



BEACON



Retail for Lease

200-298 King St, San Francisco, CA



Jones Lang LaSalle Brokerage, Inc.
Real Estate License #: 01856260

Mission Bay

Formerly the West Coast's most important shipping port, no neighborhood captures San Francisco's spirit of innovation better than Mission Bay. In 1998, the Board of Supervisors and the Office of Community Investment and Infrastructure established a 303-acre development plan that has earned global recognition as an urban smart growth model. The vibrant neighborhood offers high population density, excellent transit, and contains over 11,837 residential units. Mission Bay attracts young professionals, empty nesters, and families alike, and is home to renowned companies such as Chan Zuckerberg Biohub, UCSF, Uber, Old Navy, and OpenAI, and is the location of Oracle Park, the home of the San Francisco Giants. Approximately 4.4 million square

feet of commercial office and lab space exist today. Mission Bay is served by Muni's new 3rd Street Light Rail system, bus lines, and the regional-serving Caltrain, which extends the length of the peninsula. Chase Center is a modern and innovative multi-purpose arena located in San Francisco's Mission Bay neighborhood. Opened in 2019, it is the home arena of the Golden State Warriors. In addition to hosting basketball games, Chase Center is a vibrant entertainment destination, accommodating concerts, comedy shows, and cultural performances. Its location has contributed to the revitalization of the surrounding area, drawing businesses and visitors.



