

# For lease



**1690 Folsom St.,  
San Francisco**

39,690 RSF Available





# PROPERTY FEATURES

## Advantages and Amenities

- Central location in regional shopping district of SoMa
- Near Hwy 101 & I-80 convergence
- Walking distance to Cal-Train Station
- History of successful CUP approval

## Property Specifications

<b>Address</b>	1690 Folsom St., San Francisco
<b>Available SF</b>	39,690 SF
<b>Parking</b>	50 dedicated parking stalls within fenced yard
<b>Loading</b>	Yes
<b>Ceiling Height</b>	+/- 20'
<b>Traffic</b>	73,600 CPD on 101 Fwy adjacent to site
<b>Signage</b>	TBD
<b>Contact Brokers</b>	Negotiable Rate





# OVERVIEW

San Francisco is not just a city; it is a cultural phenomenon. With its vibrant tech scene, diverse neighborhoods, and breathtaking views, San Francisco has become a creative hub attracting people from all over the world. From the iconic Golden Gate Bridge to the bustling streets of the Mission District, this city has it all.

San Francisco's retail real estate market is as diverse and dynamic as the city itself. The city is known for its eclectic mix of boutiques that showcase artisanal products and locally-made goods. With its visually appealing environment, diverse retail offerings, and innovative spirit, coupled with a dynamic food scene and a strong sense of community engagement, San Francisco continues to be a highly sought-after destination for retail real estate ventures.





# REGIONAL AERIAL





# LOCAL AERIAL



Folsom Street



Central Fwy

73,600 CPD

1690 Folsom St.



Dedicated  
Parking Lot

7,700 CPD

Folsom Street



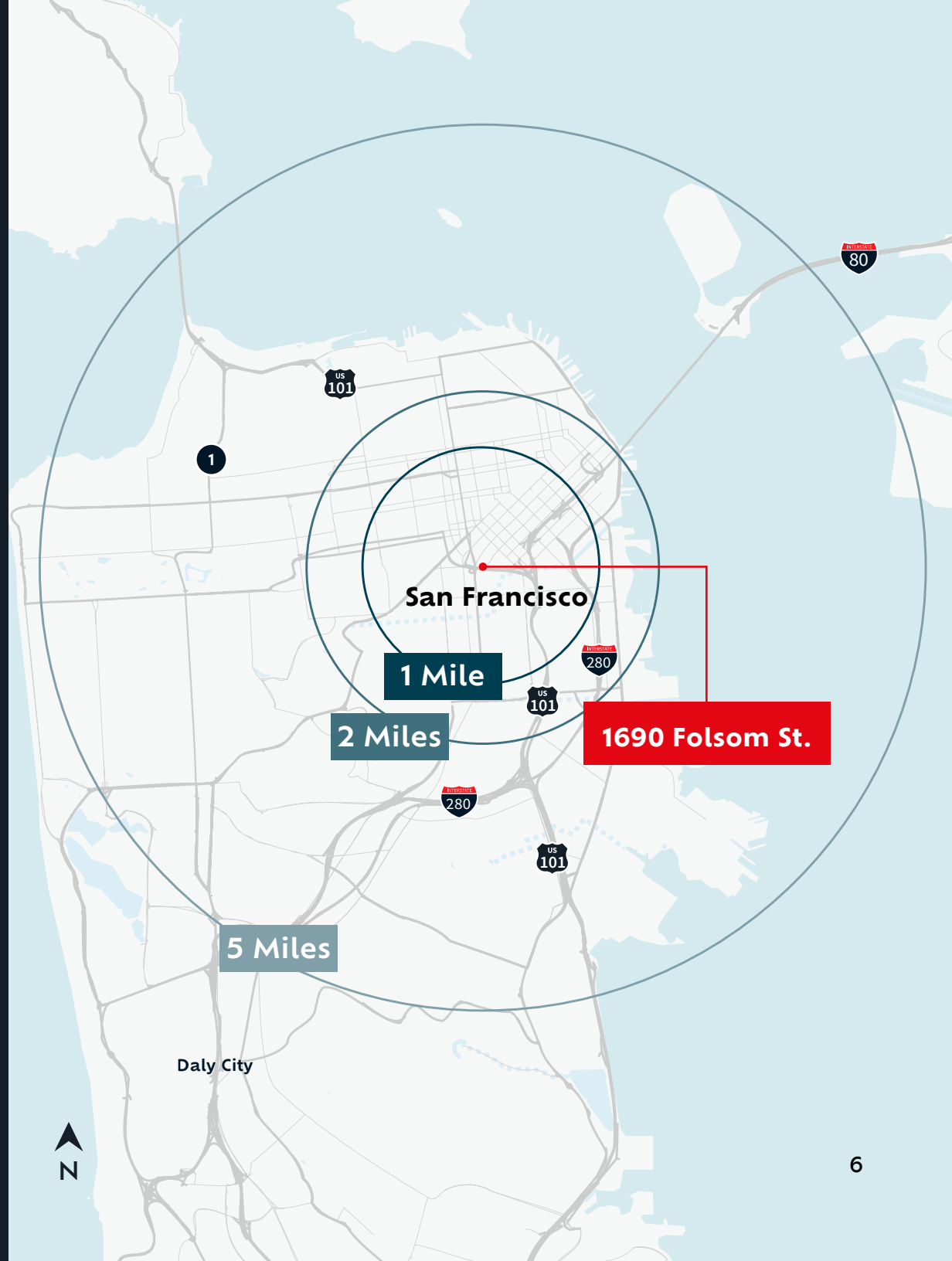
# DEMOGRAPHICS

Population	1 mile	2 miles	5 miles
Estimated Population 2023	112,666	365,393	806,830
Projected Population 2028	122,881	374,382	807,611
Census Population 2020	114,995	382,642	867,198

Households	1 mile	2 miles	5 miles
Estimated Households (2023)	54,648	183,025	346,438
Estimated Avg. Household Income (2023)	\$176,384	\$222,092	\$233,517

Households	1 mile	2 miles	5 miles
High School Graduate	12.9%	10.0%	11.2%
Some College	11.7%	10.6%	11.8%
College Degree + (Bachelor Degree or Higher)	59.7%	65.7%	60.6%

Annual Consumer Expenditure	1 mile	2 miles	5 miles
Total Household Expenditure	\$5.92 B	\$24.1 B	\$47.57 B
Total Non-Retail Expenditure	\$3.2 B	\$13.07 B	\$25.73 B
Total Retail Expenditure	\$2.71 B	\$11.04 B	\$21.84 B







**Laura Tinetti**

Lic. #01358500

Laura.Tinetti@jll.com

+1 415 913 8500

**Erik Westedt**

Lic. #01372758

Erik.Westedt@jll.com

+1 213 545 4500

**Justin Choi**

Lic. #02107928

Justin.Choi@jll.com

+1 415 395 7262

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