



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



Oracle Park



Chase Center



Financial District



The Embarcadero



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



- RESIDENTIAL/MIXED-USE
- ENTERTAINMENT
- PARKING
- CORPORATE ANCHORS/OFFICE
- FUTURE DEVELOPMENT

BEACON

Capgemini VISA
CHIPOTLE
sweetgreen
FLOUR + WATER
PIZZERIA
coinbase

ORACLE PARK

CARD VAULT
BY TEM BEAULT

Caltrain

lyft

GUSS'S
COMMUNITY MARKET

THE UPS STORE

corepower
YOGA

OpenAI

GOTT'S

Kayah

CISCO

CHE FICO

CHASE CENTER

FibroGen

UCSF Medical Center

Dropbox

Starbucks

SUBWAY

Uber

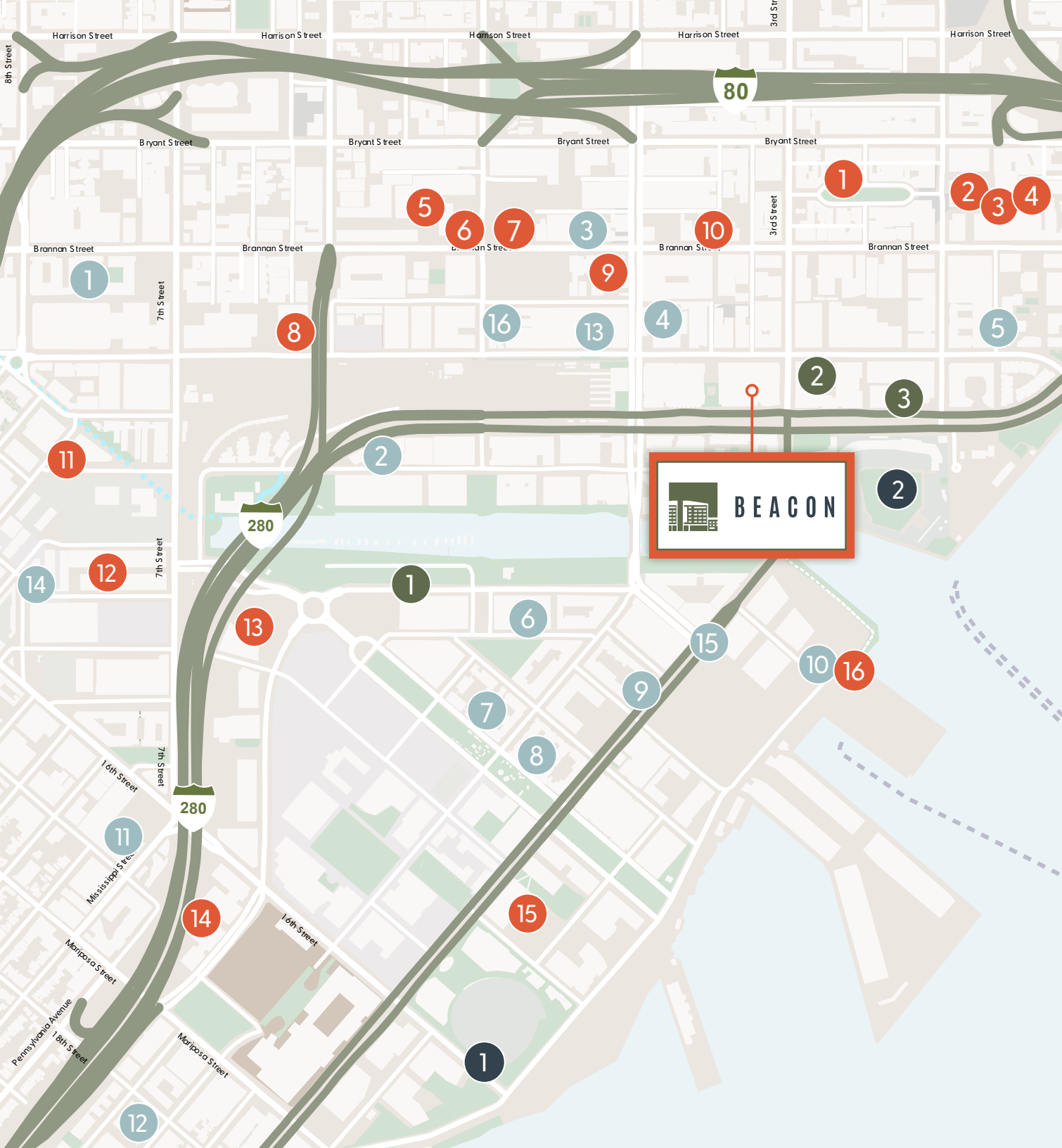
POTRERO HILL

DOGPATCH

280

