

# Premium Retail Available for Lease

345 Spear St, San Francisco, CA



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



# World Class Waterfront

Located on the beautiful Embarcadero Waterfront, **Hills Plaza** is a world class building in the heart of SOMA.

With its unique campus environment, amenity-rich neighborhood, and views overlooking the Bay Bridge, Hills Plaza offers the perfect space for all your retail needs. With a built-in customer base of world class tenants in the building, this is the prime location for your new retail or restaurant space.





**SF MOMA**  
Recently expanded, the San Francisco Museum of Modern Art contains over 33,000 pieces of art.



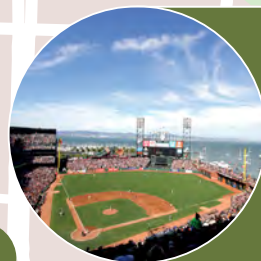
**FERRY BUILDING**  
Ferry terminal and marketplace featuring artisanal foods, local vendors, and farmer's market.



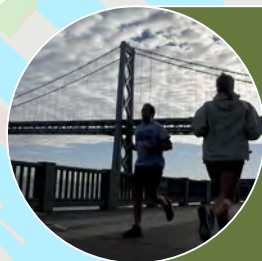
**TRANSBAY TERMINAL**  
This state-of-the-art transit terminal connects 11 public transit systems. It also features new shopping, dining, and a 5.4 acre public rooftop park.



**Hills Plaza**



**ORACLE PARK**  
Home of the San Francisco Giants. Popular destination for games, concerts, and events.



**THE EMBARCADERO**  
This 3 mile waterway & roadway extends along the eastern border of the city and is a popular destination for tourists and joggers for its beautiful views of the Bay and scenic walking paths.



