

**300 3RD ST,
SAN FRANCISCO, CA**

MUSEUM PARC

**Retail and office space for lease below premium
residences in San Francisco's cultural hub**

**Turn-key opportunity for wellness or
entertainment concepts ready to thrive**



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

The Property

Discover an exceptional leasing opportunity in the heart of San Francisco's vibrant culture and convention district.

This prestigious mixed-use development sits directly beneath 234 luxury condominium units, providing immediate access to an affluent residential community and steady foot traffic from the nearby Moscone Center and surrounding hotels. The property's proximity to Yerba Buena's cultural institutions and seamless freeway access ensures exceptional connectivity for both local patrons and regional visitors.

Museum Parc positions your business at the center of San Francisco's downtown renaissance. The district is experiencing robust growth driven by renewed mayoral leadership, increasing convention activity, and substantial new investment flowing into the urban core.

With exceptional visibility at a high-traffic intersection, direct access to the Highway 101 corridor, and connection to both resident and visitor populations, Museum Parc offers the ideal platform for retailers seeking a strategic location in San Francisco's dynamic downtown market.

Significant Moscone Center traffic bolstered by busy convention calendar create major demand drivers for retail and office leasing



The Area

Food & Beverage

- 1 Golden Eye Social
- 2 Fogo de Chão
- 3 Benu
- 4 East Brother Beer Co.
- 5 Chaat Corner
- 6 Fang
- 7 Pazzia Ristorante Italiano
- 8 The House Of Shields
- 9 Cafe Du Soleil
- 10 Wine Down SF
- 11 Paper Son Coffee
- 12 The Fly Trap
- 13 Equator Coffee
- 14 Oren's Hummus
- 15 The Grove
- 16 Joyride Pizza
- 17 Hamburguesa Bar
- 18 Luke's Lobster SoMa
- 19 TRACE
- 20 Living Room Bar
- 21 Saint Frank Coffee
- 22 Andytown Coffee Roasters
- 23 Mili Wine Bar
- 24 The Bird

Wellness/Fitness

- 1 Psoas Massage + Bodywork
- 2 Perform for Golf
- 3 X CORE SF
- 4 Pickleball Courts at East Cut Crossing
- 5 CorePower Yoga
- 6 Cocoon Day Spa
- 7 CrossFit South Park

Entertainment

- 1 SPIN San Francisco
- 2 Dawn Club
- 3 111 Minna Gallery
- 4 Sandbox VR
- 5 TERRA
- 6 Better Off Bowling
- 7 Lucky Strike

Hotels

- 1 W San Francisco
- 2 The St. Regis San Francisco
- 3 Hyatt Regency San Francisco Downtown SOMA
- 4 Four Seasons Hotel San Francisco
- 5 San Francisco Marriott Marquis

Cultural/Landmarks

- 1 Moscone Center
- 2 Yerba Buena Gardens
- 3 Metreon
- 4 Academy of Art University
- 5 SF MOMA
- 6 Yerba Buena Center for the Arts
- 7 Contemporary Jewish Museum
- 8 Children's Creativity Museum

