

M

MARKET SQUARE

FULLY BUILT OUT
RESTAURANT/BREWERY
FOR LEASE

ERIKA ELLIOTT

lic. 01234477
+1 415 293 6295
erika.elliott@colliers.com

JULIE TAYLOR

lic. 00998395
+1 415 293 6293
julie.taylor@colliers.com





MARKET SQUARE: THE CORNERSTONE OF MIDMA'S TECH MOVEMENT



RESIDENTIAL POPULATION (WITHIN 1/8 MILE)

1169 Market Street	1900
101 Polk	162
NEMA	720
Avassath	260
Fox Plaza	250
Argenta	170
1415 Mission Street	156
1400 Mission Street	150
Panorama	160
Trinity Place	1,900
Total	4,118

- Estimated on site population over 8,000 employees
- Front Door transit: BART/Muni, F-Line and surface buses
- Daily vehicular traffic count of Market, 9th and 10th street combined: 82,051
- Average daytime population: ±36,000 within a half mile
- Median Age: 35.1
- Average Income: \$73,737

MARKET SQUARE: RETAIL CO-TENANCY



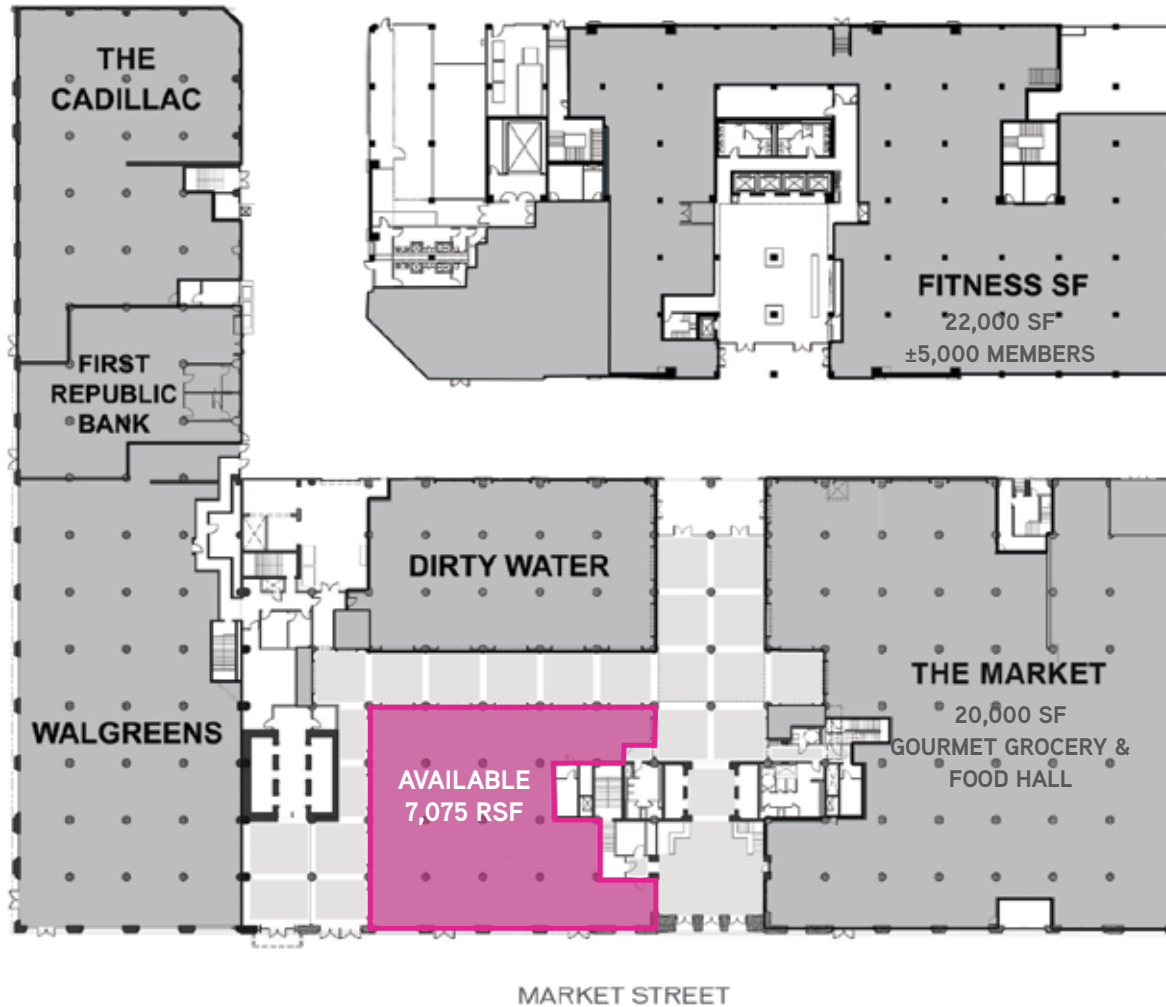
THE CADILLAC



