

HIGH VISIBILITY RETAIL CORNER FOR LEASE W/PARKING!



CELEBRATING
100 Years

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SIZE: ±16,279 SQUARE FEET
PLEASE CALL FOR PRICE
CROSS STREET: LARKIN STREET

Dramatic corner for lease at Bush and Larkin Streets in Nob Hill neighborhood. 1300 Bush Street boasts over ±200 feet of frontage, dedicated parking (rare for San Francisco), High Ceilings, and prominent signage opportunities. Ideal for Retail, Health & Wellness, and various Experimental concepts. The site offers strong daytime and residential populations, steady foot and vehicular traffic, and is in close proximity to CMC Hospital, Academy of Art, Masonic Auditorium, and numerous busy cafes, restaurants, and shops along Polk Street.

HIGHLIGHTS:

- Dramatic Corner at Bush and Larkin Streets
- 30 Dedicated on-site parking spots
- More than 200 feet of frontage
- HIGH Ceilings
- Prominent signage opportunities
- Fantastic visibility
- Adaptable floor plates suitable for a variety of uses
- Solid foot and vehicular traffic
- Near public transportation
- Close proximity to CMC Hospital, Polk Street restaurants and shops, Grace Cathedral, Academy of Art, and many more



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STOREFRONT



DIGITALLY ENHANCED



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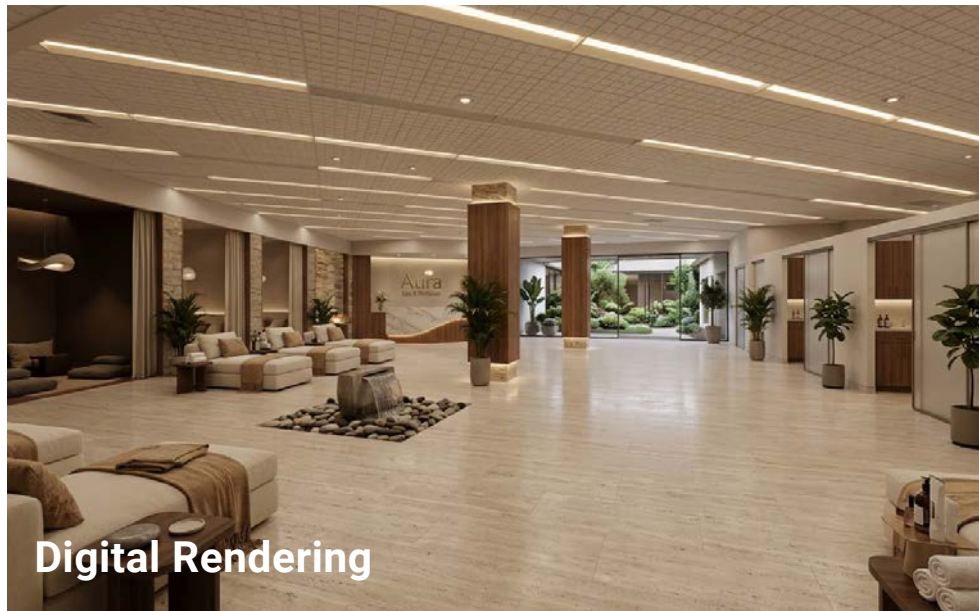
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Digital Rendering