# Area Demographics

**47,617**

Daytime population

**\$200,001**

Median household income

**\$1,441,581**

Median home value

**37.8**

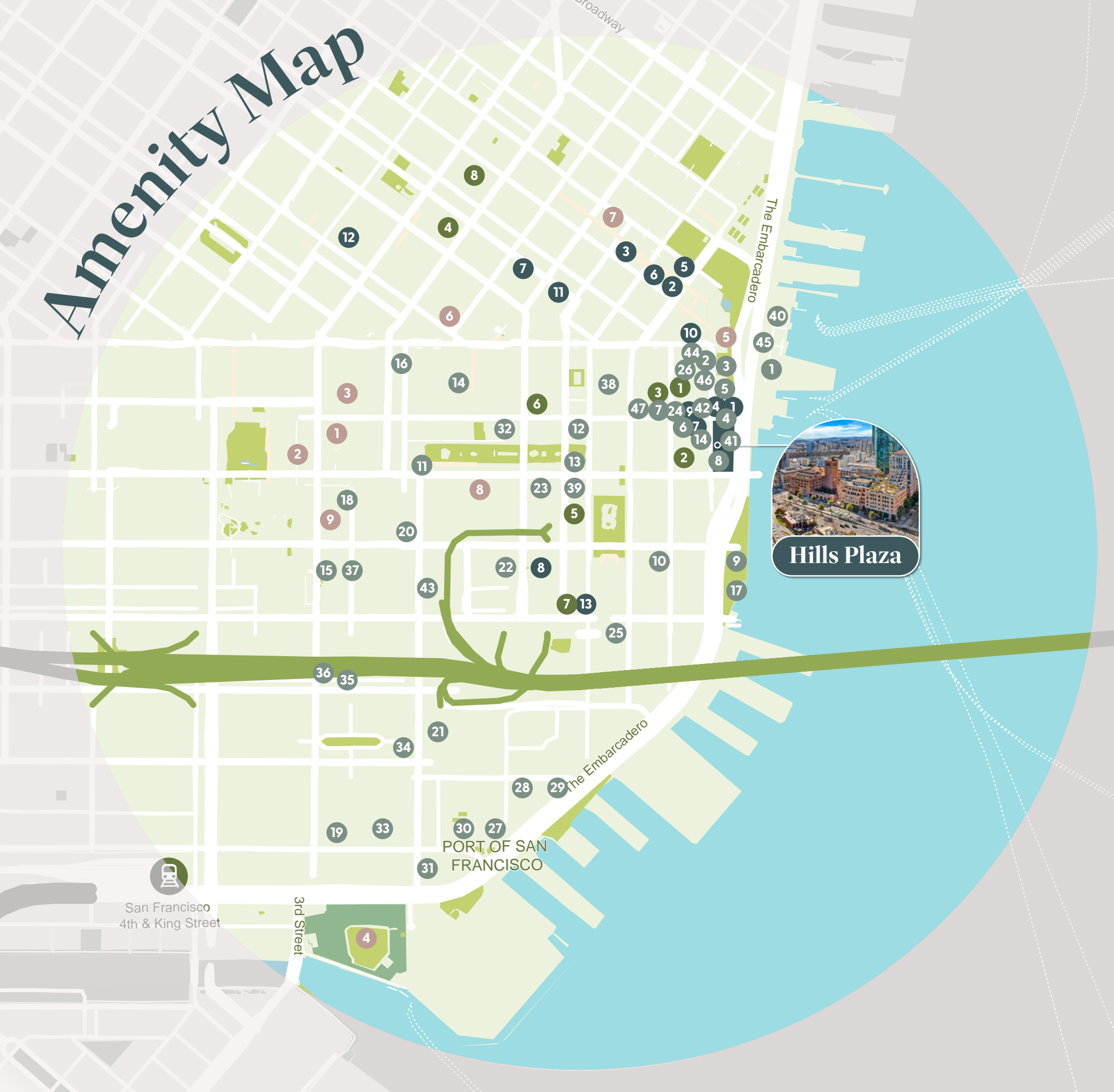
Median age

**\$317,619**

Average Household Income



# Amenity Map



## Fitness

- 1 Flywheel Sports
- 2 The Dailey Method
- 3 TruFusion
- 4 Equinox
- 5 Core Power Yoga
- 6 Soul Cycle
- 7 Van Buren Fitness
- 8 Bay Club at The Gateway

## Entertainment

- 1 SF Museum of Modern
- 2 Art Moscone Convention
- 3 Center California Historical
- 4 Society Oracle Park
- 5 SF Railway Museum
- 6 Theatre Rhinoceros
- 7 Landmark Theater
- 8 Eagle Club Indoor Golf
- 9 SPiN

## Shopping

- 1 Athleta
- 2 Ann Taylor
- 3 Banana Republic
- 4 Old Navy
- 5 Lucy Activewear
- 6 Gap
- 7 Woodlands Market

- 8 Publique Living
- 9 StretchLab
- 10 GNC
- 11 Financial District Hardware
- 12 The North Face
- 13 Luxury Pets

