

Rare Small-Format Retail Opportunity in Duboce Triangle Area

Colliers

FOR LEASE



1 CHURCH ST // DUBOCE TRIANGLE // SAN FRANCISCO

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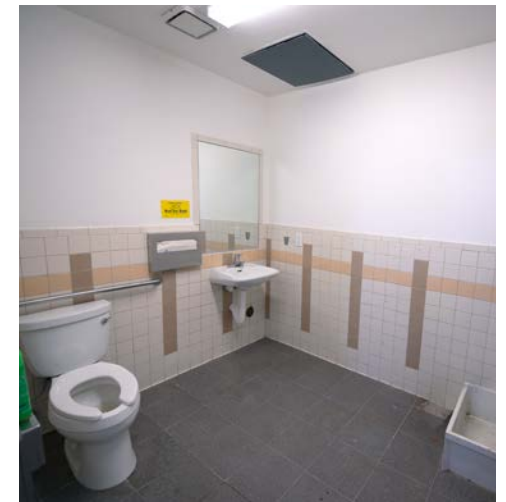


Located at the base of the established 1 Church St Apartment

Positioned directly below a residential apartment community at the crossroads of multiple vibrant neighborhoods, this ±230 SF storefront offers excellent visibility, strong pedestrian activity, and immediate access to public transportation.

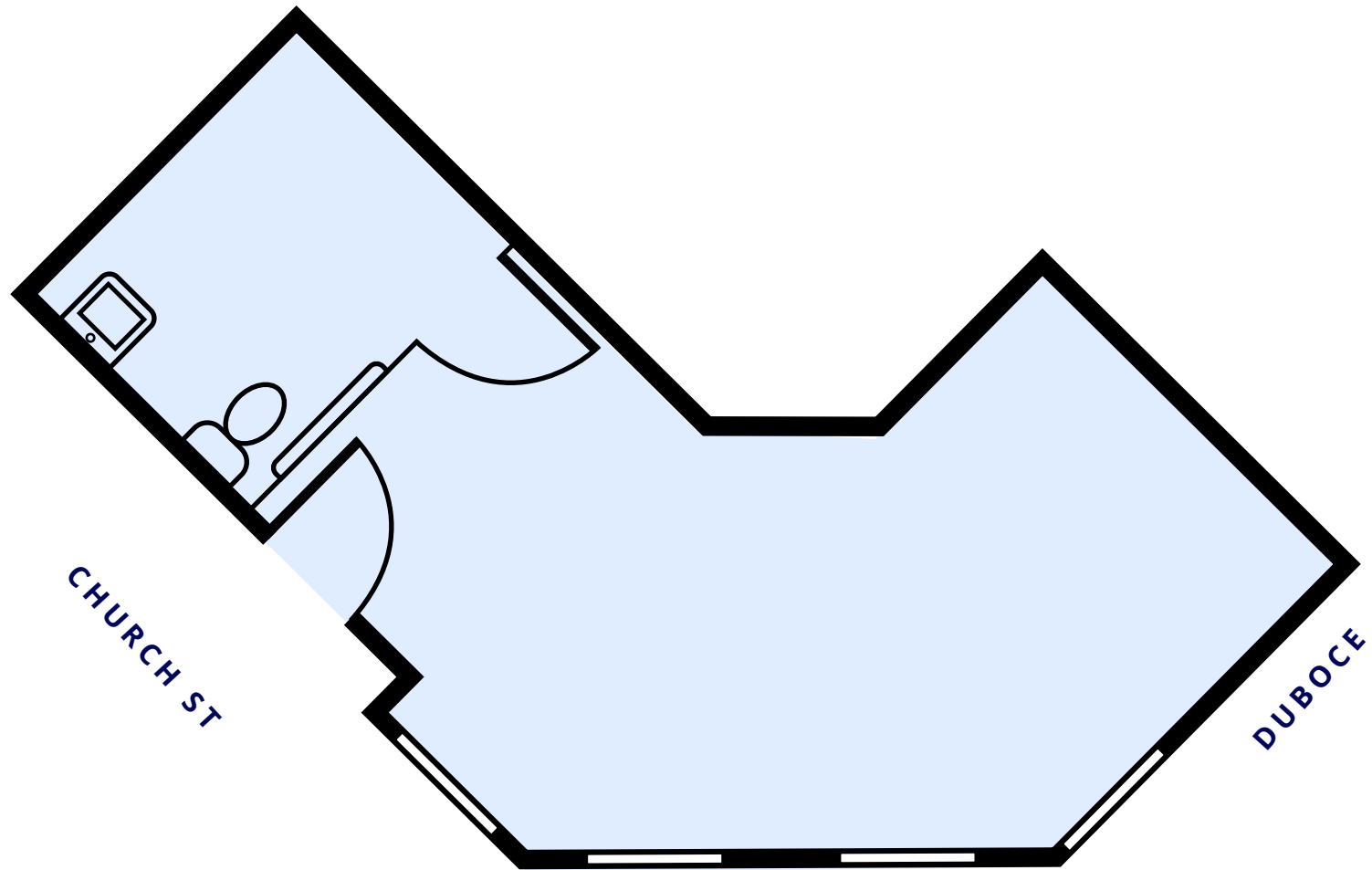
The efficient footprint is ideal for retailers, coffee operators, service providers, or emerging brands seeking an affordable, highly accessible location with built-in neighborhood clientele and exceptional street presence.

