



THE SHOPS AT

AVERY LANE



The Opportunity

At the base of an impeccably designed 618 foot tower sits the Shops at Avery Lane. The world class design is uniquely modern showcasing sophisticated materials and intriguing textures at all levels. Centrally located on the street level is the central open space. Multiple residential entry points and outside seating areas are surrounded by engaging retail storefronts.

Superbly designed retail spaces are characterized by ample volume, natural light and accessibility to the outside. Complimented by premium landscaping, lighting and numerous outdoor seating areas, the perfect neighborhood shopping environment awaits for best in class food, beverage, fitness and entertainment retailers.

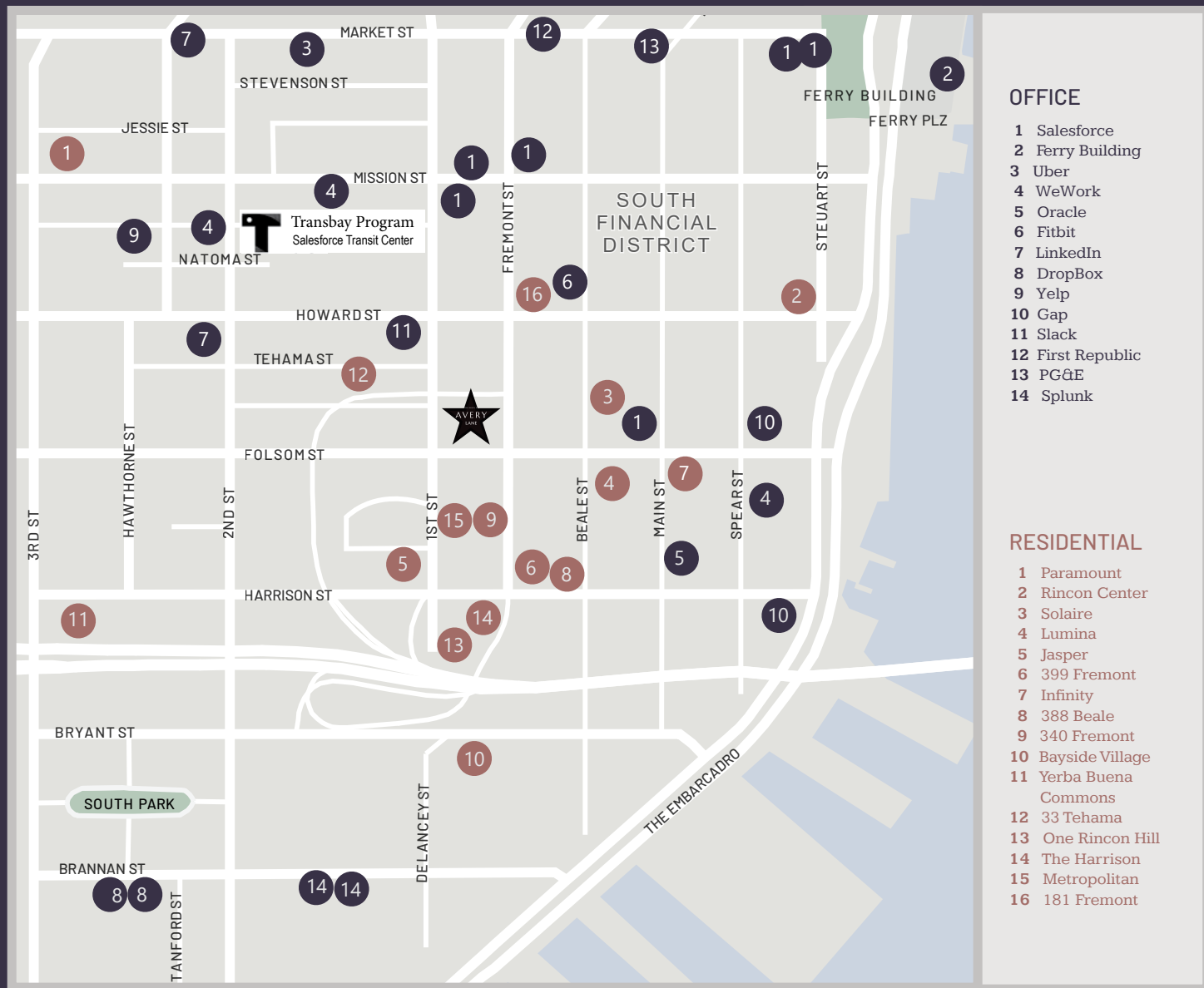
Small and large format spaces exist in both internal and external portions of Avery Lane.