MUNI

MUNI



Notable Projects

Office

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

Residential

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

Hotel

- 100 Channel St » 250 Rooms
- 701 3rd St » 225 Rooms
- 144 King St » 132 Rooms

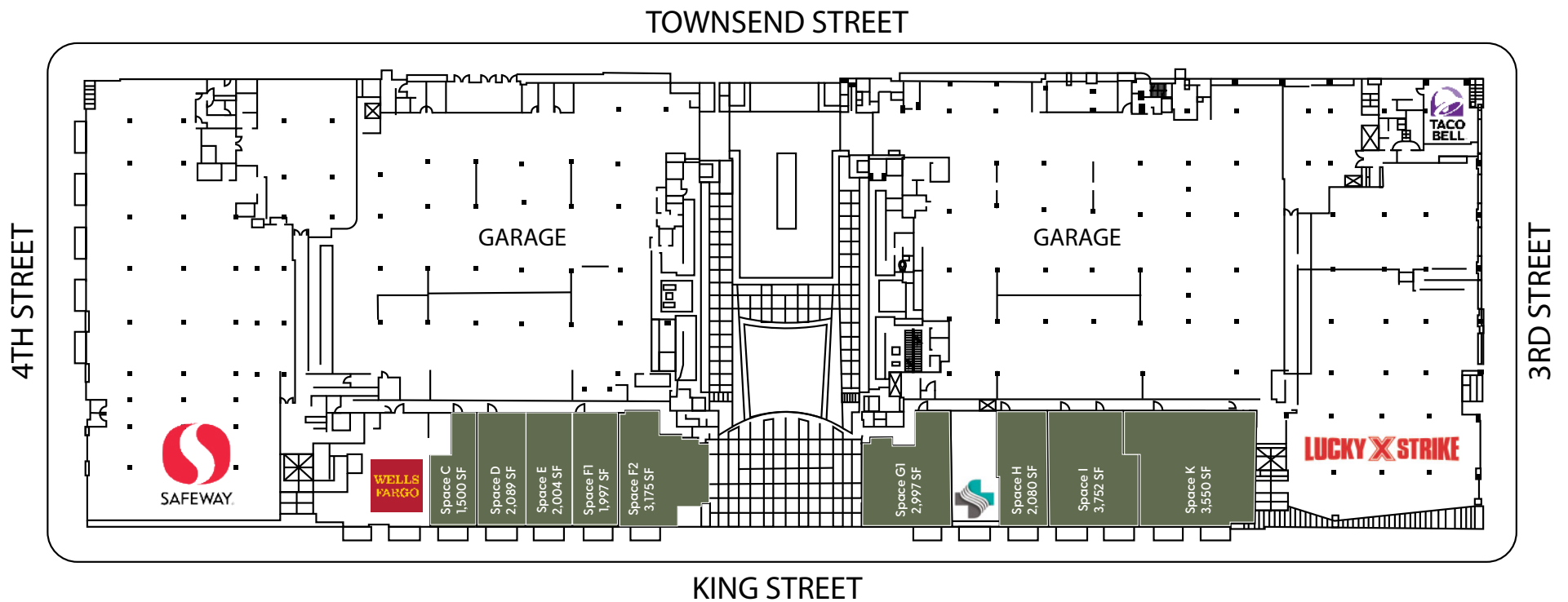
Entertainment

- Chase Center » 18,000 Capacity
- Oracle Park » 41,915 Capacity

The Project



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.



Available Suites

Space C:
1,500 SF

Space D:
2,089 SF
(Lease Pending)

Space E:
2,004 SF
(Lease Pending)

Space F1:
1,997 SF

Space F2:
3,175 SF

Space G1:
2,997 SF

Space H:
2,080 SF

Space I:
3,752 SF
(Lease Pending)

