

581 MARKET

PRIME RETAIL OPPORTUNITY ON
MARKET STREET IN SAN FRANCISCO



BUILDING HIGHLIGHTS

- High Profile Market Street Exposure
- Ability to Expose Brick Walls
- Passenger and Freight Elevators
- Rear Loading on Stevenson Street

Premises – Ability to Demise

- **Ground: 6,343 SF***
Mezzanine: 1,667 SF
Total: 8,709 SF
- Approximately 50' of Frontage
- High Ceilings - 16' on Ground Floor

*Ability to Demise

Direct visibility from Montgomery and 2nd Street BART/Muni Station

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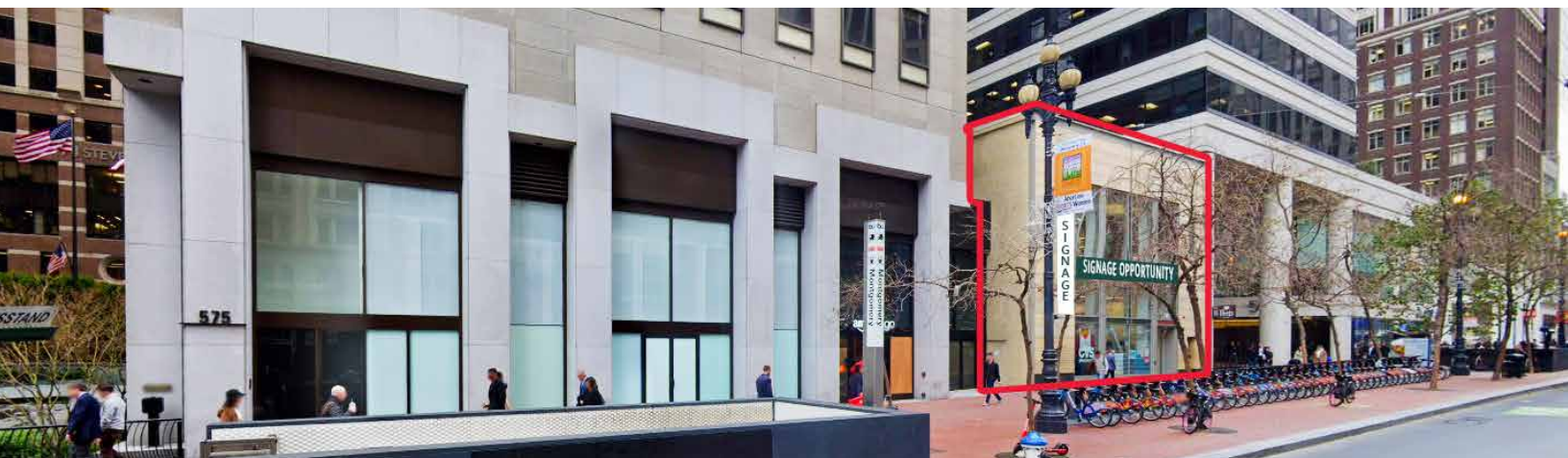
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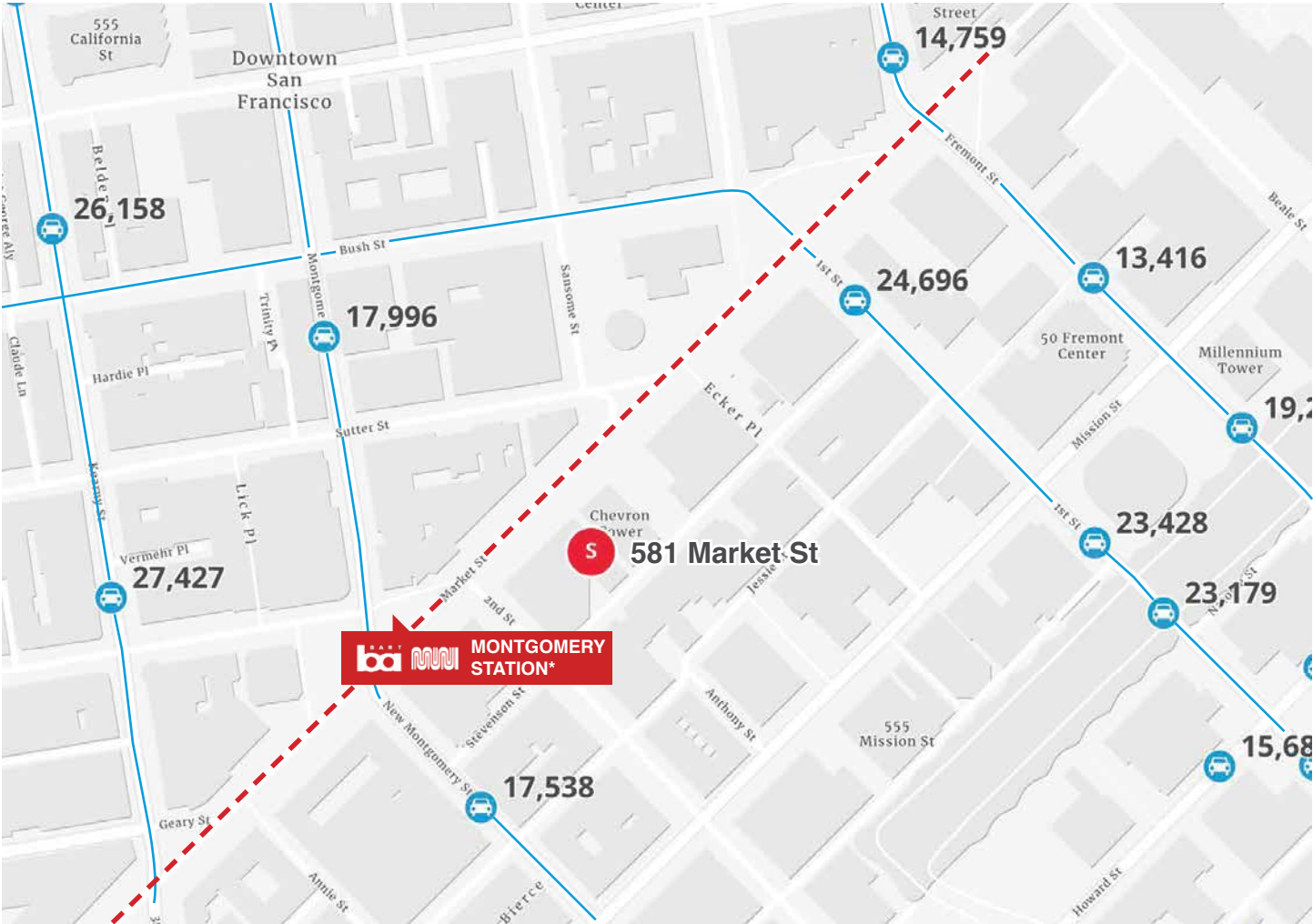
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LOCATION, LOCATION, LOCATION

