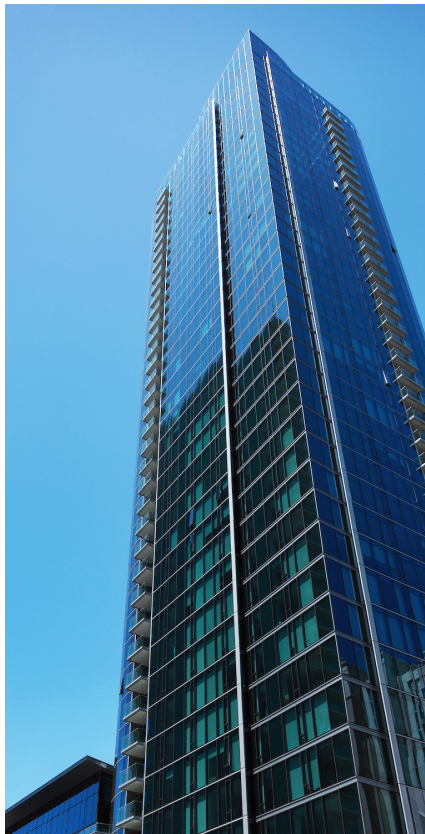


399 FREMONT

FREMONT ST. AT HARRISON ST.

FULLY IMPROVED RESTAURANT SPACE FOR LEASE





ABOUT

The East Cut is San Francisco's fastest-growing and most exciting new neighborhood. With a dense day time population, best-in-class restaurants and major companies calling it home, the East Cut has emerged as a desirable location to work and play.

399 Fremont is steps away from the lively Embarcadero and waterfront as well as the Transbay Transit Center which connects eight Bay Area counties through 11 transportation systems. The Transit Center features "City Park," a public 5.4-acre rooftop park. The 1,400 ft. long elevated park features a wide range of activities and amenities, including an outdoor amphitheater, gardens, trails, open grass areas, and children's play space, as well as a restaurant and cafe.

HIGHLIGHTS

- 69,721 employees within 10 minute walk time
- Above average household income in neighborhood
- Proximity Office Headquarters: Salesforce, Flickr, Google, Orrick, LinkedIn, Athleta
- Iconic building design
- Frontage on Harrison Street
- Flexibility in use: restaurant, boutique fitness, financial services, retail shops

THE EAST CUT

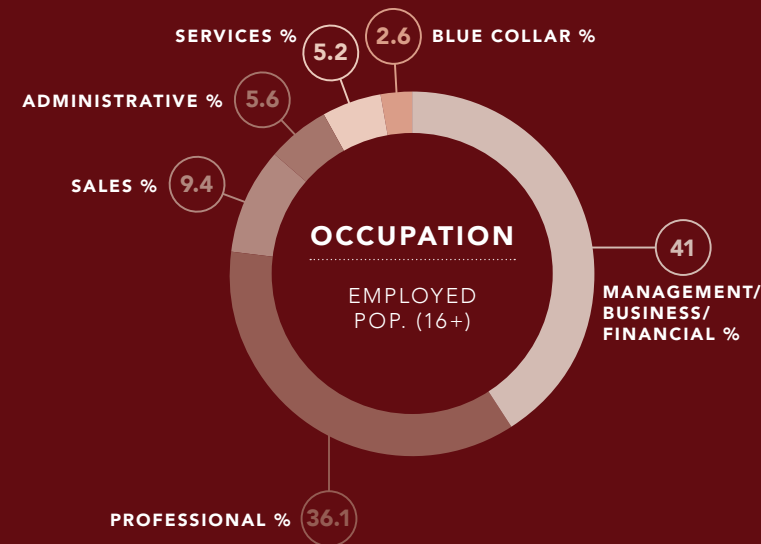
NEIGHBORHOOD DEMOGRAPHICS

4,355
OWNER OCCUPIED
HOUSING UNITS

5,874
RENTER OCCUPIED
HOUSING UNITS

\$200,001
AVERAGE HOUSEHOLD
INCOME

POPULATION PROFILES



29.5%
MILLENNIALS

43.5%
SINGLE

83%
BACHELOR'S DEGREE
OR HIGHER

87,939
EMPLOYED

17,507
TOTAL
POPULATION

92,859
DAYTIME
POPULATION

AVERAGE ANNUAL SPENDING

APPAREL • \$6,658	ENTERTAINMENT • \$9,227	EATING OUT • \$11,207
HH GOODS • \$5,848	HEALTH/BEAUTY • \$2,492	TRAVEL • \$6,639



THE MARKET

- The East Cut draws from a large regional visitor origin population of more than 3.6M.
- The Visitor Origin area is very large and sees its strongest penetration closest to the center's location but draws from well beyond the 15-mile ring in all directions.
- Rincon Hill also draws from further away, including from the upper income areas to the east near San Leandro, Fremont and Livermore.

