

MANZANITA SQUARE

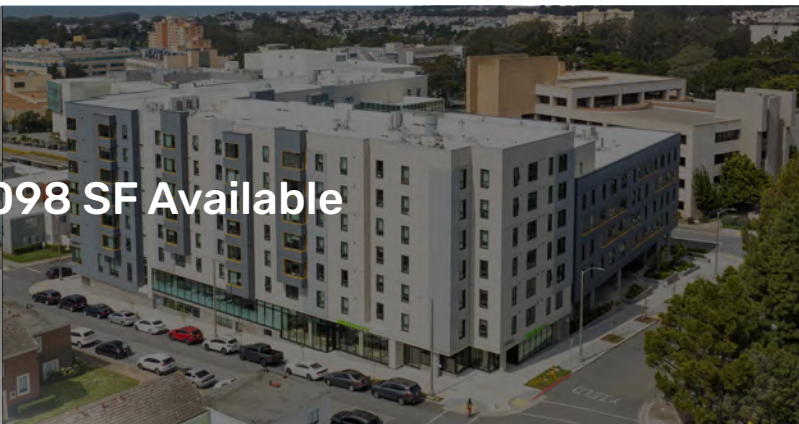
2 Varela Ave, San Francisco, CA



RETAIL FOR LEASE AT SAN FRANCISCO STATE CAMPUS



±1,172 SF and ±5,098 SF Available



DISCOVER YOUR NEXT CHAPTER AT MANZANITA SQUARE

Right in the pulse of San Francisco State University and the vibrant Parkmerced neighborhood, Manzanita Square is where campus energy meets modern living. This dynamic community features 170 apartments housing 570 students, complete with cutting-edge amenities and parking right on-site.

Located on the first two floors are five premium retail suites that are ready to welcome businesses that want to be at the center of it all. At Manzanita Square, you're not just leasing space—you're claiming your spot in an extraordinary destination where people live, learn, and connect every single day.

