

Colliers
INTERNATIONAL

I. MAGNIN & CO

ADLER
& Co.
GALLERY

CONTEMPORARY
& MODERN

ESPRESSO

ecco

WELLS FARGO

40

GRANT AVENUE

SAN FRANCISCO

BOUTIQUE GEM ON SAN
FRANCISCO'S FASHION AVENUE

IN UNION SQUARE'S HIGH-END FASHION CORRIDOR

Located steps from Union Square, **40 Grant Avenue** is at the crossroads of luxury and contemporary retailers alike. This site offers retailers the opportunity to create their mark in San Francisco's premier shopping district surrounded by international tenants such as Tumi, CH Carolina Herrera, Scotch & Soda, Nespresso, Camper, MCM, Dolce & Gabbana, Diptyque, Vilebrequin, Ted Baker, G-Star, as well as Neiman Marcus and the flagship Macy's. This part of Grant Avenue is also surrounded by numerous hotels and destinations including the Four Seasons Hotel and Residences, the St. Regis Hotel and Residence, Yerba Buena Center, SF MOMA, and Moscone Center.

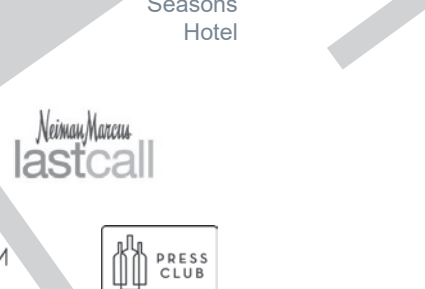
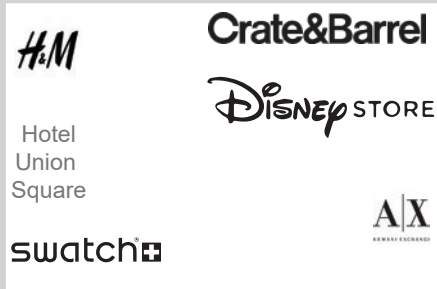
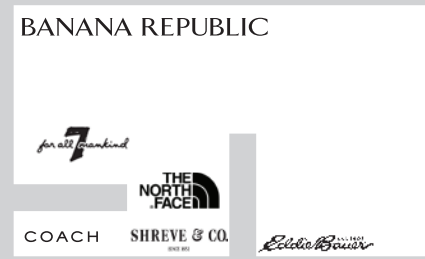


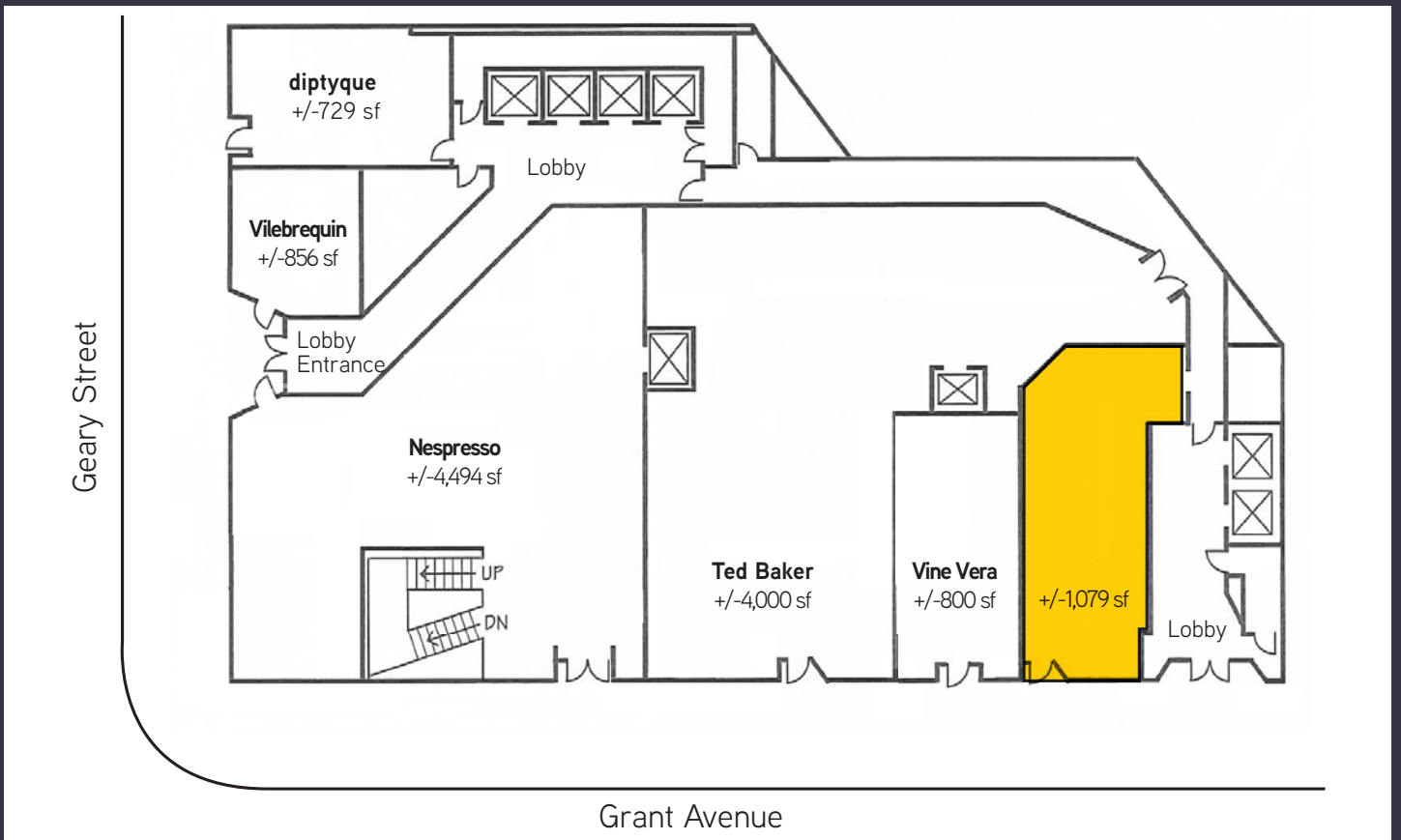
SURROUNDED BY MARQUEE TENANTS:



SCOTCH & SODA







PREMISES

- ±1,079 SF on the Ground Floor
- ± 20' of Frontage
- Historic I. Magnin & Co. Building
- Excellent Signage Opportunities
- Great Co-Tenancy
- High Ceilings
- ADA Restroom
- Ample Building Storage If Needed

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GRANT AVENUE

SAN FRANCISCO

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