## Restaurants

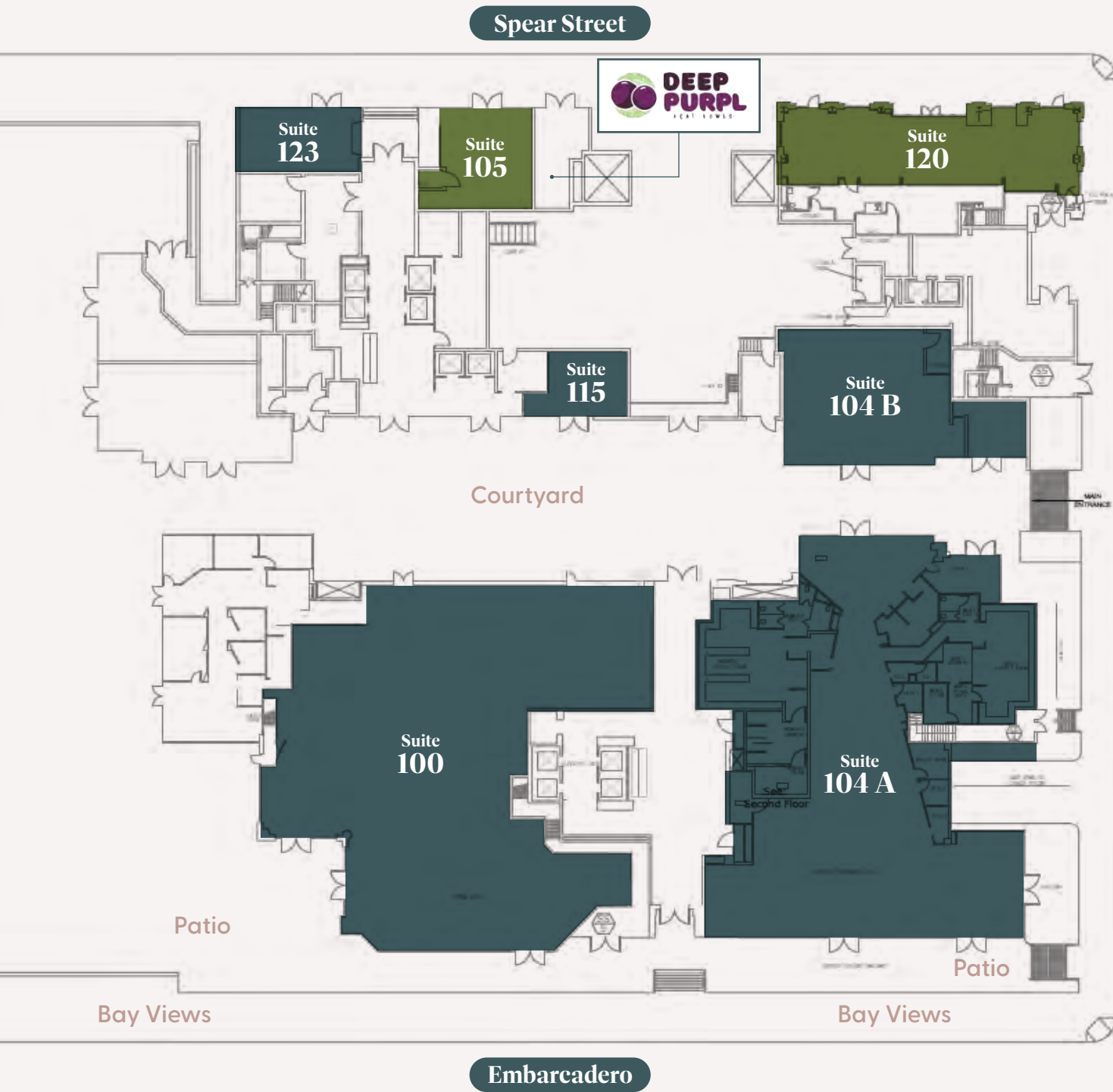
- 1 Ferry Building
- 2 One Market
- 3 Americano
- 4 Boulevard
- 5 The One Hotel, Terrane Restaurant
- 6 Yank Sing
- 7 Bluestone Lane
- 8 Ozumo
- 9 Epic Steak
- 10 Prospect
- 11 Sweetgreen
- 12 International Smoke
- 13 Town Hall
- 14 Rincon Center
- 15 Osha Thai
- 16 Pied Piper
- 17 Waterbar
- 18 Benu
- 19 Saison
- 20 Fly Trap
- 21 21st Amendment
- 22 Local Kitchen & Wine Merchant
- 23 Spice Kit

- 24 Philz Coffee
- 25 Gabby Cafe
- 26 Mendocino Farms
- 27 Town's End Bakery
- 28 Crossroads Cafe
- 29 Delancey Street
- 30 House of Hunan
- 31 Paragon Restaurant + Bar
- 32 Proper Food
- 33 Tres
- 34 Ozone Thai
- 35 La Briciola
- 36 Garaje
- 37 Canton Seafood + Dim Sum
- 38 Portico
- 39 Sushi Fantastic
- 40 Slanted Door
- 41 Super Duper Burger
- 42 Mili Wine Bar
- 43 Red Dog Restaurant + Bar
- 44 STK
- 45 Gott's Roadside
- 46 Angler
- 47 Akikos