In the Area





The Neighborhood

51,723

Daytime population

\$187,242

Median household income

\$1,400,950

Median home value

37

Median age

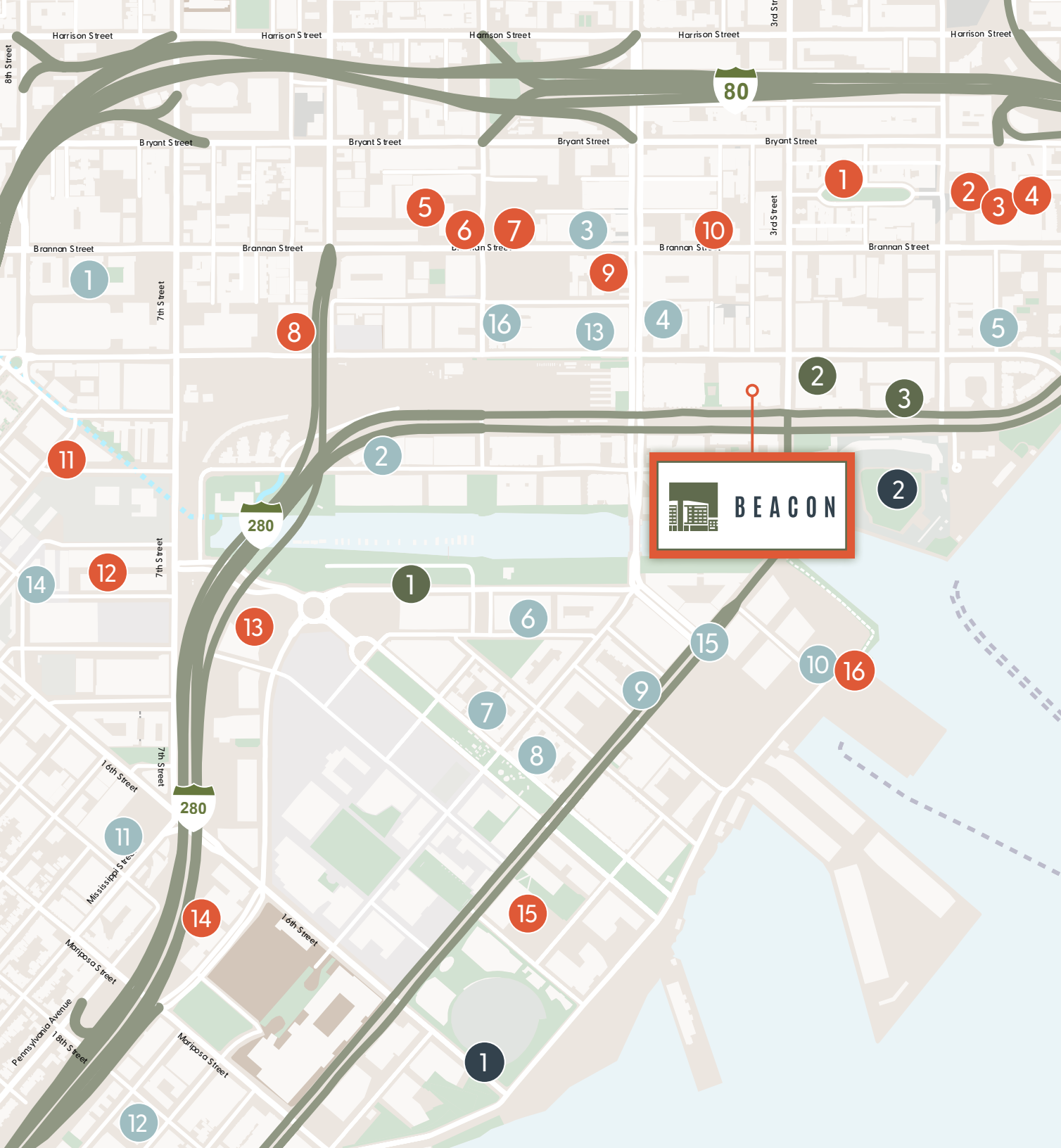
\$260,273

Average household income

Source: ESRI 2024

Area Development





Notable Projects

Office

1. 140 S Park St » 2,143 SF
2. 85 Federal St » 49,730 SF
3. 77 Federal St » 26,500 SF
4. 270 Brannan St » 213,000 SF
5. 640 Brannan St (proposed) » 2,000,000 SF
6. 610 Brannan St (proposed) » 27,280 SF
7. 598 Brannan St (proposed) » 700,000 SF
8. 510 Townsend St » 300,000 SF
9. 501 Brannan St » 137,446 SF
10. 9 Freelon St » 3,705 SF
11. 552 Berry St » 173,000 SF
12. 100 Hooper St » 400,000 SF
13. UCSF Lot 33 » 340,000 SF
14. 1800 Owens St » 740,000 SF
15. 1455 3rd St » 410,000 SF
16. Pier 48 » 125,000 SF - Proposed

Residential

1. 801 Brannan St » 449 Units
2. 360 Berry St » 129 Units
3. 530 Brannan St » 147 Units
4. 655 4th St » 374 Units
5. 72 Townsend St » 74 Units
6. 110 Channel St » 250 Units
7. 1300 4th St » 143 Units
8. 588 Mission Bay » 198 Units
9. 1000 3rd St » 101 Units
10. Mission Rock » 1,200 Units
11. 901 16th St » 400 Units
12. 566 Minnesota St » 1,000 Units
13. 330 Townsend St » 374 Units
14. 188 Hooper St » 600 Units
15. One Mission Bay » 350 Units
16. 88 Bluxome St - 1,500 Units (proposed)

Hotel

1. 100 Channel St » 250 Rooms
2. 701 3rd St » 225 Rooms
3. 144 King St » 132 Rooms