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LOADING/STORAGE AREA



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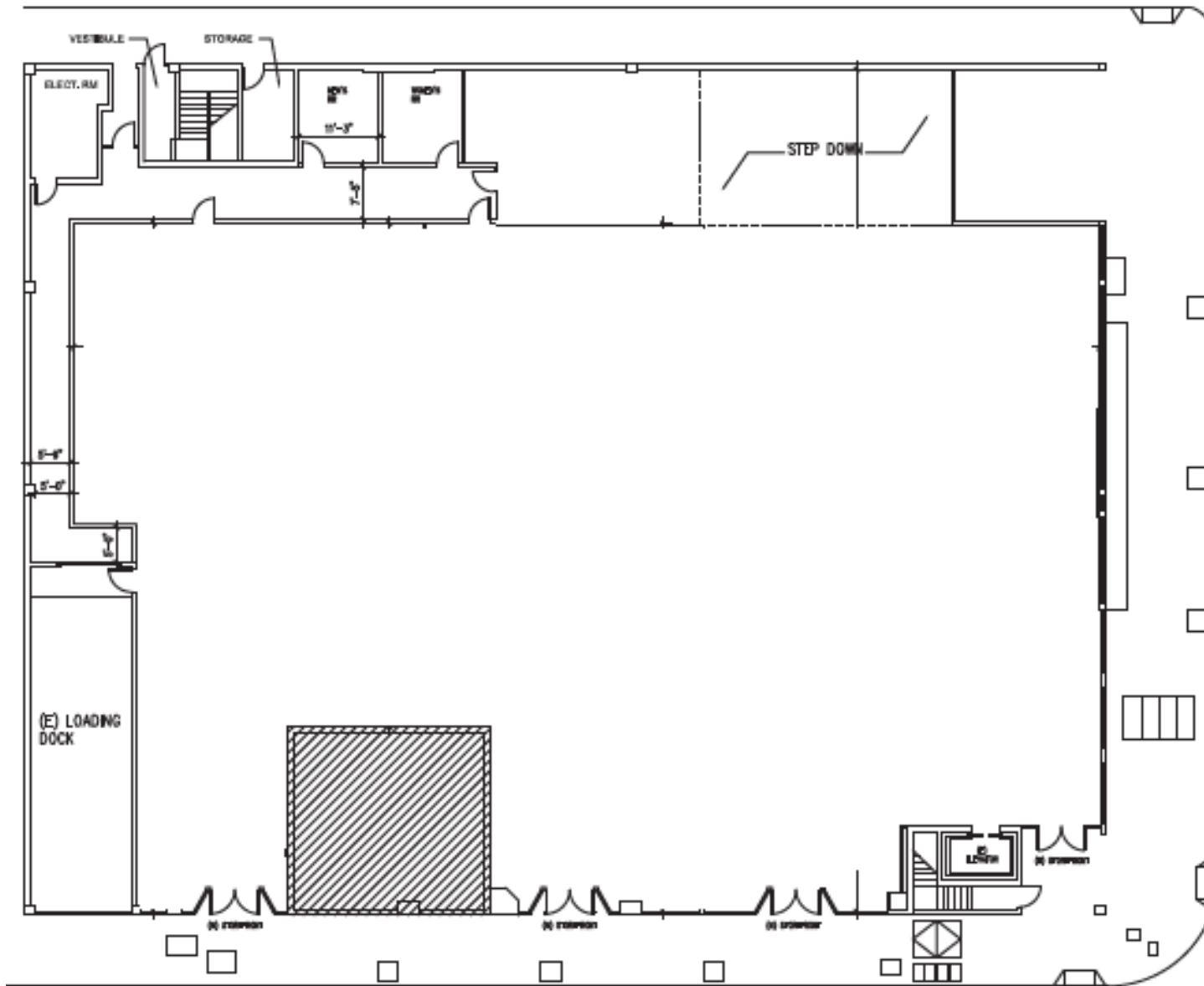
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FLOORPLAN