Shopping/Services

- 1 Woodlands Pet Shop
- 2 Whole Foods Market
- 3 Walgreens
- 4 Trader Joe's

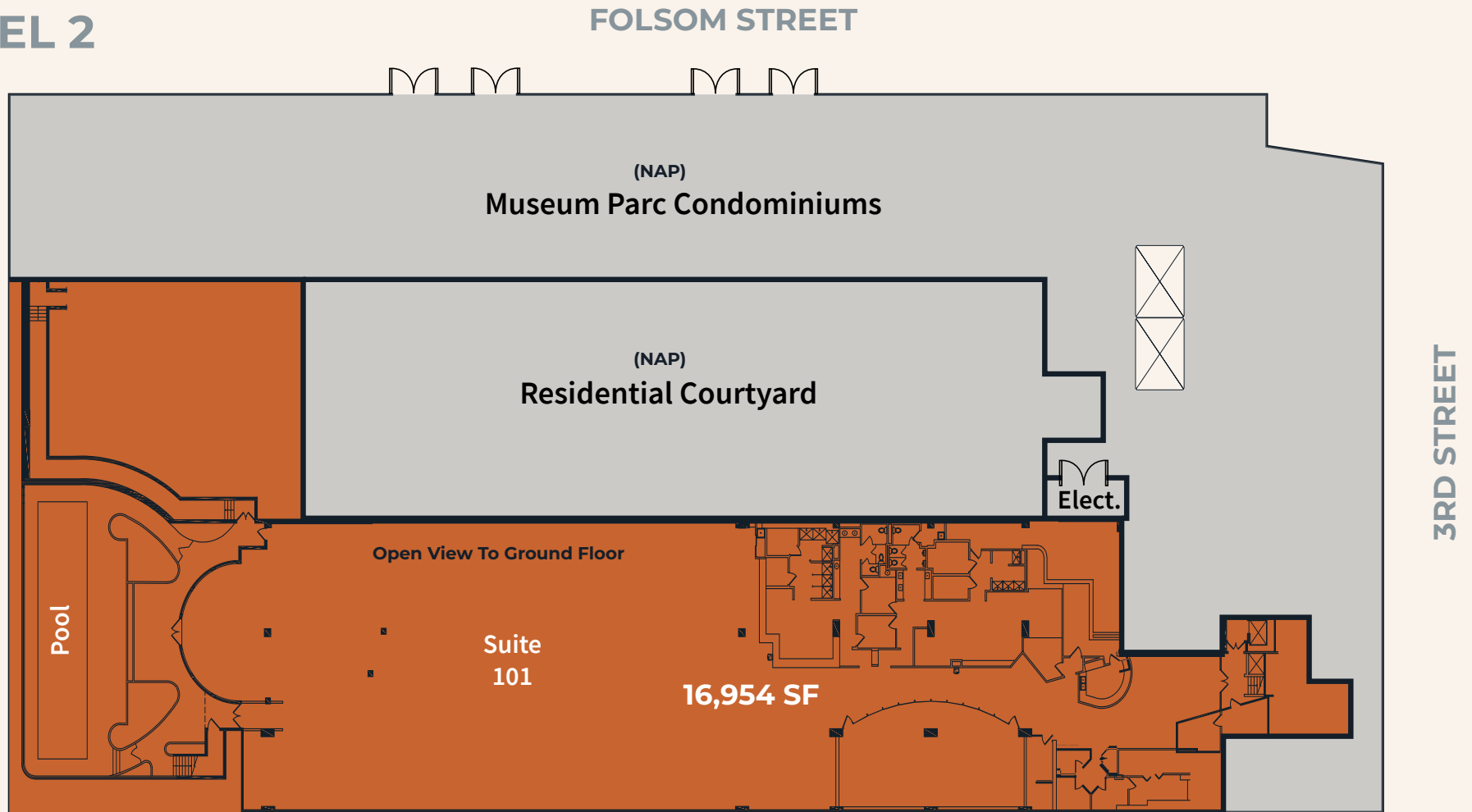
Residential

- 1 Jasper
- 2 Avery
- 3 Blu Condominiums
- 4 SoMa Square
- 5 Museum Parc Condos



The Site Plan

LEVEL 2



Highlights

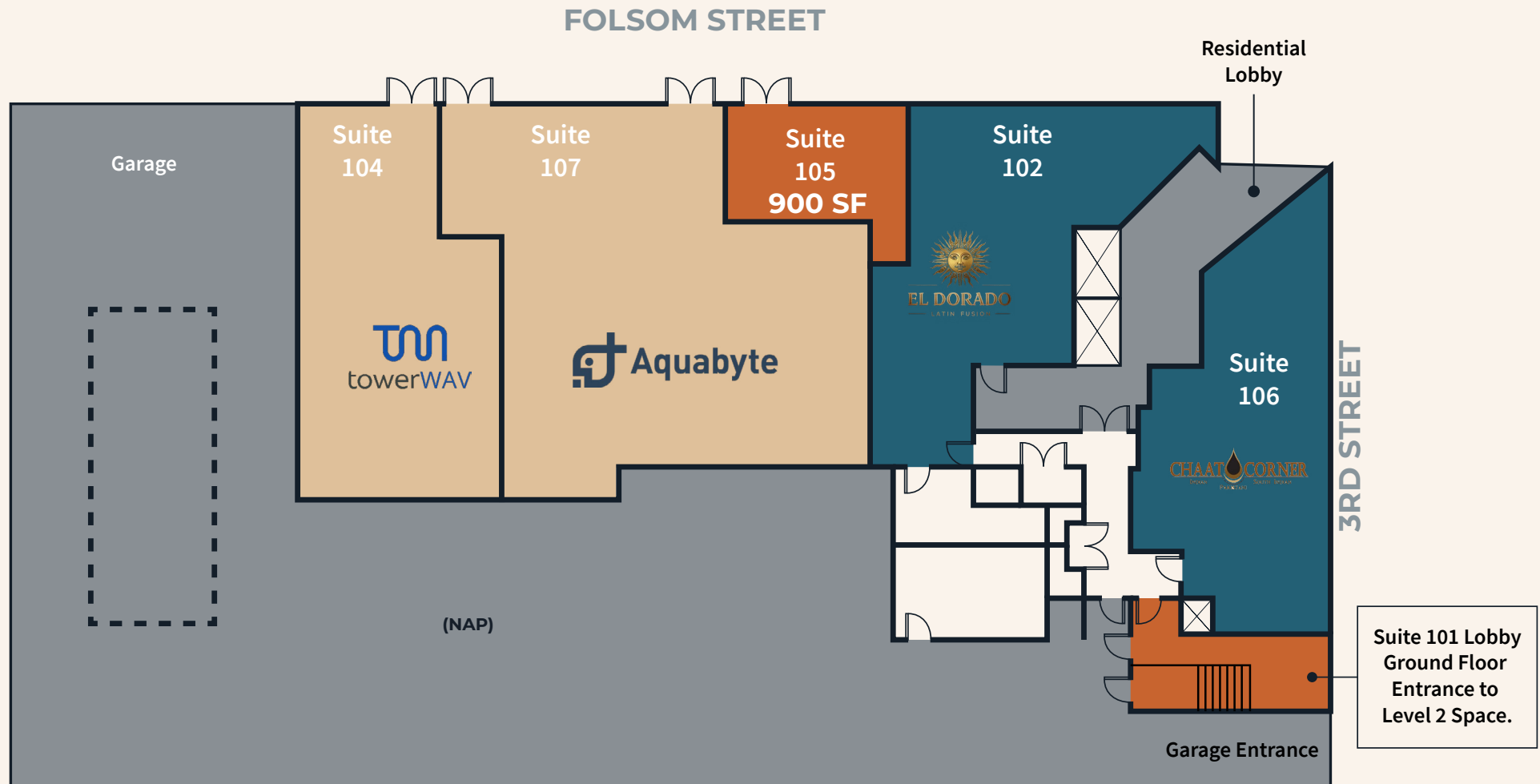
- Available for the first time in 20 years
- Second-generation fitness use, including a rare outdoor pool amenity
- Ability to convert to a retail-entertainment concept

- Current Crunch Fitness - Available 2031
- Access to a pool and built out saunas
- Call for availabilities

- Office
- Retail
- Garage / Lobby (NAP)
- Available

The Site Plan

LEVEL 1



- Office
- Retail
- Garage / Lobby (NAP)
- Available

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SAN FRANCISCO, CA

MUSEUM PARC



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