The Market

No sub market in San Francisco has experienced more growth than the Transbay / Rincon Hill neighborhood. One of the fastest growing sub markets in the country, the neighborhood has seen historic, record breaking levels of office growth over the prior 18 months. 16 million square feet of architecturally significant office space is located adjacent to transportation options including BART, Golden Gate Ferry, MUNI bus lines and Cal Train offering convenient access for the 156,000 daytime employee base. In addition to 18,000 existing residential units in the sub market an additional 8,000 units have been planned with roughly 3,800 units remaining in process or under construction.

Active. Educated. Affluent. Creative. The customer profile provides excellent demographic levels for urban retailers to succeed and thrive.



The Customer

A neighborhood dense with office workers and residents surrounds The Shops at Avery Lane. High household and disposable incomes produce strong spending levels within the trade area.


18,062
 Area Residents


156,033
 Daytime Workers


\$191,126
 Avg. Household Income


\$117,155
 Disposable Income


\$19,251
 Food + Beverage


\$6,285
 Apparel


\$7,800
 Entertainment

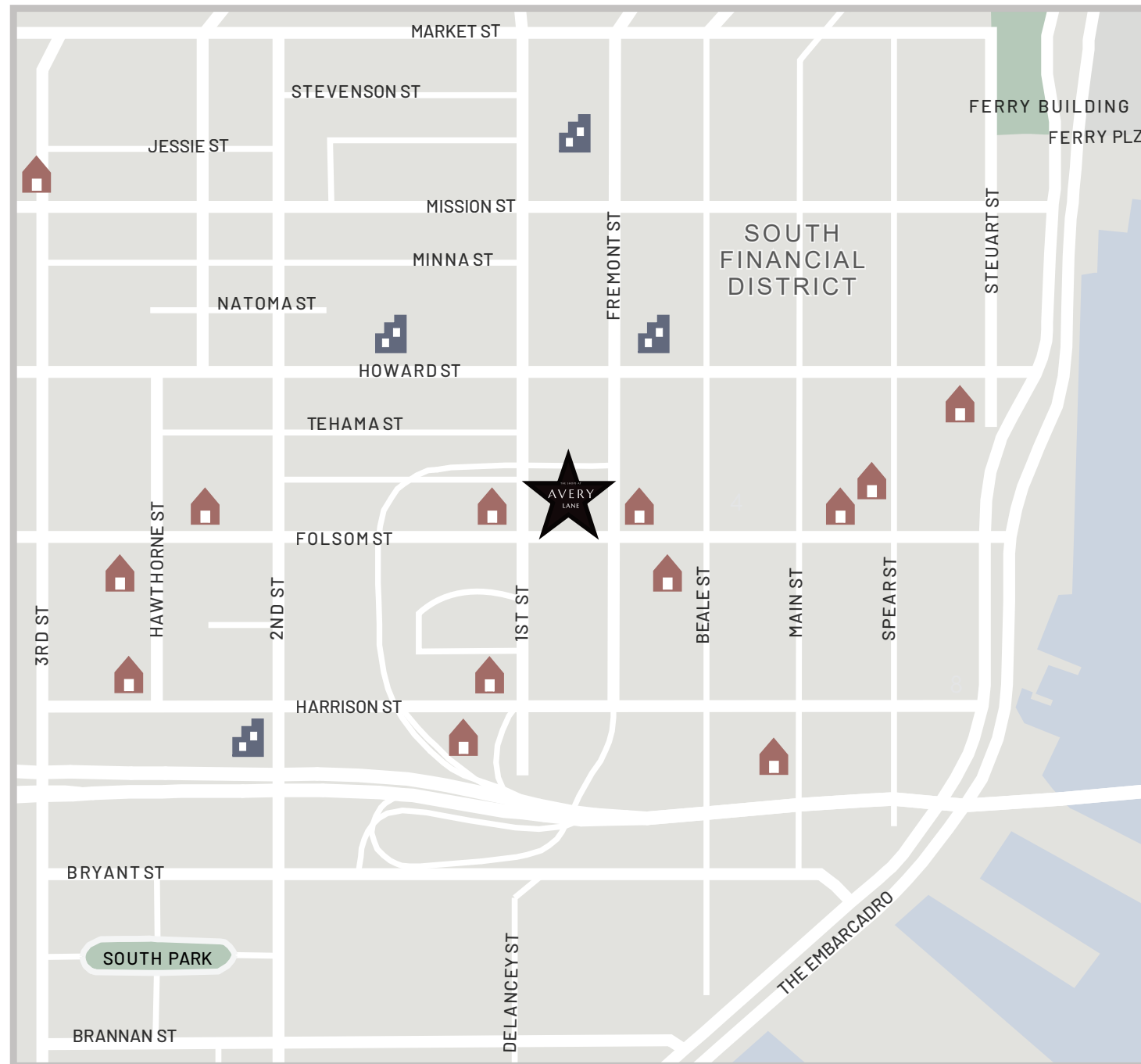

\$3,476
 Home Furnishings

OFFICE




RESIDENTIAL

ESRI - .50 radius, 2018. Dollars per year per household.



The Growth

With historic levels of commercial development in the neighborhood the customer base is growing daily with residents and employees ready and willing to spend on retail. Commercial projects in the immediate trade area which are proposed, in process or under construction are adding substantial density to the neighborhood.