Entertainment

1. Chase Center » 18,000 Capacity
2. Oracle Park » 41,915 Capacity

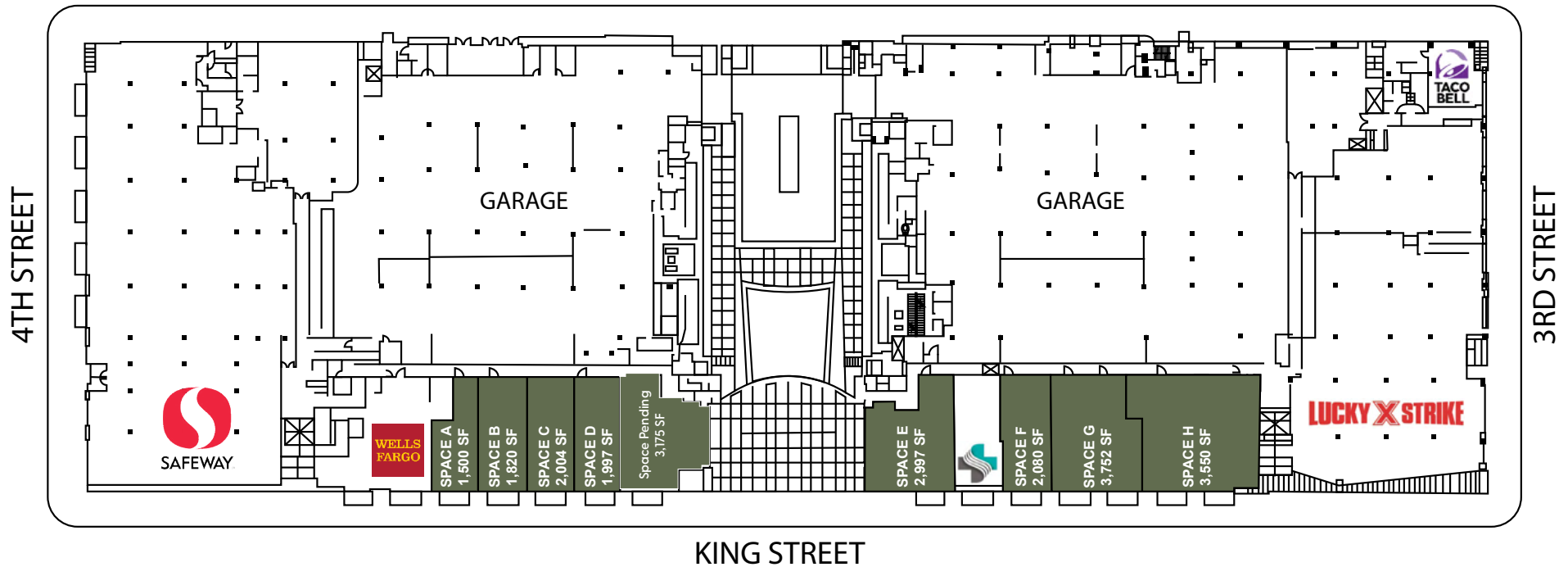
The Project



BEACON

The most prominent mixed-use community in Mission Bay, The Beacon occupies an entire city block between 3rd and 4th Streets and King and Townsend. The asset is directly across the street from Oracle Park and is adjacent to the Caltrain station, making it the most heavily trafficked retail corridor in the area. The Beacon is anchored by East Bay-based grocery giant Safeway, the only national grocery option in Mission Bay. Popular nightlife hotspot Lucky Strike has quickly emerged as a Bay Area entertainment favorite and consistently attracts both locals and tourists to the project seven days a week. All retailers at the Beacon enjoy the project's 265 public parking spots, a valuable rarity in the city.

TOWNSEND STREET



Available Suites

Space C:
1,500 SF

Space D:
2,089 SF

Space E:
2,004 SF

Space F1:
1,997 SF

Space G1:
2,997 SF

Space H:
2,080 SF

Space I:
3,752 SF

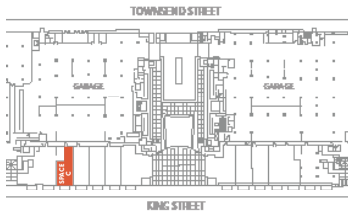
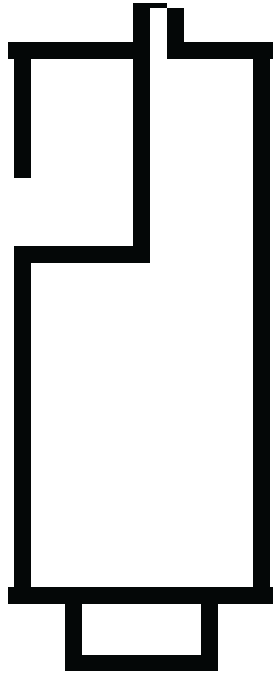
Space K:
3,550 SF

* Formula Retail uses permitted by right. No Chain retail restrictions.