Hills Plaza

# 345 Spear St



SUITE  
**105**

1,199 SF - **Available now**

SUITE  
**120**

3,509 SF - **Available now**

SUITE  
**115**

695 SF - **Leased**

SUITE  
**100**

Restaurant Space: 12,428 RSF

Patio: 2,371 SF

**Leased**

SUITE  
**104 A**

11,758 SF - **Leased**

SUITE  
**104 B**

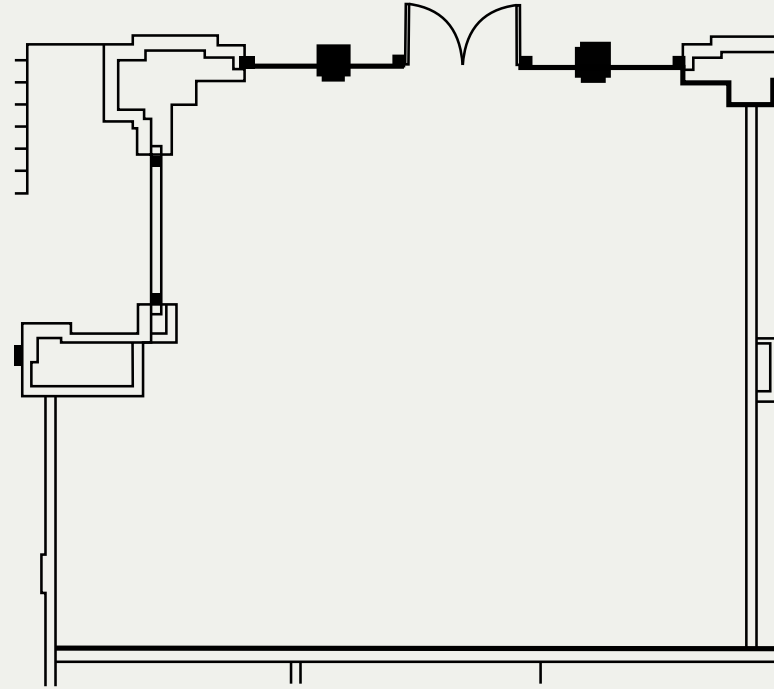
2,958 SF - **Leased**

SUITE  
**123**

859 SF - **Leased**

SUITE  
**105**

1,199 SF  
Available now



## Highlights

Retail  
use

Open  
area

Spear Street  
frontage

Turn-key  
medical retail suite

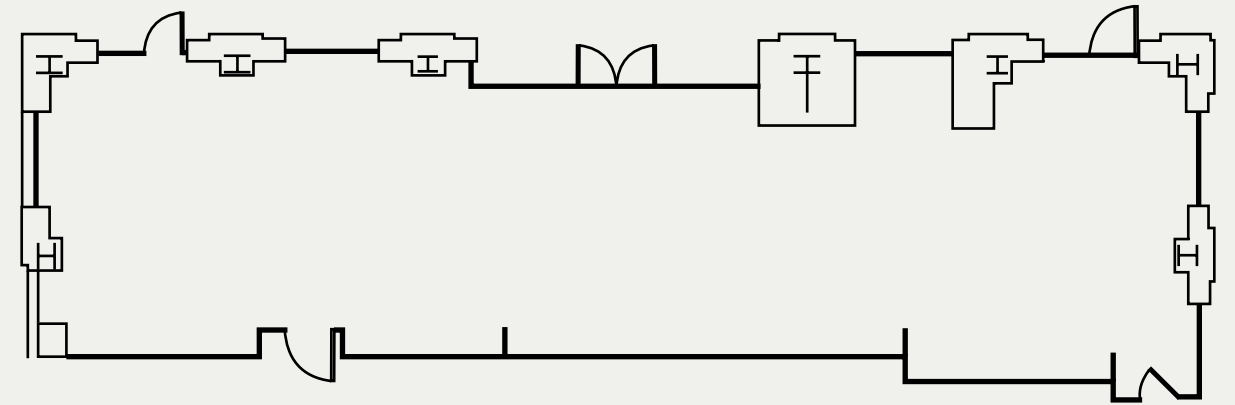
Less than 18 months of  
user wear and tear

Ideal use: Dental,  
surgery, urgent care,  
medspa, patient care



SUITE  
**120**

3,509 SF  
Available now



## Highlights



For retail leasing contact:

**Laura Tinetti**

+1 415 228 3072

[laura.tinetti@jll.com](mailto:laura.tinetti@jll.com)

RE LIC #01358500

For office leasing contact:

