

226  
POWELL  
STREET





226  
POWELL  
STREET



Westfield SF Center

NORDSTROM BURBERRY

BOSS Madswell

bloomingdales COACH





WESTFIELD

MARKET ST

COCO REPUBLIC  
NESPRESSO

LOUIS VUITTON  
LORO PIANA

O'FARRELL ST

SAINT LAURENT  
BOTTEGA VENETA  
CHANEL  
VAN CLEEF & ARPELS

NEIMAN MARCUS

DYSON  
SWAROVSKI

POWELL ST

GEARY ST

ACNE STUDIOS  
GOLDEN GOOSE  
PAUL SMITH  
ALEXANDER MCQUEEN

DOLCE & GABBANA  
BRUNELLO CUCINELLI  
GOYARD  
MONTBLANC  
SAINT LAURENT

VALENTINO  
HERMÈS  
FENDI  
CARTIER

BVLGARI  
MONCLER  
GUCCI  
TORY BURCH

ISAIA  
MM6

BURBERRY  
TOURBILLON  
THE REAL REAL

UNION SQUARE

PANDORA

MAIDEN LN

NORTHFACE  
MAX MARA  
DIOR

HARRY WINSTON  
KITON

APPLE

TIFFANY & CO

SAKS FIFTH AVENUE

Cable Car Route

DECIEM RIMOWA

NIKE  
ZARA

SUTTER ST





21.5M

Unique Visitors Annually

\$3.1B

International Visitor Spend

\$6B

Annual Visitor Spend

111K

Daily Walking Traffic

21,504

Hotel Rooms Within 1/2 Mile

146,749

Daytime Population



226 POWELL STREET

# UNIQUE FULL BUILDING OPPORTUNITY

226 Powell Street is a recently renovated building that offers a rare high-profile boutique full building opportunity. The building is adjacent to Union Square with unparalleled foot traffic and is ideally suited for multi-floor retail or for accommodating three separate tenants. It is perfectly suited for national or strong regional retail, galleries, salons, or specialty boutique retail. The building has great visibility along the Cable Car line and is within walking distance to Union Square, Muni, and BART.

±2,460 sq ft Lower Level

±2,160 sq ft Ground Floor

±2,200 sq ft Second Floor

±2,200 sq ft Third Floor

## Highlights

- High-Velocity Air Exchange System
- Eco Paint
- Natural Fiber Carpets
- Eco Floor Finishes
- Pure Filtered Water System