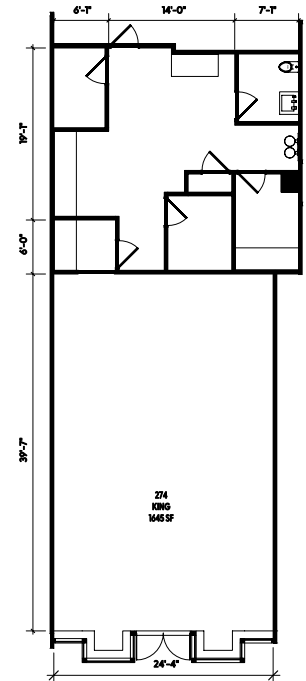
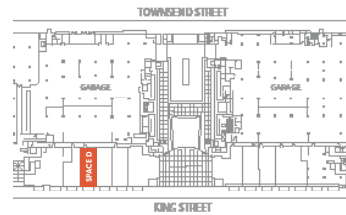
SPACE
C

1,500 SF
Available now



SPACE
D

2,089 SF
Available now



Highlights

2nd generation
café space

ADA restroom
in rear

Ideal for café/limited
food & beverage
operator

High
glass line

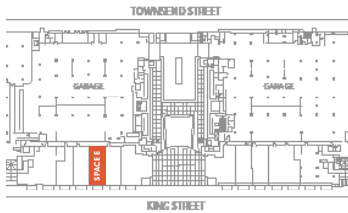
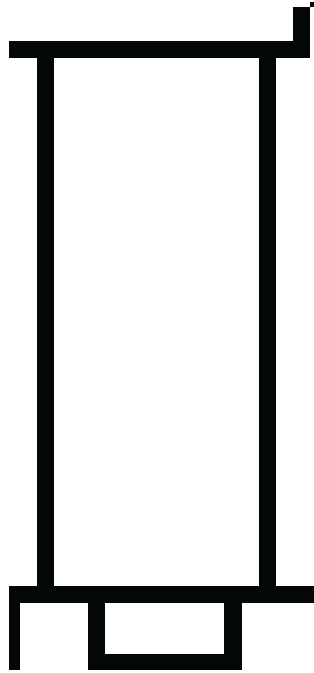
Modern
storefront

HVAC and
electrical in place



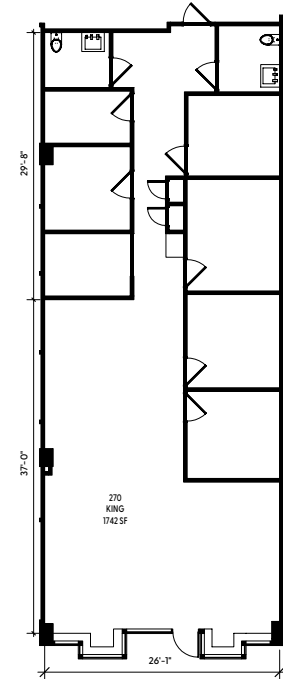
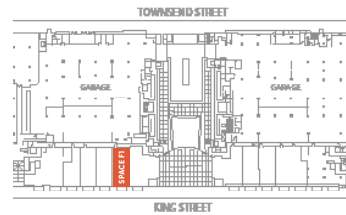
SPACE
E