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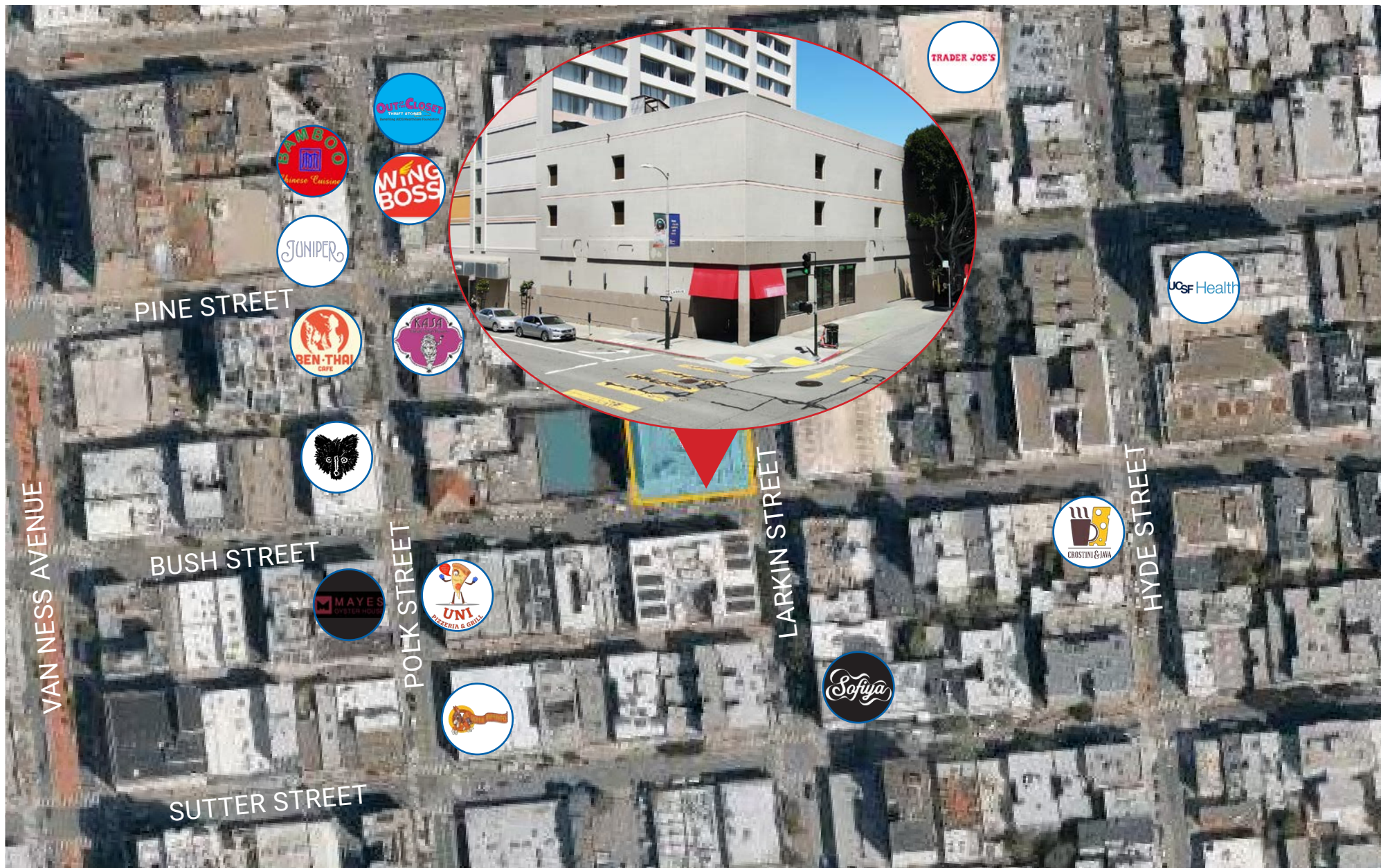
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NEARBY



TRADER JOE'S



SOFIYA RESTAURANT



UNI PIZZERIA AND GRILL



CROSTINI & JAVA



UCSF HEALTH HYDE



LE MARAIS BAKERY



KASA INDIAN EATERY



DACHA KITCHEN & BAR



MJ'S CAFE



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DEMOGRAPHICS



155,749

Population Within
1 Mile

\$89,582

Median Household
Income

61%

Bachelor's/Grad/PHD
Degree

RESIDENTIAL/OFFICE



17,540

Businesses Within
1 Mile

180,414

Total Employees
1 Mile

12,000

New Residential
Units

TRANSPORTATION



19,485

Bush Street ADT

36,658

Larkin Street ADT

WALK/BIKE/TRANSIT SCORE

Walk Score

99

Transit Score

100

Bike Score

67

Bus Lines: 8, 30, 45



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