Residential Units
3,806


Increase
67%


Office SF
3,088,977


Increase
12%


Hotel Rooms
525


Increase
19%



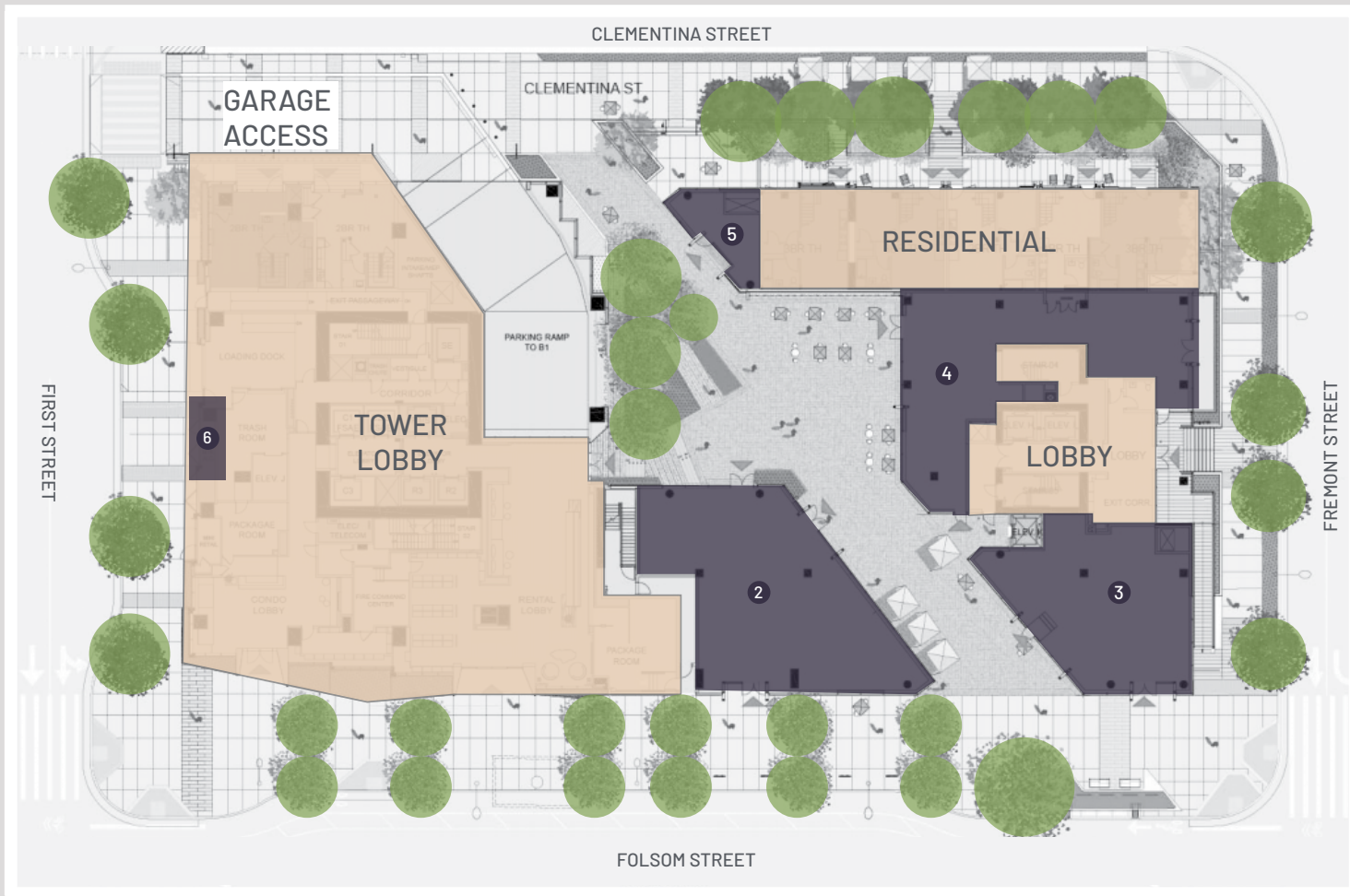
The Retail

Retail is more than just shopping. It must offer experience as much as product. The feeling of a store is as important as the materials used to construct it. The Shops at Avery Lane offer a retail environment not found in the neighborhood today.

