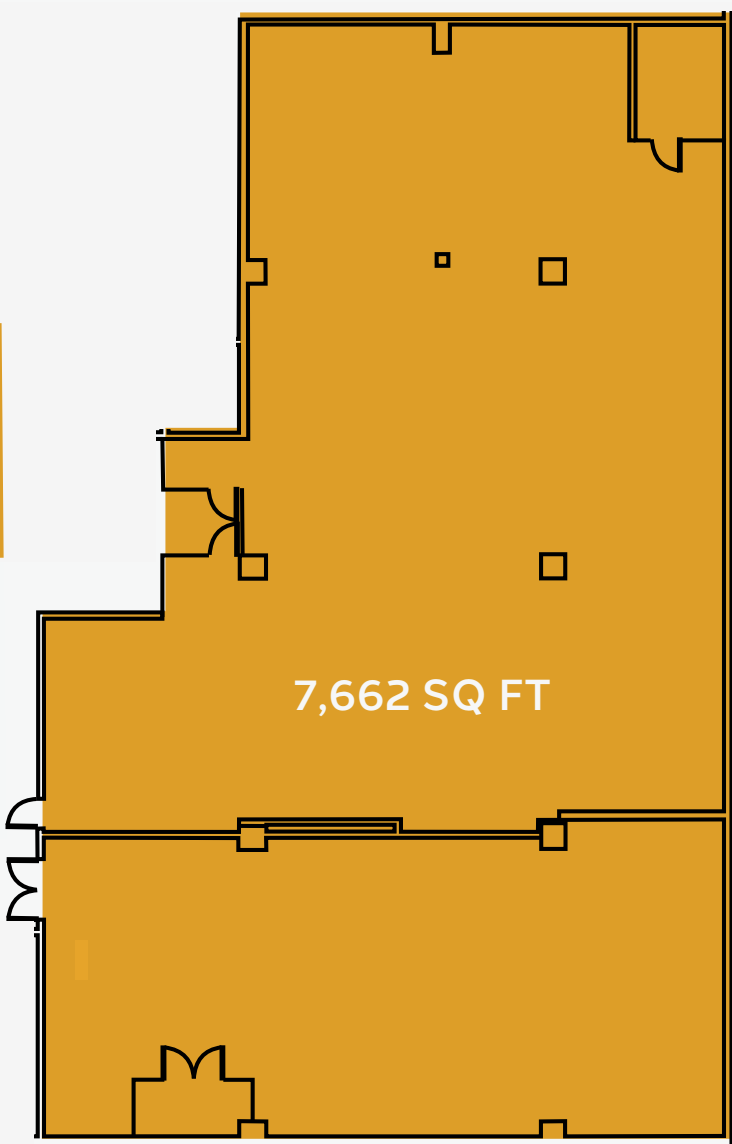
Available Space

8,467 SQ FT

- Ideal for fitness use, and/or trade school
- Includes access to the street level, elevator and staircase
- Full locker room with showers
- Located on the lower level



STREET LEVEL



LOWER LEVEL

CALIFORNIA STREET





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