THE VISITOR

- Rincon Hill attracts a desirable visitor whose demographic profile exceeds that of the metropolitan area.
- The average household income of visitors (\$136,979) is 6% higher than that of the San Francisco MSA (\$128,699).
- More than half (57%) of visitor households have an average household income of \$100,000 or more.
- Additionally, Rincon Hill attracts visitors 25 to 44, with an average age of 44.4 years. 56% have a college or advanced degree. 19% reside in a household that includes children under the age of 18.

Source: 2019 PinPoint Report powered by Alexander Babbage

OFFICE

1. Salesforce
2. Ferry Building
3. Uber
4. WeWork
5. Gensler
6. Stubhub
7. LinkedIn
8. Yelp
9. CBS Interactive
10. Pacific Gas and Electric
11. AppDynamics
12. Google
13. DocuSign
14. Gap
15. Banana Republic
16. Facebook
17. Amazon
18. Slack
19. Deloitte
20. Visa

RESIDENTIAL

1. The Metropolitan
2. Rincon
3. Solaire
4. Transbay Block 8
5. Lumina
6. Jasper
7. BayCrest
8. Infiniti
9. 250 Fremont
10. 340 Fremont
11. Bayside Village
12. Millennium Tower
13. 33 Tehama
14. The Watermark
15. Bridgeview
16. Rincon Green
17. The Harrison
18. One Rincon
19. Modera
20. 75 Howard