**Wes Powell**

+1 415 395 4901

[wes.powell@jll.com](mailto:wes.powell@jll.com)

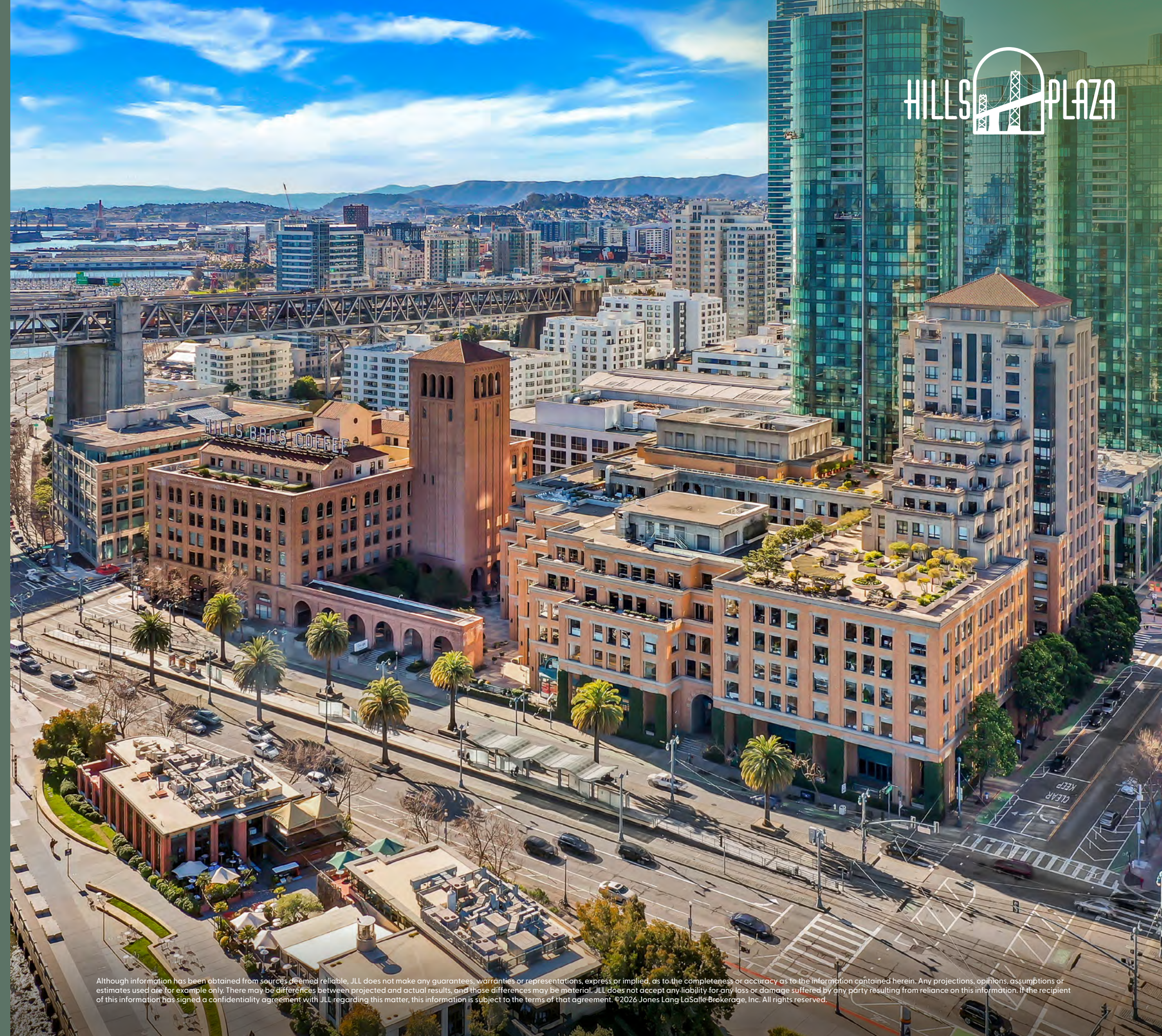
RE LIC #1702003

**Ann Montila**

+1 415 395 7285

[ann.montila@jll.com](mailto:ann.montila@jll.com)

RE LIC #1889254



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