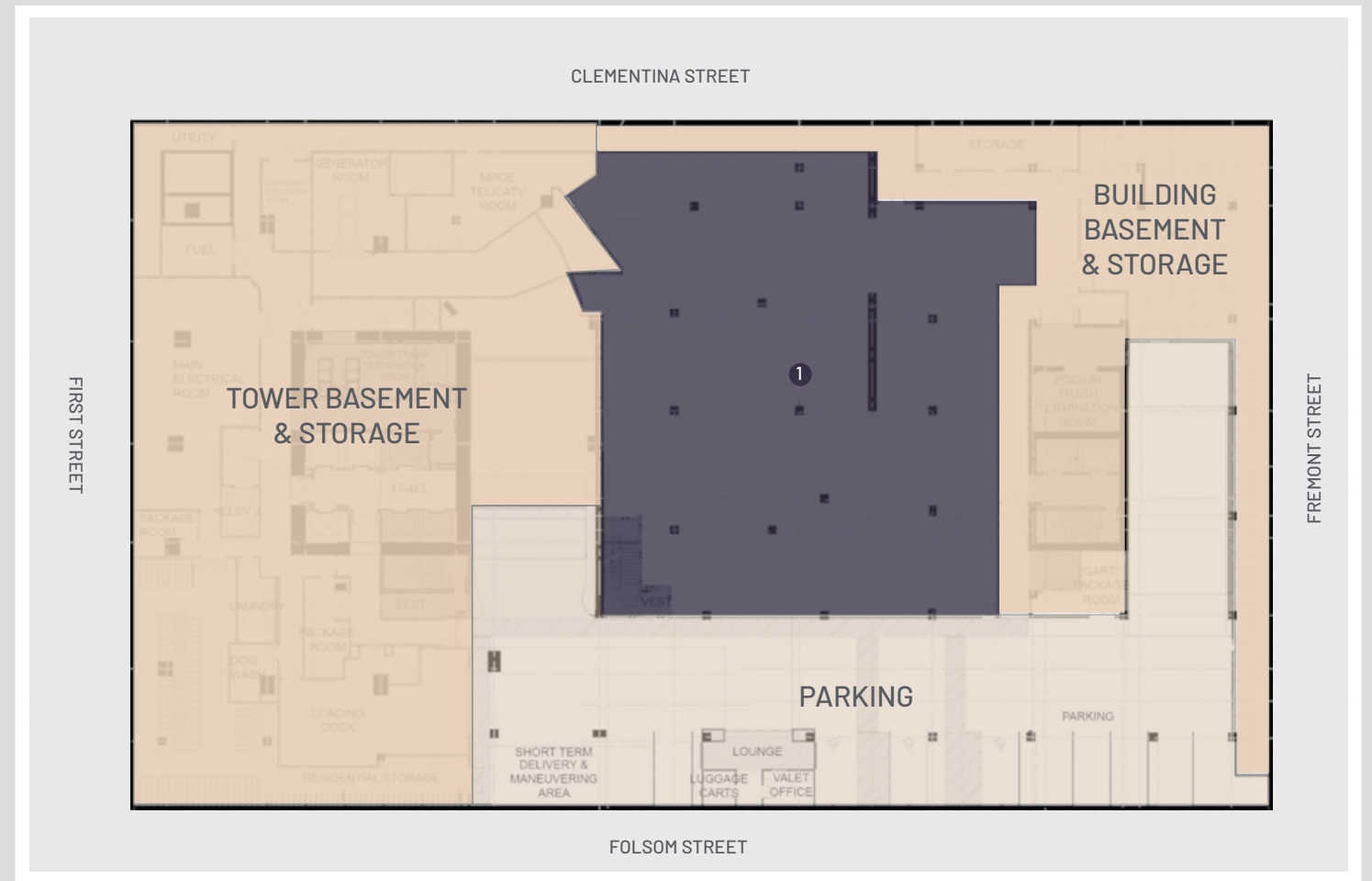
The shops open to inviting outdoor spaces creating a natural flow for customers. Ample seating areas are buffered from street noise and winds providing a welcome respite for customers. Flexibility in sizing offers opportunities in multiple categories and size requirements. Full restaurant venting and standard mechanical systems exist in food and beverage spaces.