Contact Agents for Pricing



Floorplan

±300 SF



Location Overview

98
WALK
SCORE

100
TRANSIT
SCORE

91
BIKE
SCORE

Ideally situated near several MUNI stops, providing outstanding connectivity across the city.



WALK / TRANSIT ACCESS

- 01 MIN** to Church St & Market St MUNI
- 03 MIN** to Safeway & neighborhood amenities
- 10 MIN** to Castro District
- 12 MIN** to Mission Dolores Park



DRIVE TIMES

- 08 MIN** to Hayes Valley
- 10 MIN** to SoMa
- 12 MIN** to Mission Bay
- 15 MIN** to Financial District

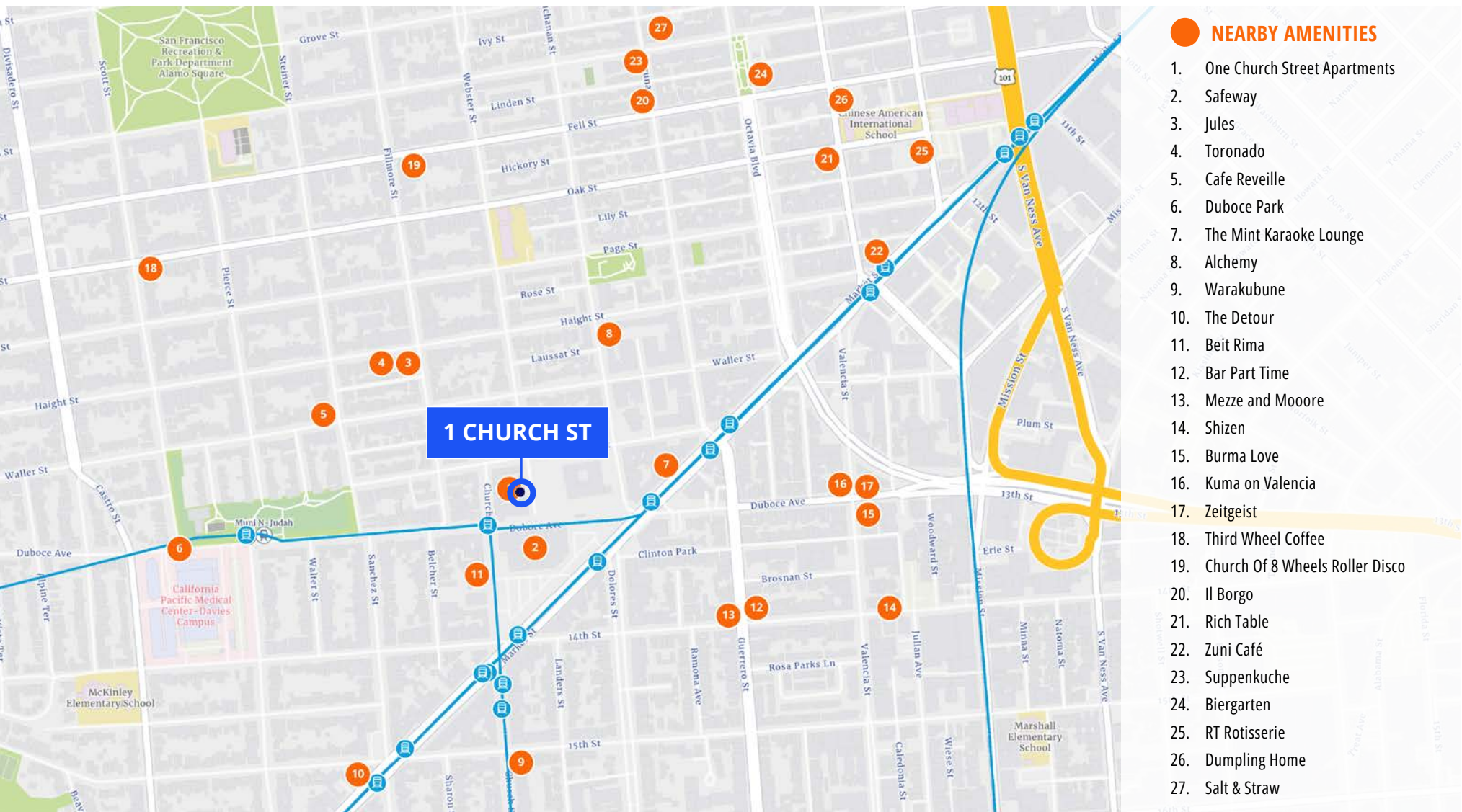


REGIONAL CONNECTIVITY

- 05 MIN** to US-101 Access
- 08 MIN** to I-280 Access
- 15 MIN** to SF Caltrain Station
- 20 MIN** to SFO



Amenities Map



LOCATION METRICS (LAST 12 MOS.)

Source: Placer.ai

250 FOOT RADIUS

VISITS	290.3K	MEDIAN HH INCOME	\$126.5K
VISITORS	99.6K	BACHELOR'S DEGREE OR HIGHER	63.8%
AVG DWELL TIME	48 Min		

500 FOOT RADIUS

VISITS	1.2M	MEDIAN HH INCOME	\$122.2K
VISITORS	317.4K	BACHELOR'S DEGREE OR HIGHER	61.4%
AVG DWELL TIME	42 Min		

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