OFFICE



wework

LinkedIn



Google



slack

RESIDENTIAL

LUMINA

Jasper

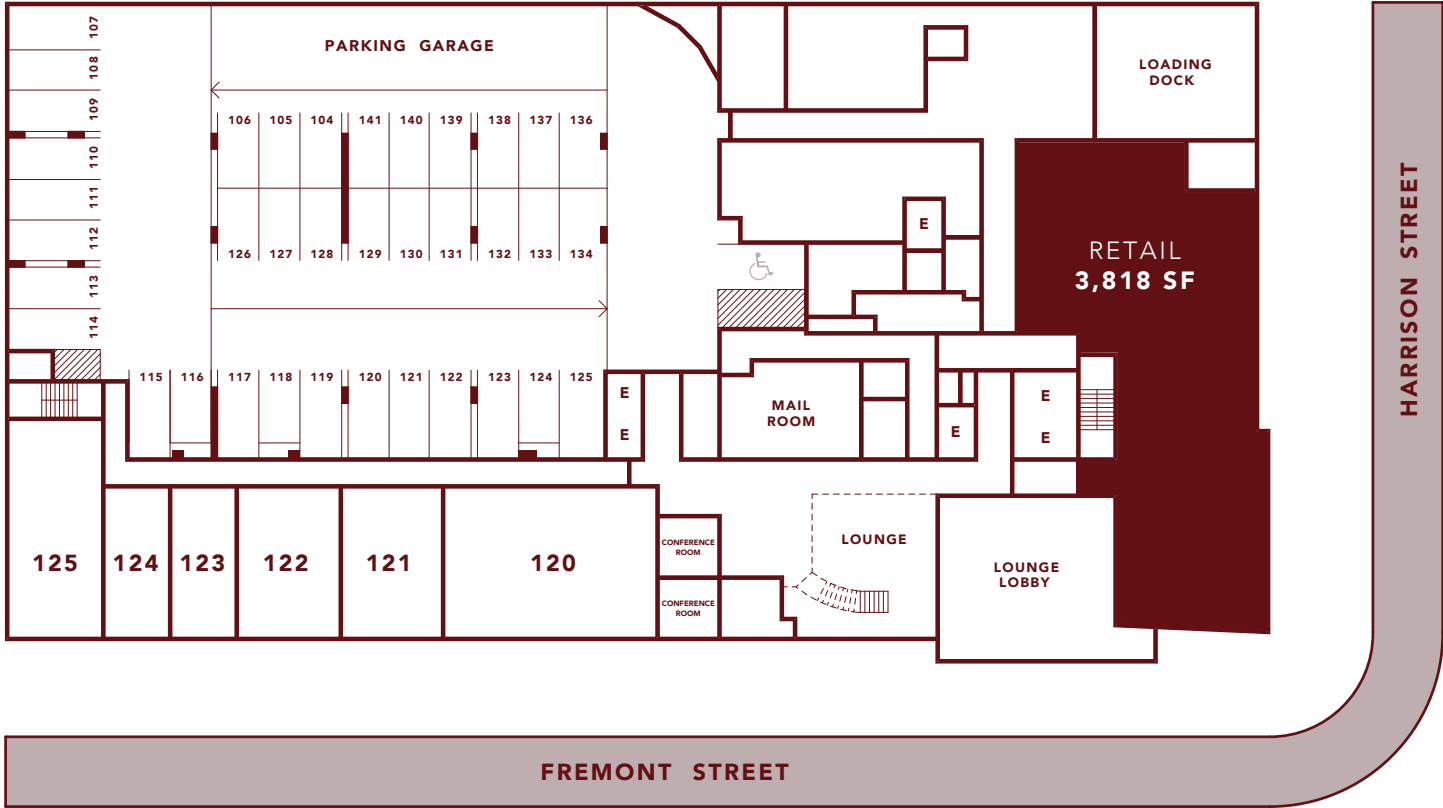
THE AVERY

THE
MILLENNIUM
TOWER

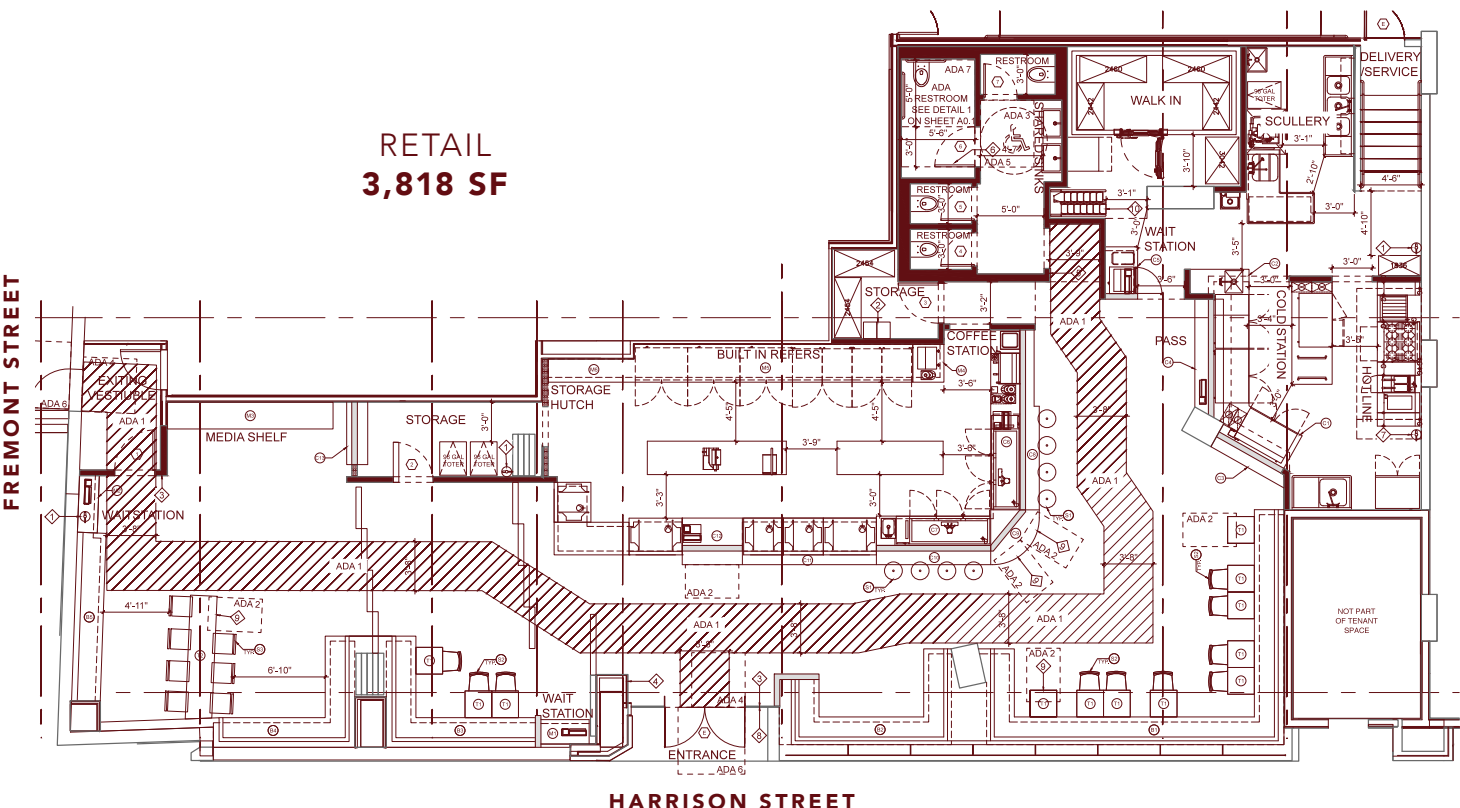
33 Tehama

MIRAS

THE PROPERTY



THE SPACE





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