

A PEMBROKE PROPERTY



Retail or Office Space For Lease



The Area

- Bay Wheels Docking Station
- MUNI
- BART Station
- Cable Car

- 100** Walk Score
- 48K** Local Businesses
- 515,000** Labor Force
- 3.5M** 2025 Exits During Peak Hours (7am-11am)
- 47.9M** SQ FT Class A Office Space

SFdata 2026, Bartdata 2026



Street Level

- Available space
- Leased space



- Street level retail space at base of 15-story, ~300K sq ft, Class A office building
- Large pedestrian plazas on California and Sacramento Streets
- Easy access to BART, MUNI, Cable Car, Ferry Building, and Parking

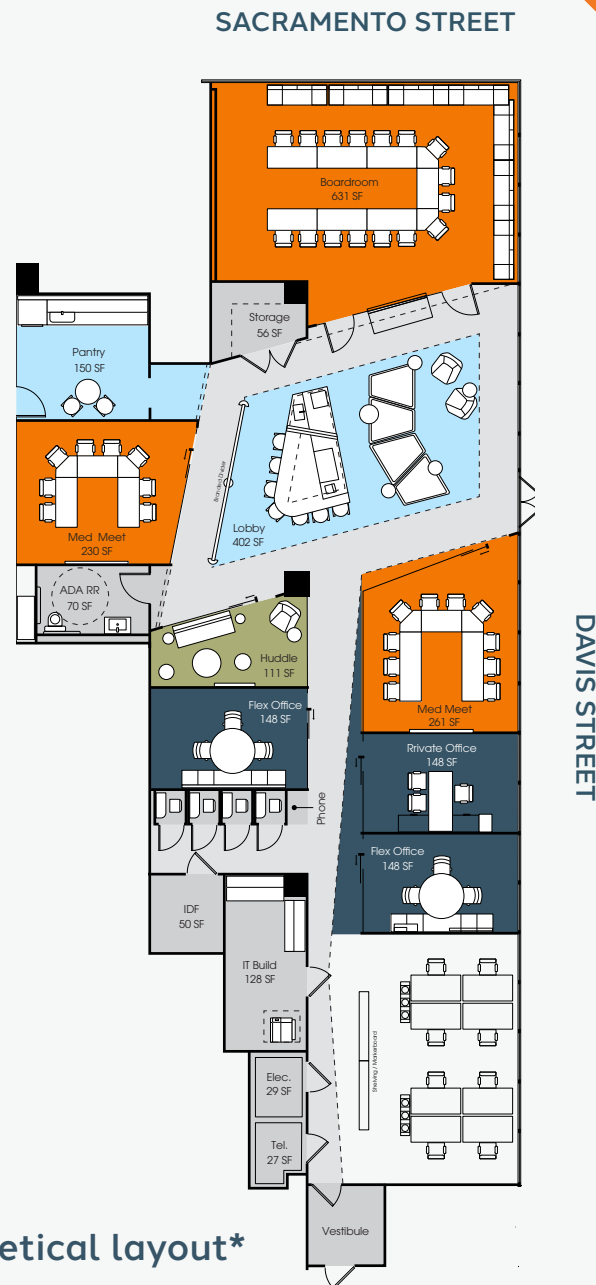


Ground Floor

Retail or Office

3,000 - 4,200 SQ FT

- Ideal for retail, financial services, or medical use
- Large windows and natural light
- Opportunity for prominent signage
- 110 ft of prime frontage along Davis St, 13.5k vehicles pass by daily, on average
- 12'-10" Ceiling height
- Freight elevator access
- Revised zoning regulations permit office or retail use of this space
- Landlord willing to demise footprint