Unique. Authentic. Engaging. This is your new neighborhood gathering spot.

GROUND LEVEL



LOWER LEVEL



FOLSOM GROUND LEVEL

SPACE 2

Size: 2,717 sf
Ceiling heights: 18'11" +

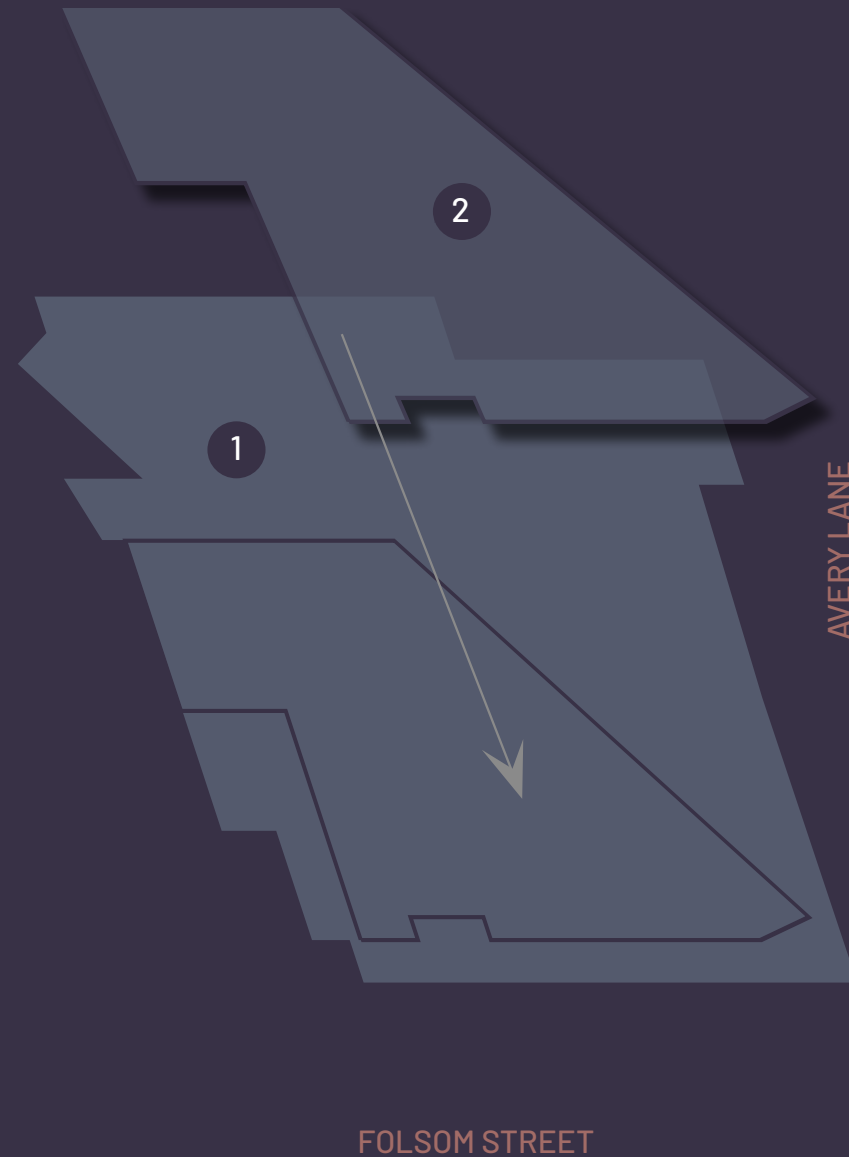
- Folsom fronting jewel box
- Full venting possible
- Outdoor seating
- Can be combined with Space 1