2,004 SF
Available now



SPACE
F1

1,997 SF
Available now



Highlights

Modern and
clean design with
breakout rooms



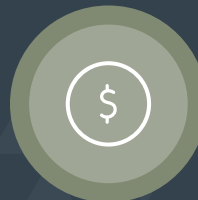
Minimal
improvements
needed



Ideal use includes
medical services and
pet services



Ideal for
financial
services



Modern
storefront



ADA restrooms
in rear



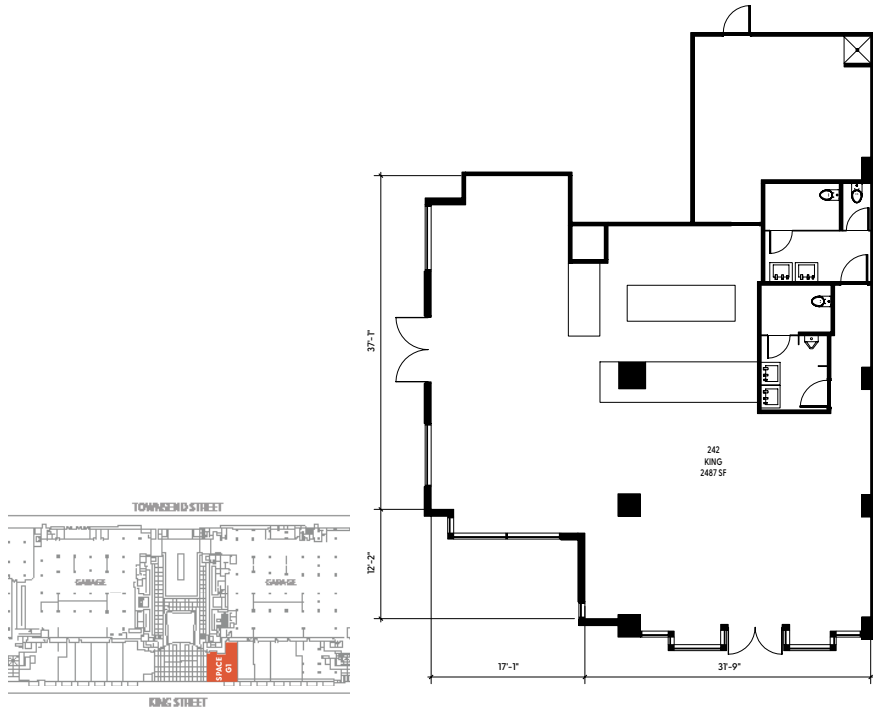
Bright, airy
space



Highlights

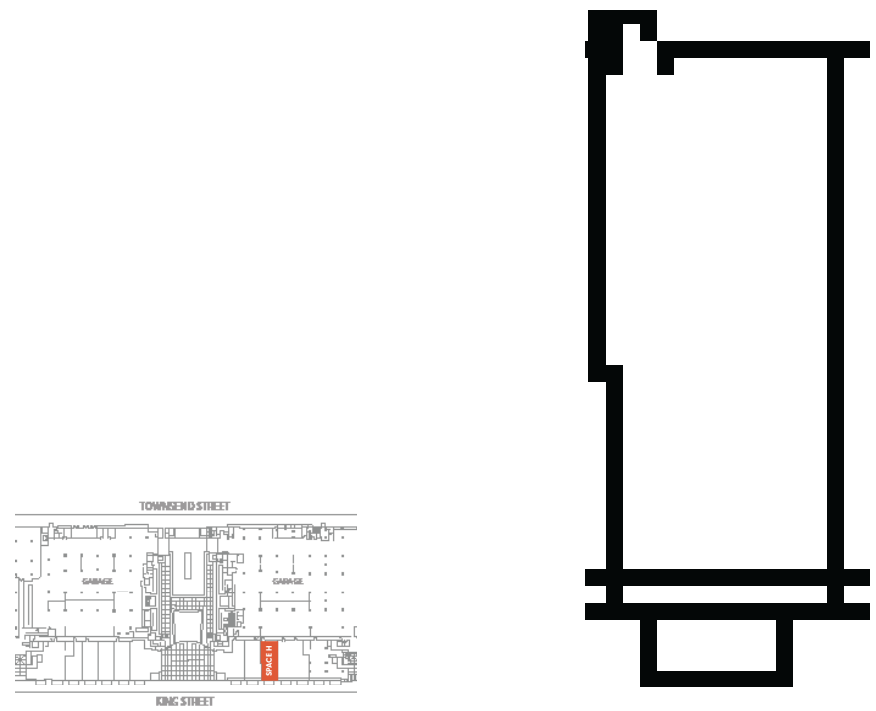
SPACE
G1

2,997 SF
Available now



SPACE
H

2,080 SF
Available now



Highlights

Restaurant
infrastructure in place

Type 1
Hood

Two
ADA bathrooms