# LOWER LEVEL



±2,460 SF

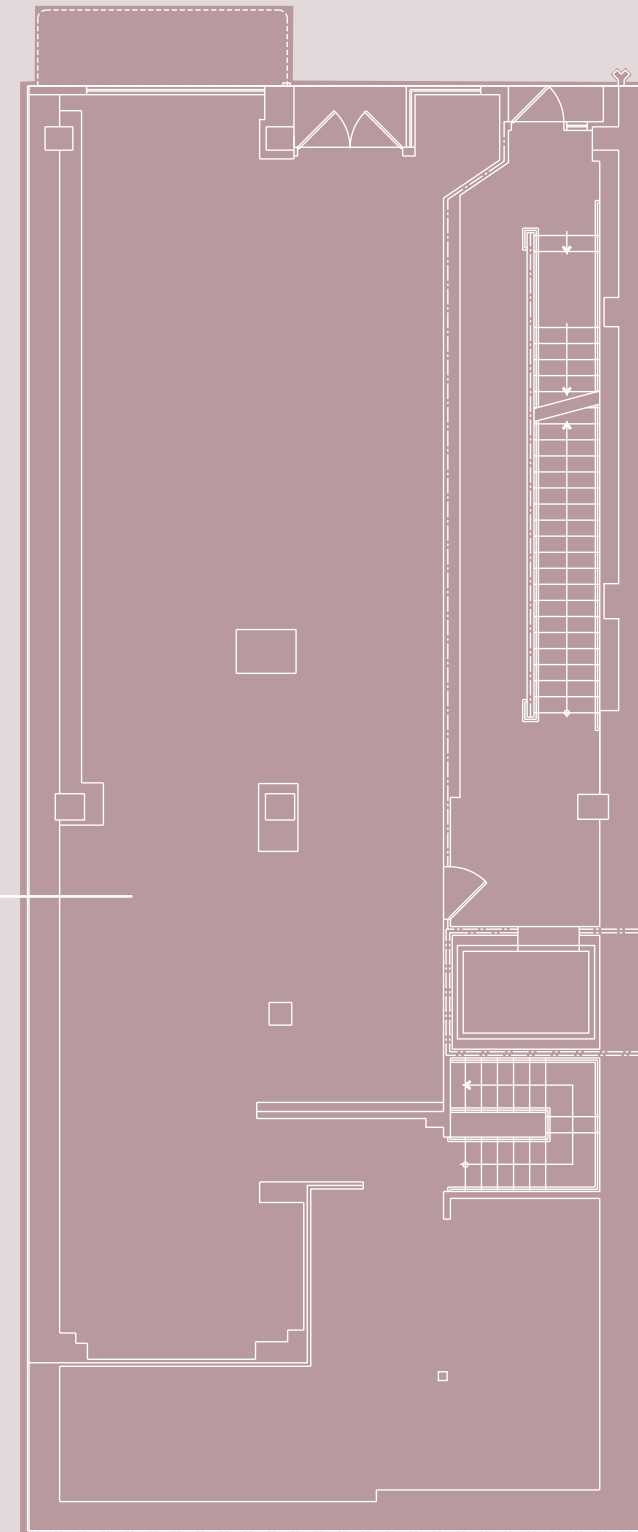
## HIGHLIGHTS

Fully renovated lower level

Ideal for stockroom storage

Possibility to connect and merchandise  
for retail sales

±2,460 SQ FT  
Lower Floor



# GROUND FLOOR



±2,160 SF

## HIGHLIGHTS

Recently renovated

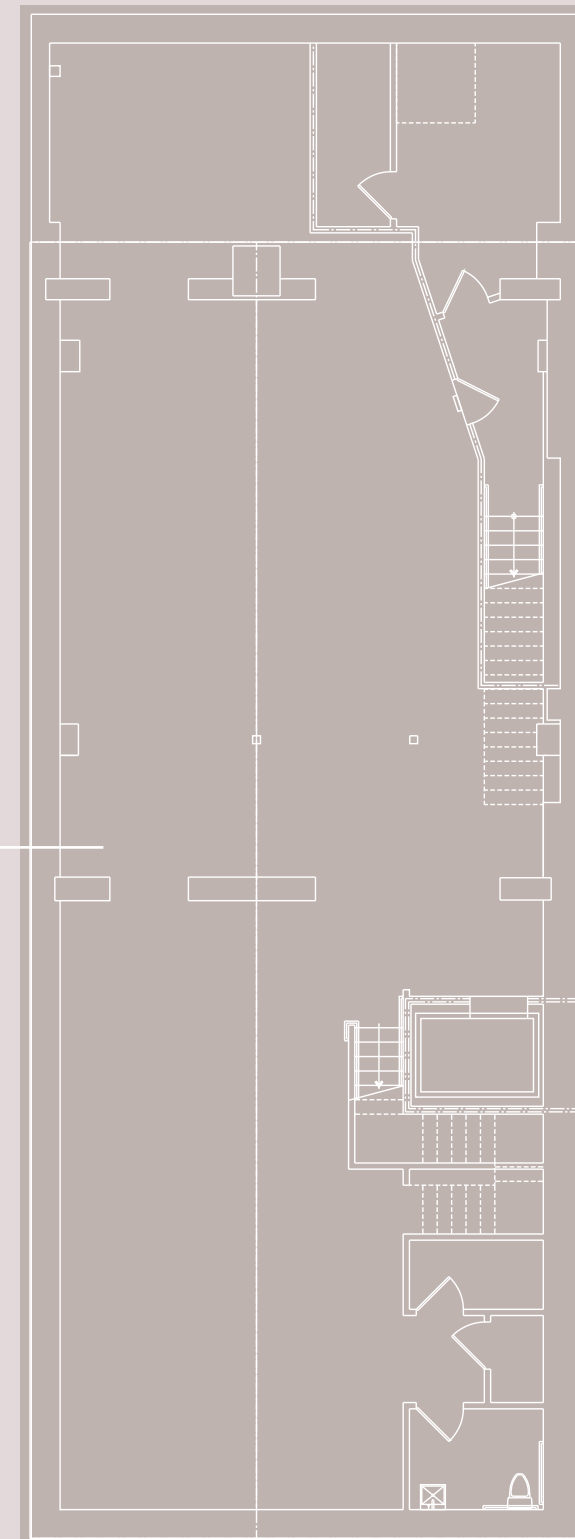