JUST **STEPS** AWAY

1 min walk

SFSU

4 min walk

Park Merced

6 min walk

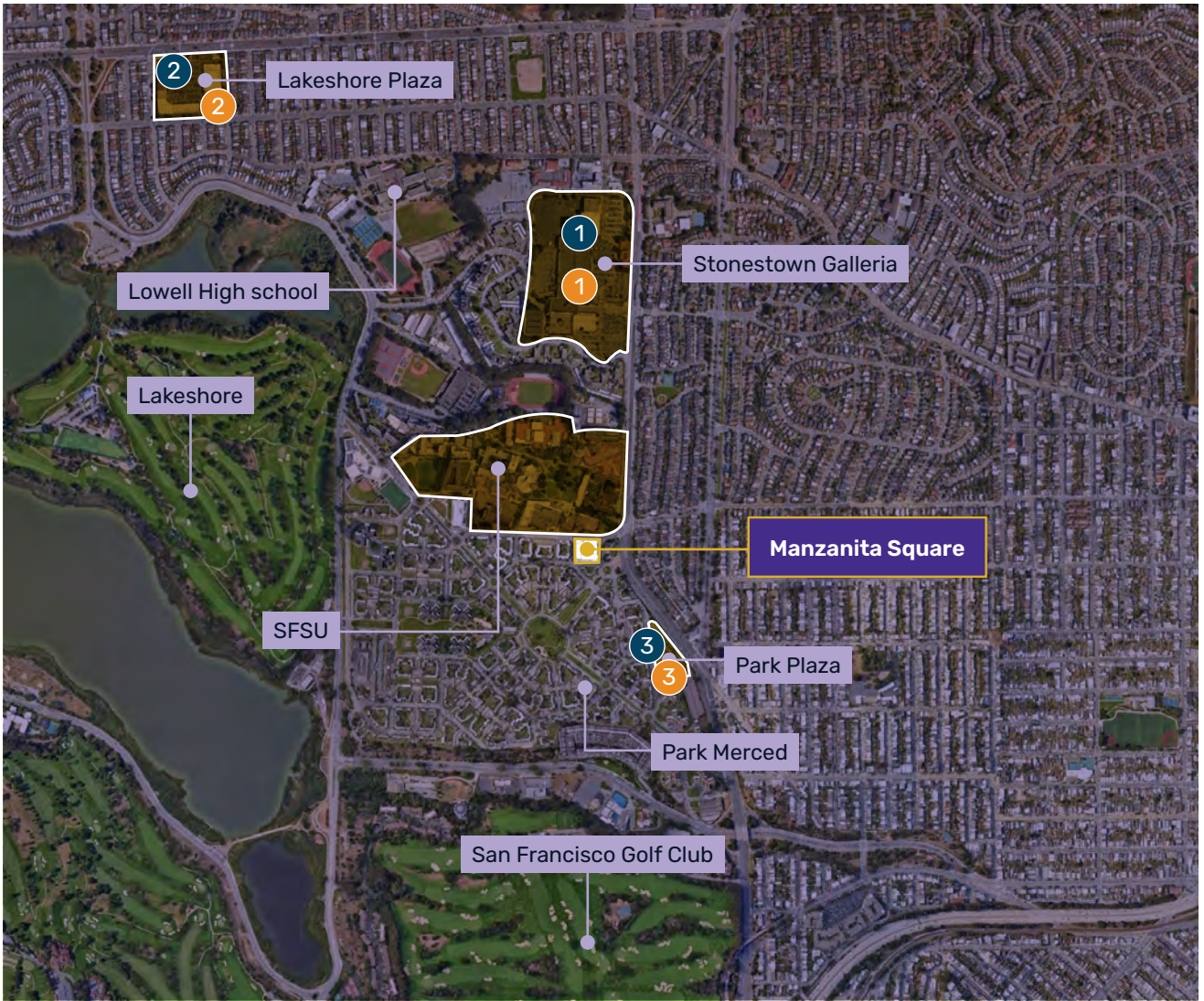
Stonestown Galleria Shopping Mall

7 min walk

Park Plaza Shopping Center



LOCATION AMENITIES



Eat + Drink

1. Stonestown Galleria

- 85 C Bakery Cafe
- Blaze Pizza
- Boudin Sourdough Bakery
- Chipotle Mexican Grill
- Gangnam Korean BBQ
- CREAM
- Ike's Love and Sandwiches
- Jamba
- Marugame Udon
- McDonalds
- Panda Express
- Rooster and Rice
- See's Candies
- Starbucks
- Trader Joe's
- Whole Foods

2. Lakeshore Plaza

- Chipotle Mexican Grill
- Peets Coffee
- Noah's Bagels
- Ono Hawaiian BBQ
- Subway
- The Noodle House

3. Park Plaza

- Poke Kana
- Papa John's
- Spressa Coffee

Retail

1. Stonestown Galleria

- Apple
- ATandT
- Aveda
- Game Stop
- Express
- Camps Sports
- Foot Locker
- Forever 21
- Lids
- Miniso
- Sungass Hut
- HandM
- L'Occitane
- Lush
- Regal Cinemas
- Target
- Uniqlo
- Verizon

- Sephora
- Swarovski
- Victoria's Secret
- Xfinity
- Zara

2. Lakeshore Plaza

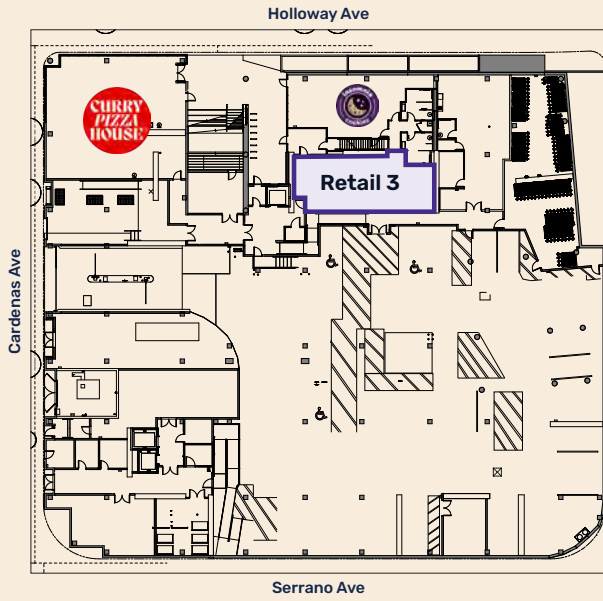
- Lucky
- Big 5 Sporting Goods
- Petco
- Ross
- Wells Fargo Bank
- Verizon Wireless