LOWER LEVEL

SPACE 1

Size: 10,384 sf
Ceiling heights: 12' (steps to 9')

- High ceilings and volume
- Venting possible
- Potential dedicated parking



GROUND LEVEL

RETAIL 3 - CORNER (IN LEASE)

Size: 1,849 sf
Ceiling heights: 16'7"

- High identity pin corner
- Outdoor seating
- Venting possible
- Cafe, fast casual, full service restaurant space

RETAIL 4 - FREMONT/AVERY LANE

Size: 2,262 sf
Ceiling heights: 15'4"

- Central plaza location
- Venting possible
- Can be demised
- Fast casual, apparel, hard goods.

RETAIL 5 - CLEMENTINA

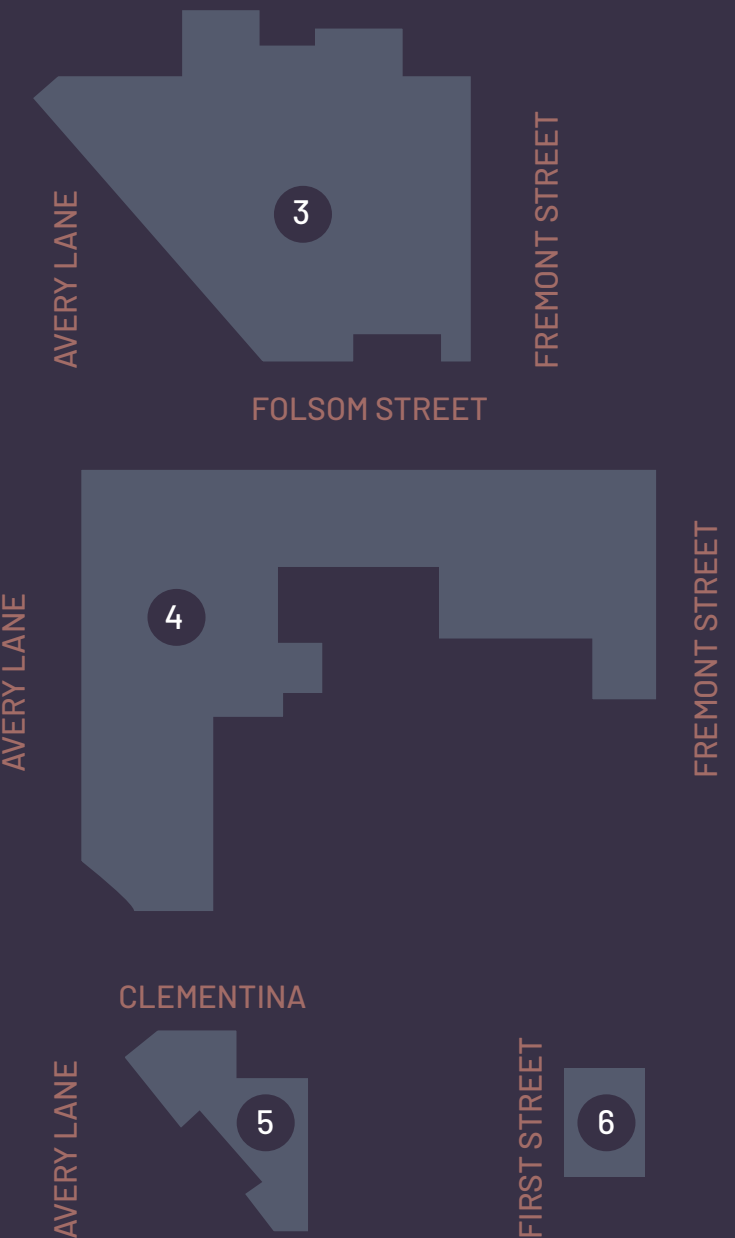
Size: 365 sf
Ceiling heights: 15'9"

- Plaza fronting
- Adjacent to pocket park
- Path of travel
- Sundries, coffee, juice, service

RETAIL 6- FIRST STREET

Size: 92 sf

- Micro retail
- Street fronting
- Highly visible
- Sundries, service, grab and go





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