Vanilla box and move-in ready

High ceilings

Minimum columns allow for easy merchandising

Great visibility along Powell Street

±2,160 SQ FT  
Ground Floor



# SECOND FLOOR

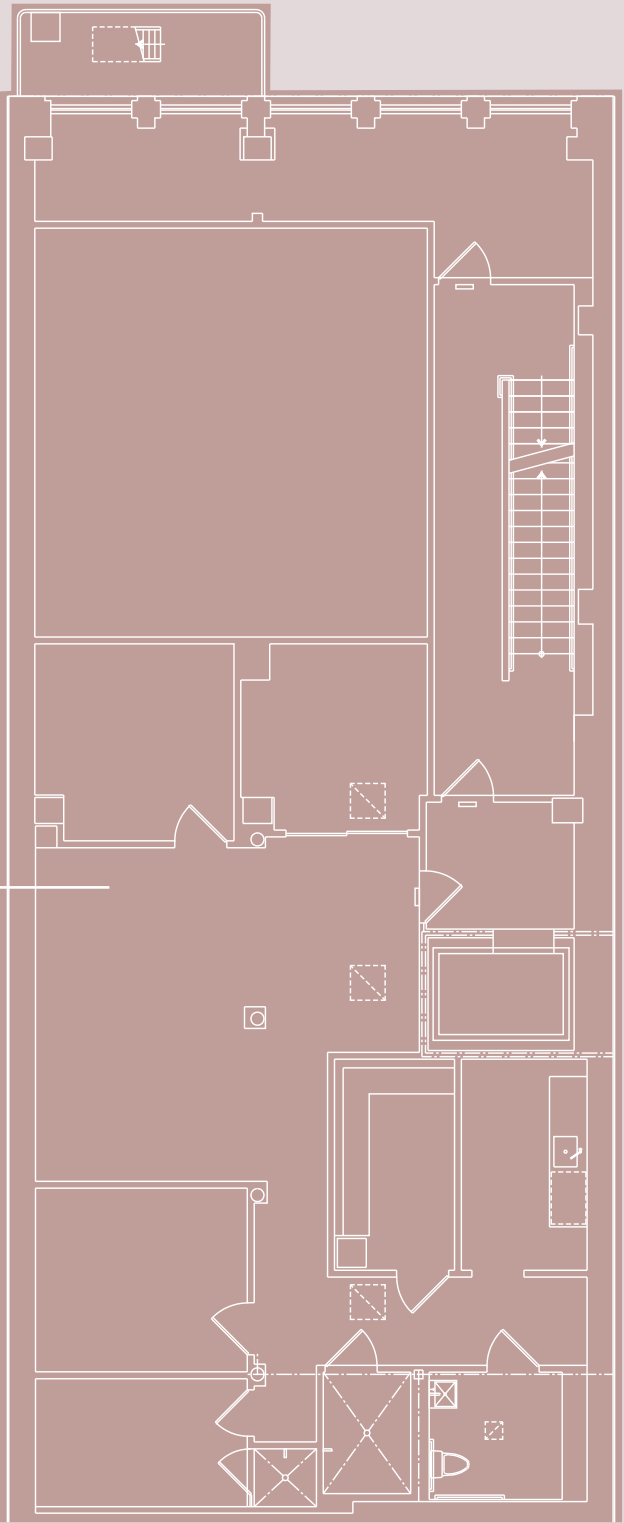


±2,200 SF

## HIGHLIGHTS

- Private access and entrance
- Recently renovated
- Can possibly be combined with ground floor if desired