3. Park Plaza

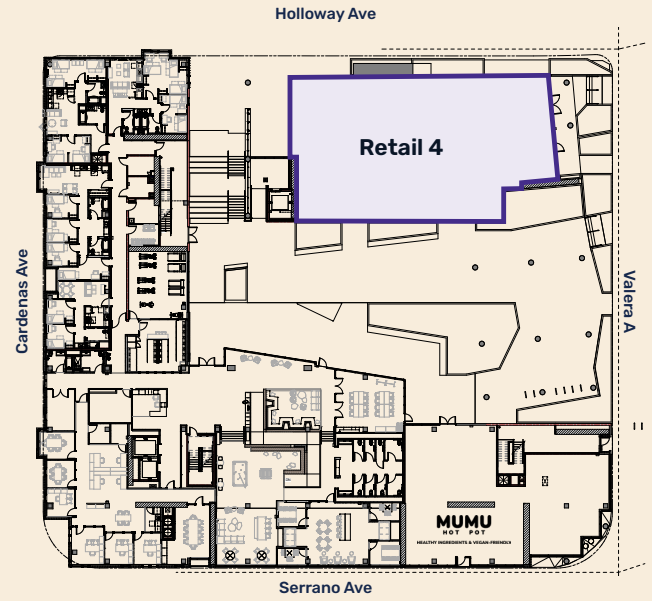
- Park Plaza Fine Foods
- Enterprise Rent-A-Car
- U-Haul

RETAIL LANDSCAPE

LEVEL 1



LEVEL 2



Available retail suites

Retail 1 ±2,550 SF
Leased



Retail 2 ±1,090 SF
Leased



Retail 3 ±1,172 SF
Available

Retail 4 ±5,098 SF
Available

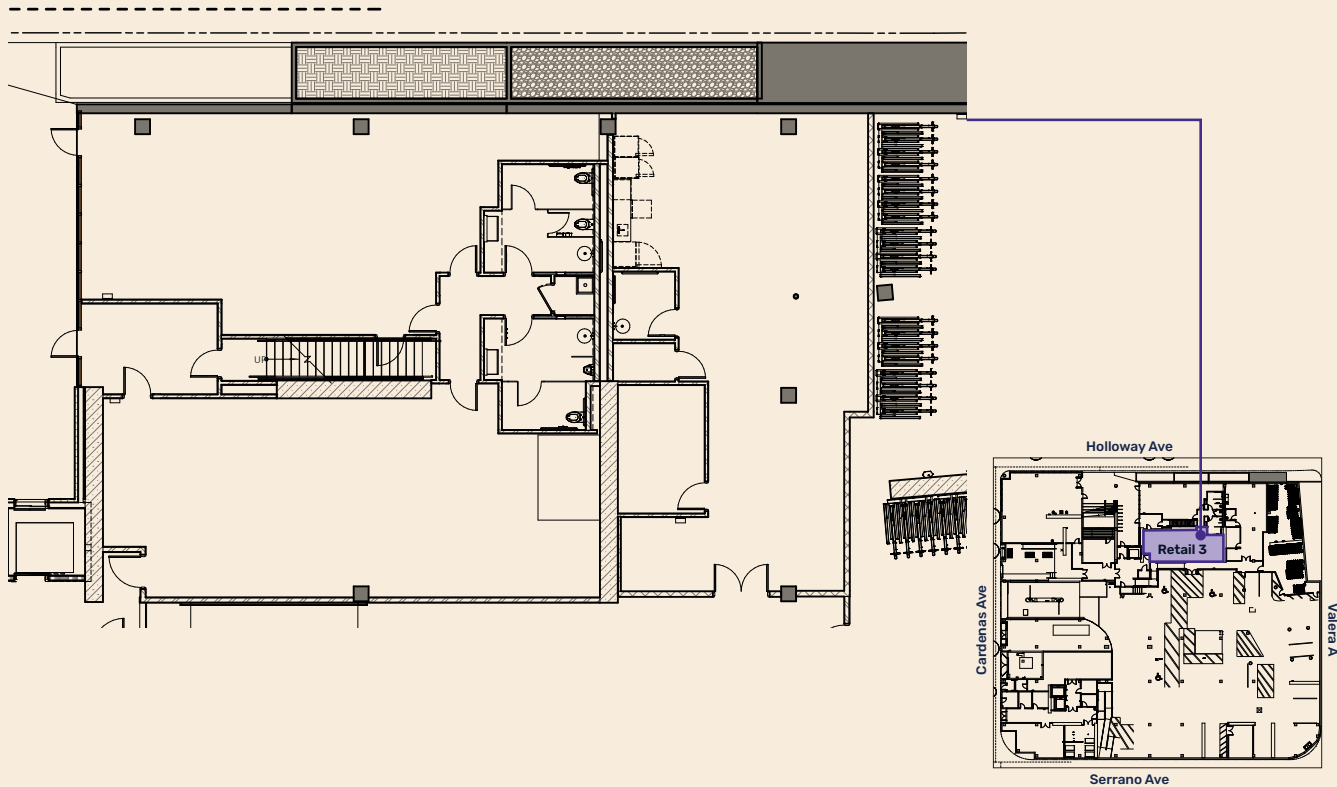
Retail 5 ±3,384 SF
Leased



MUMU
HOT POT
HEALTHY INGREDIENTS & VEGAN-FRIENDLY

RETAIL 3

±1,172 Sq ft.