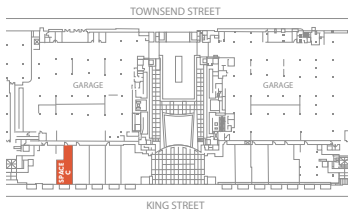
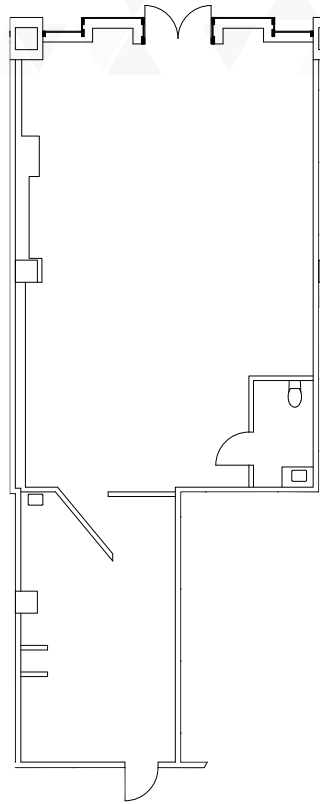
Space K:
3,550 SF

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



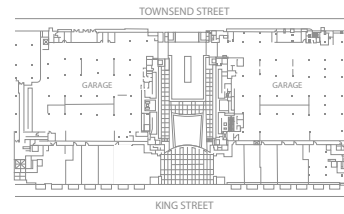
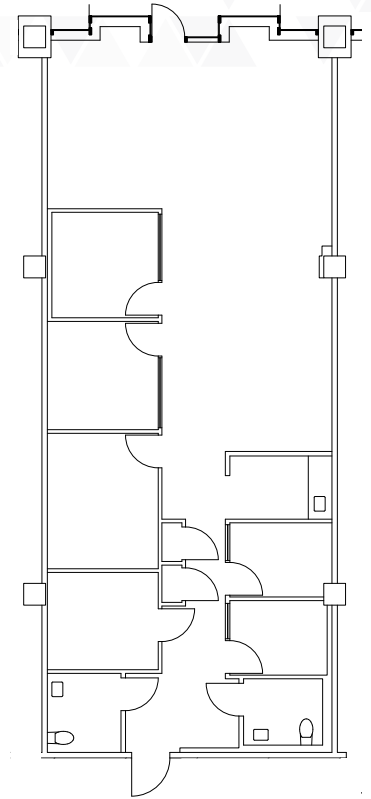
SPACE
C

1,500 SF
Vacant



SPACE
F1

1,997 SF
Vacant



Highlights

Café / coffee space

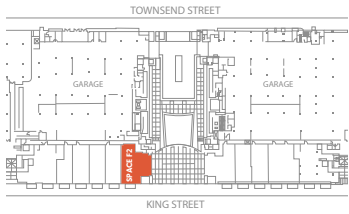
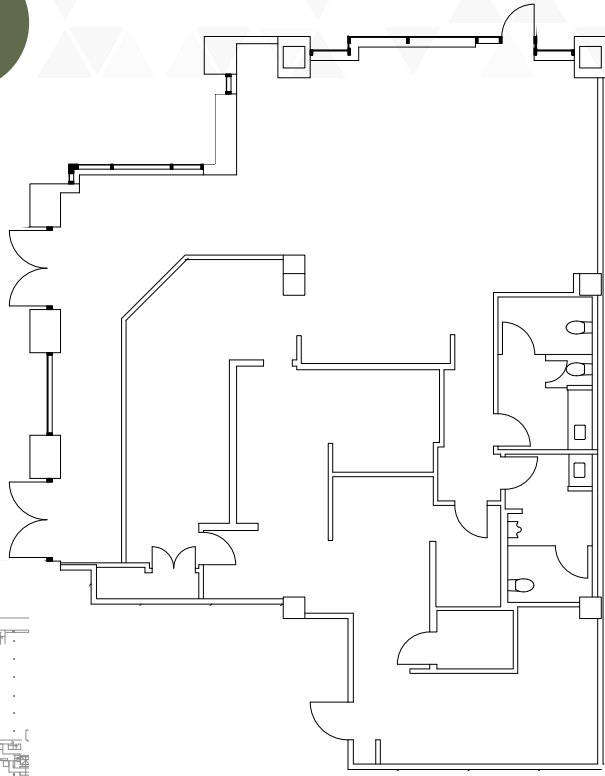