Modern
storefront

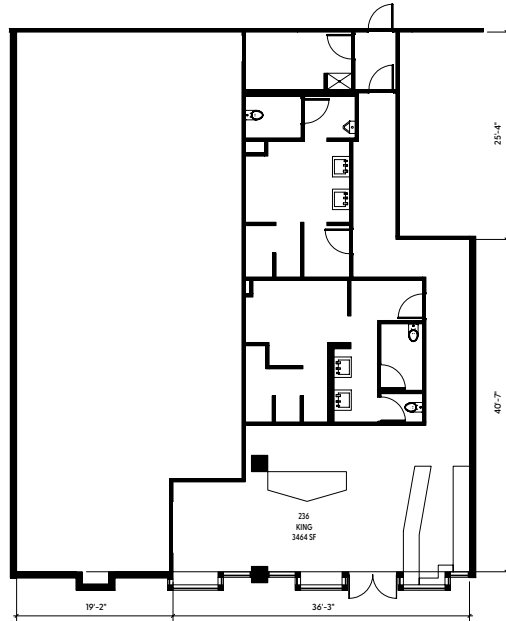
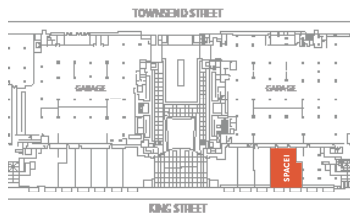
ADA restrooms
in rear

Bright and
airy space



SPACE
I

3,752 SF
Available now



Highlights

Turnkey
fitness space



Minimal
improvements
needed

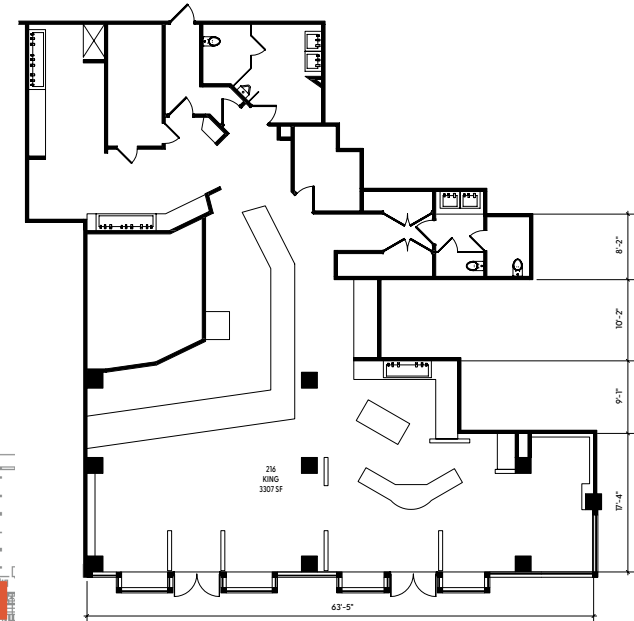
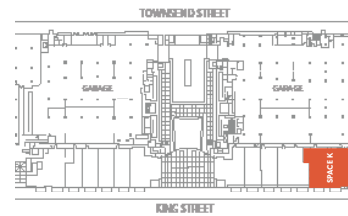


ADA restrooms,
HVAC/Electrical/
Plumbing in place



SPACE
K

3,550 SF
Available now



Highlights

Restaurant
infrastructure
in place



Wood burning
pizza oven



Two ADA
restrooms





BEACON



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