In-line retail space located at the prime entrance to Manzanita Square



Retail 3 has its own private entrance next to Retail 2, and across from Retail 1



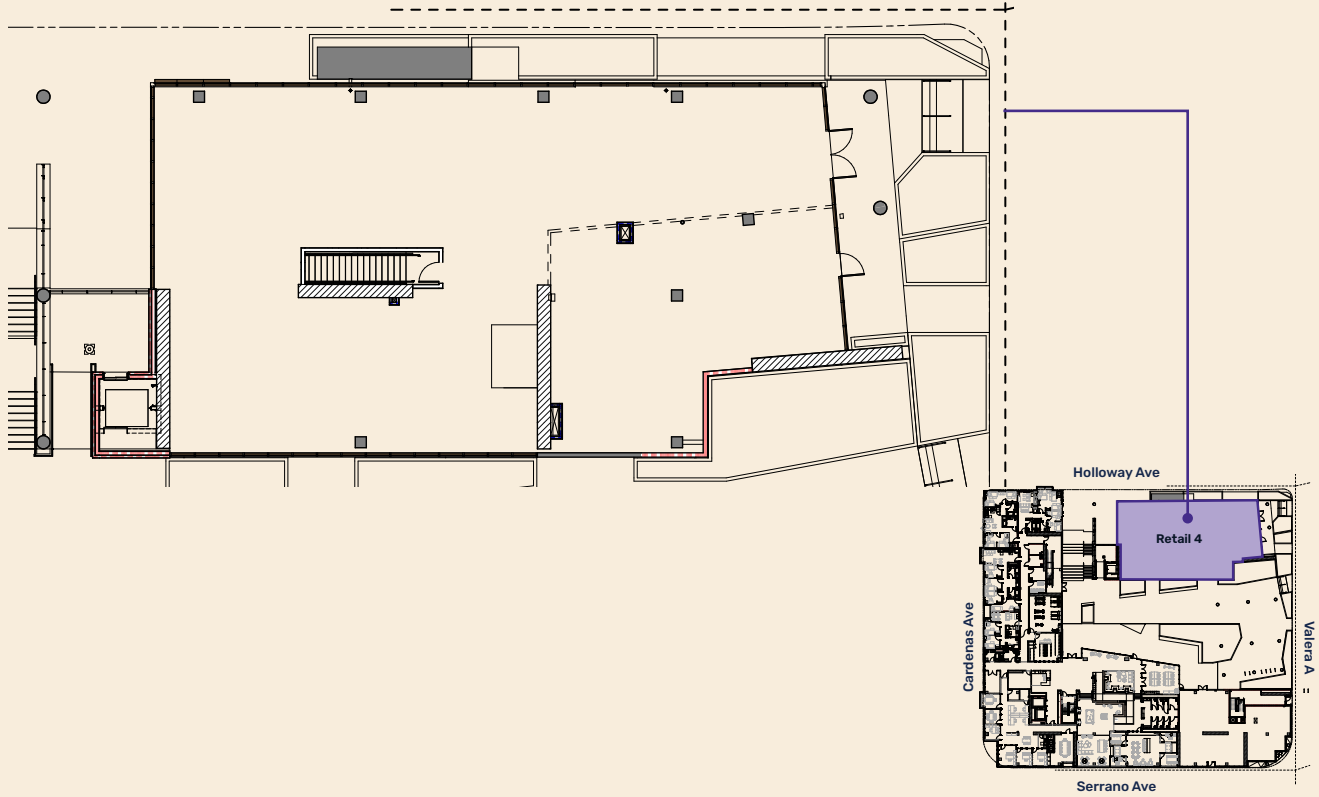
Brand new bathrooms complete and will be shared between Retail 2 and Retail 3 tenants



Ceiling height of 10' (floor to ceiling)

RETAIL 4

±5,098 Sq ft.



Flagship space overlooking Holloway Avenue and SF State Campus



Grocers, markets, gym/fitness center and breweries are all preferred uses



Expansive open-space plan with demising flexibility



Ceiling height of 15'3" plus ample natural light



Elevated with clear sight line to SF State's campus, bustling 19th Avenue, and high traffic public transportation hub

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