FIRST REPUBLIC BANK



WALGREENS



FITNESS SF



THE MARKET



DIRTY WATER

THE OPPORTUNITY



EXTERIOR — ±100' FRONTAGE



±50' BAR



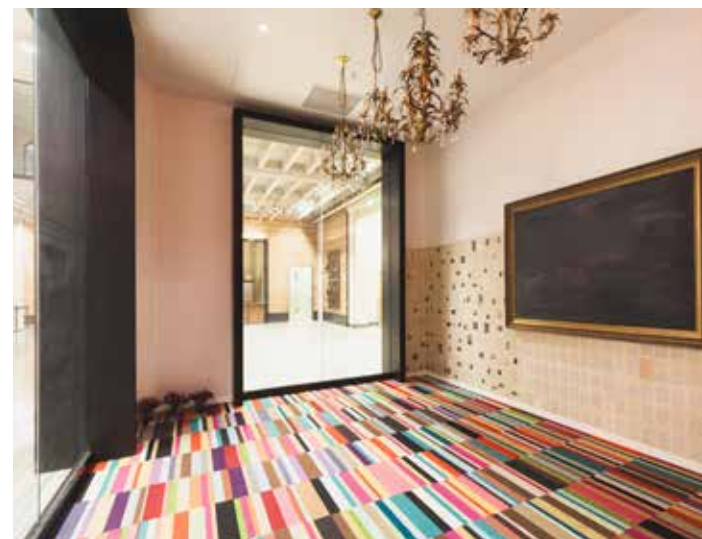
THE BREW ROOM



±1,600 SF KITCHEN



TO-GO



PRIVATE DINING — SEATS 14

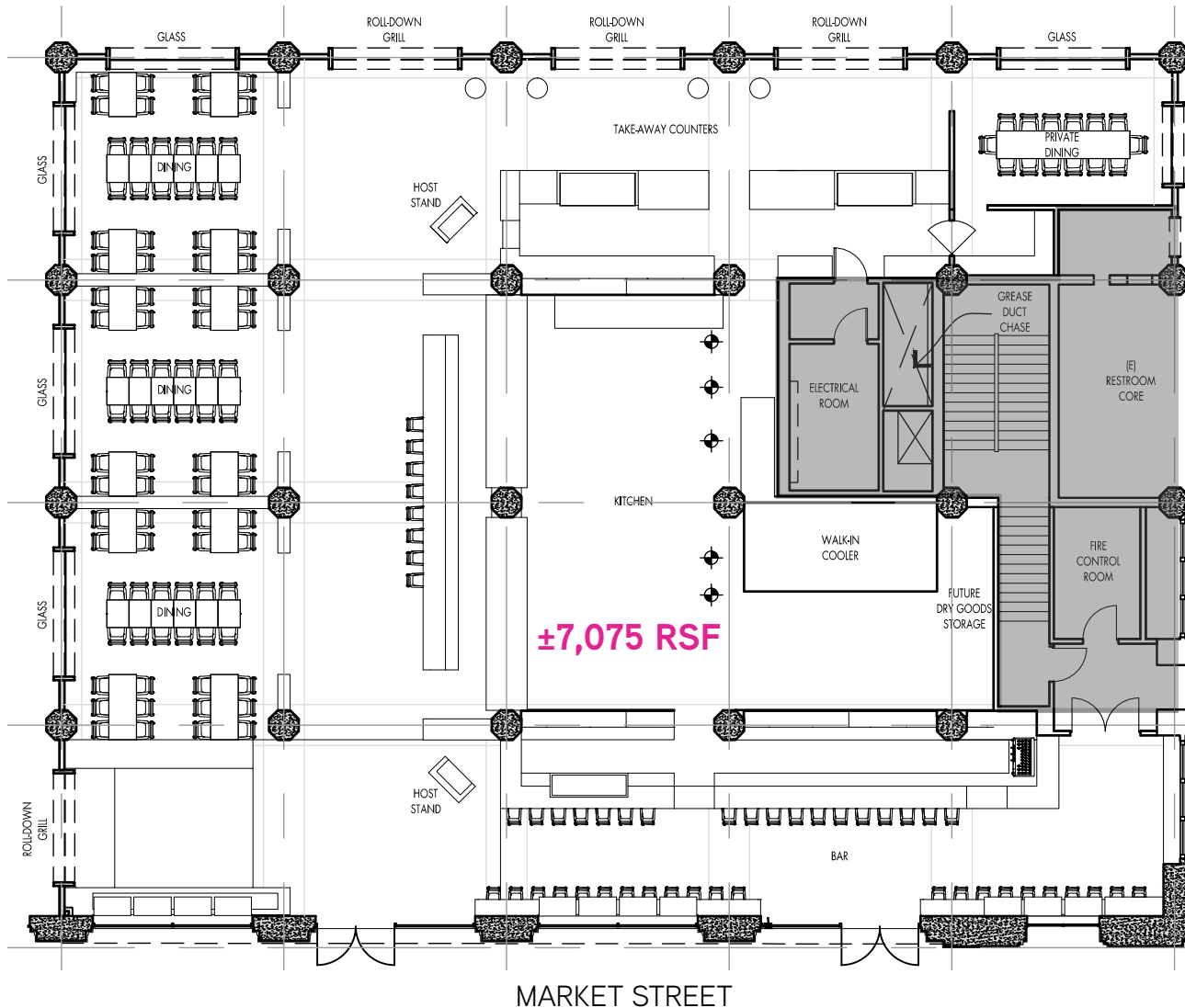


ERIKA ELLIOTT
+1 415 293 6295

JULIE TAYLOR
+1 415 293 6293



AS BUILT CONDITIONS



MECHANICAL

ELECTRICAL

Panel 1 — 277/480 volt 3-phase 4 wire
Capacity service, 100 Amp
Panel 2 — 120/208 volt 3-phase 4 wire
Capacity service, 100 Amp

- Gas: 2-inch natural gas line at 5 lbs. of pressure
 - Fire/Life Safety Distributed
 - Cold Water: 2-inch cold water pipe metered
 - HVAC: 6 heat pumps with a total of 21.5 tons
 - Hot water tank
 - Grease Trap
 - Flue: Distributed ducting (approx. 38"x38", 4000 CFM) for grease exhaust
- Parking: 350 Valet Stalls
 - Signage: Existing Blade