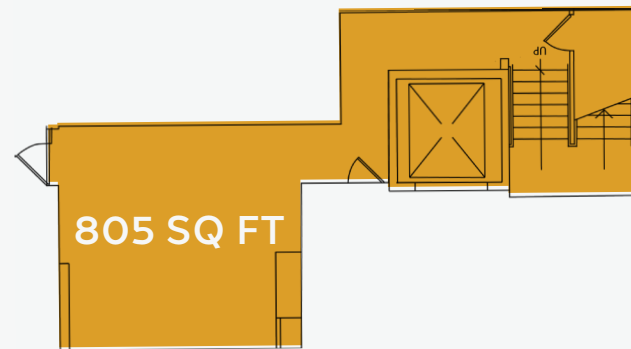


Basement

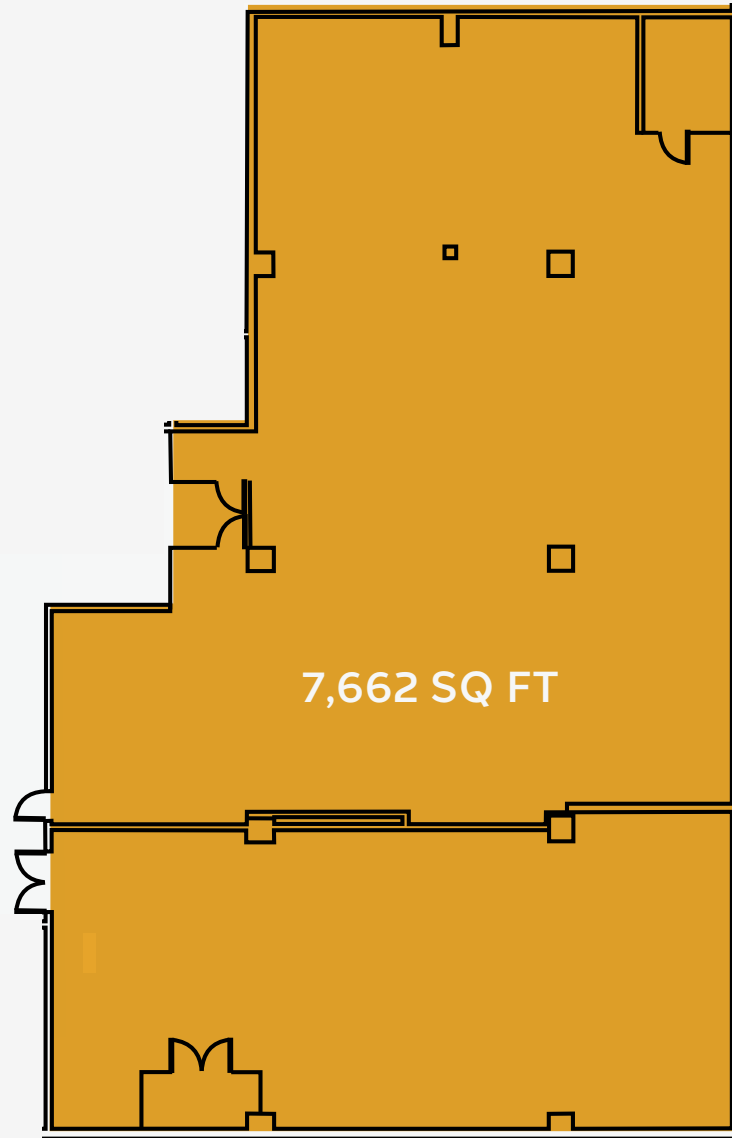
Retail or Office

8,467 SQ FT

- Ideal for fitness use, and/or trade school
- Includes access to the street level, elevator and staircase
- Full locker room with showers
- Street level entry with lower level access
- Located on the lower level
- Revised zoning regulations permit office or retail use of this space



STREET LEVEL



LOWER LEVEL

CALIFORNIA STREET



COMBINED 8,467 SQ FT AVAILABLE



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Contact:

Laura Tinetti
Managing Director
Laura.Tinetti@jll.com
415-228-3072
License# CA-01358500



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