±2,200 SQ FT  
Second Floor





# THIRD FLOOR



±2,200 SF

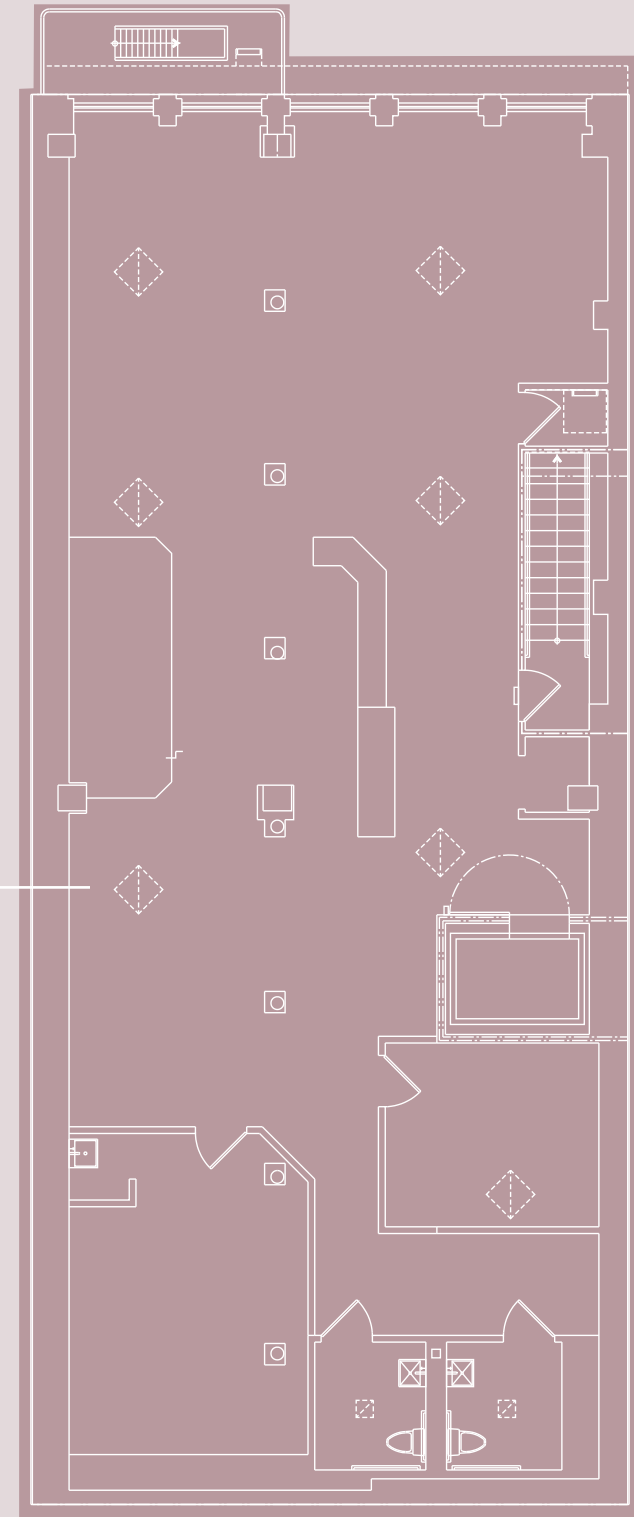
## HIGHLIGHTS

Gorgeous lighting and hardwood floors

Recent zoning changes allow for multitude of uses, please inquire

Ideal for coworking or creative studio

±2,200 SQ FT  
Third Floor







## CONTACT

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**\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.**