Prominently located along San Francisco's busy Market Street corridor, **581 MARKET STREET** is immediately visible from the Montgomery Station exit, one of the busiest stations in the BART system, seeing over 13,000 debarkations per day.



TRAFFIC COUNTS



*Montgomery Station was ranked 2nd busiest in 2023 out of 50 BART station in the bay area.

DEMOGRAPHICS

AVERAGE DAILY TRAFFIC (ADT)



24,696

NUMBER OF BUSINESSES WITHIN 1 MILE



21,572

POPULATION WITHIN A 15 MINUTE



42,368

DAYTIME WORKERS WITHIN 15 MINUTES



138,134



95
SCORE

WALKERS PARADISE*

Daily errands do not require a car.



100
SCORE

RIDERS PARADISE

World-class public transportation.



88
SCORE

VERY BIKABLE

Bike lanes and flat ground.

*700K foot traffic passed the property between Jan - Sept 2023

LOCATION MAP

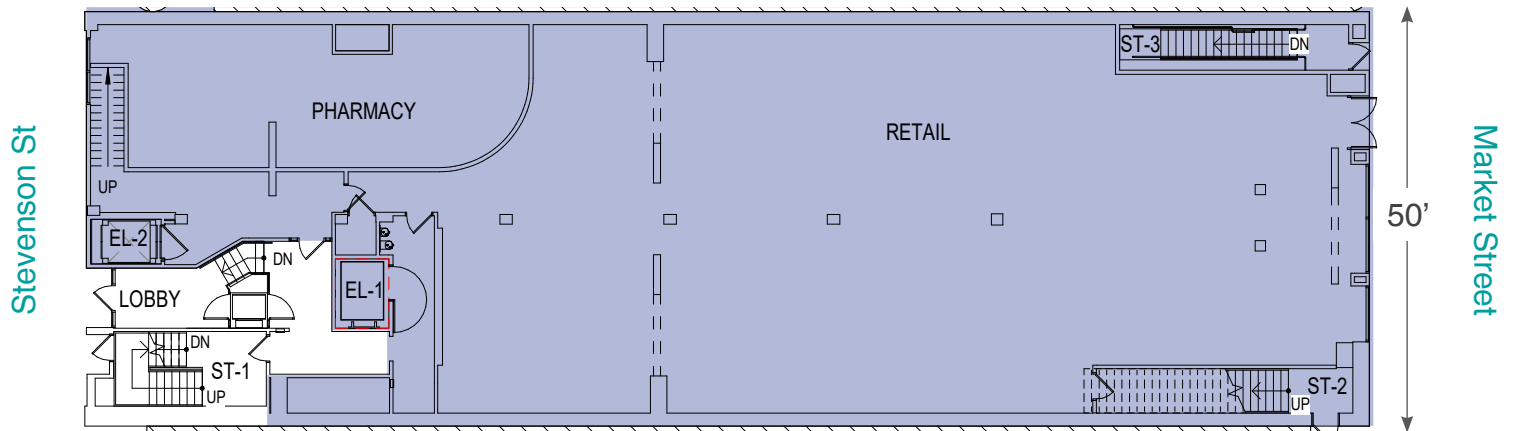
Office workers enjoy the daily conveniences of numerous coffee shops, restaurants and retailers nearby



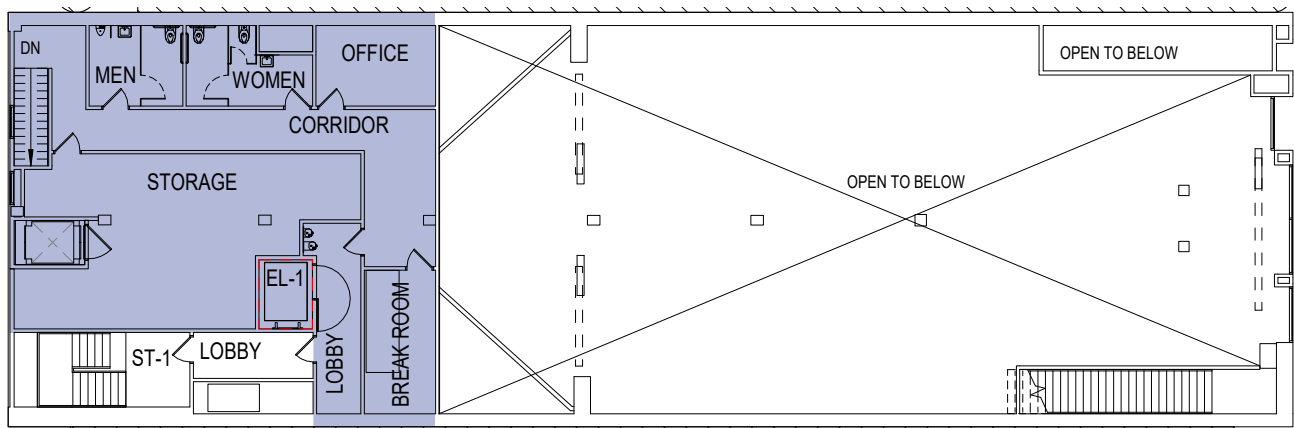
EMPLOYERS > 30,000 SF

1	Salesforce	11	Wish	21	HOK	31	Okta, Inc.
2	Morrison & Foerster LLP	12	IBM Canada Corporate	22	Archetype	32	D2IQ
3	Sephora	13	Aon	23	Edelman	33	Heap
4	Facebook	14	LinkedIn	24	BlackRock	34	Yelp
5	US Immigration Court	15	Cloudera, Inc.	25	Amazon	35	Wells Fargo
6	Lending Club Corporation	16	Sunrun Inc.	26	Buchalter	36	Vistra
7	US Immigration Court	17	Funding Circle	27	Slack Technologies	37	Alvarez & Marsal
8	LiveRamp Holdings, Inc	18	Pocket Gems	28	JP Morgan Chase Bank	38	WSP
9	US Securities & Exchange	19	Chubb	29	Dep. of Business Oversight	39	WeWork
10	Wells Capital Management	20	Iterable	30	Deloitte	40	Optimizely

FLOOR PLANS



Ground - 6,343 SF
Ceiling Height - 16'



Mezzanine - 1,667 SF

360° View Matterport

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