Highlights

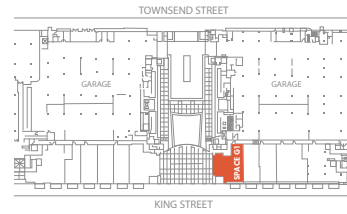
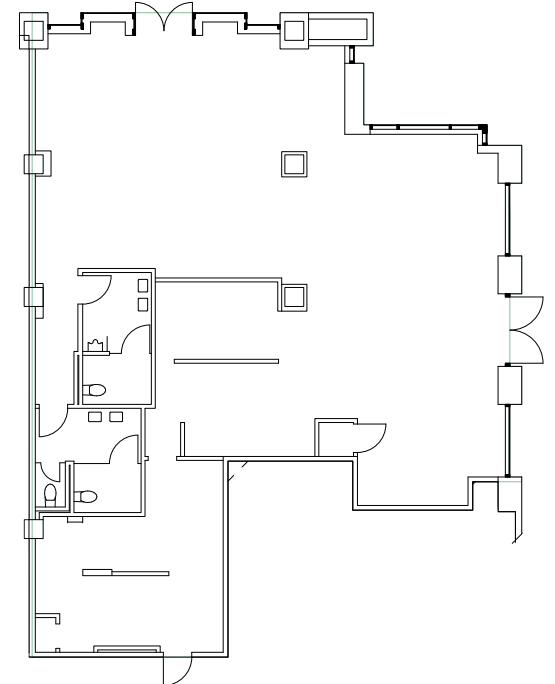
Easily converted to
medical or office use



SPACE
F2 | 3,175 SF
Vacant



SPACE
G1 | 2,997 SF
Vacant



Highlights

Café space /
former Tender
Greens



Highlights

Restaurant ready

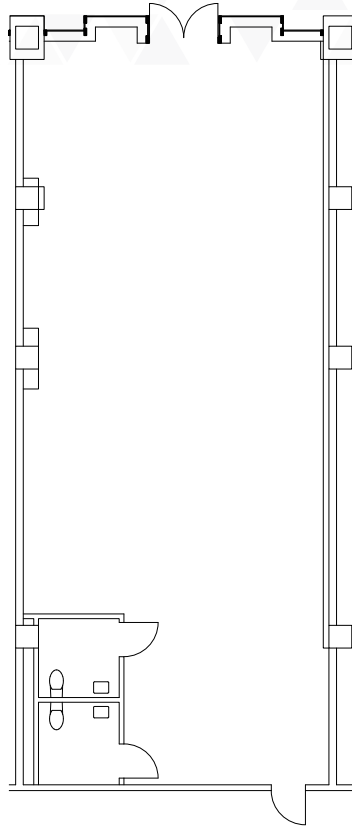
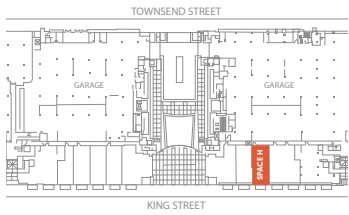


Recently remodeled to
white box condition



SPACE
H

2,080 SF
Vacant



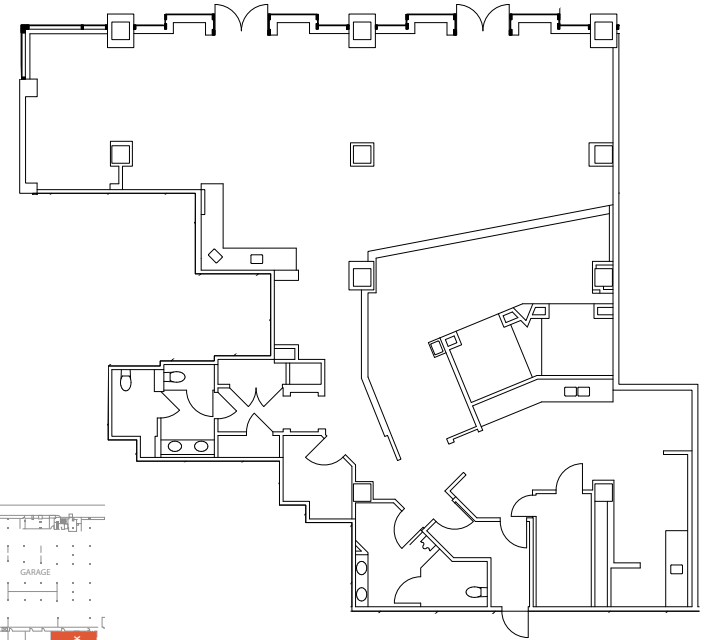
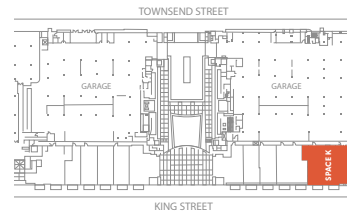
Highlights

Premium retail space



SPACE
K

3,550 SF
Vacant



Highlights

Full-service
restaurant space



Pizza ovens
in space





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