

The Beacon

200-298 King Street
RETAIL FOR LEASE



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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 6,400 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, and Old Navy. 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. The Golden State Warriors will soon join the eight-time World Champion San Francisco Giants in Mission Bay for the 2019-2020 season at the newly constructed Chase Center. The highly anticipated stadium will cost over one billion dollars to build and will seat 18,000 people.

The Neighborhood



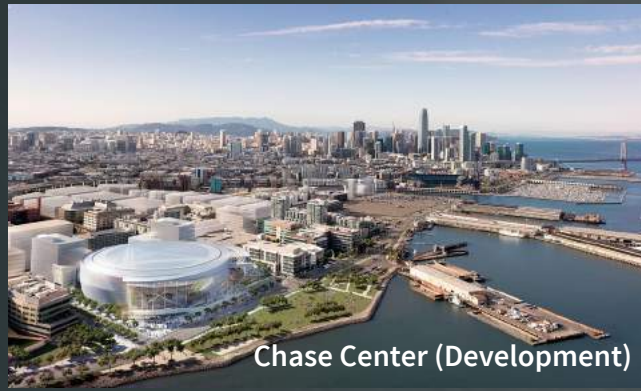
AT&T Park



Momo's



Pinterest HQ



Chase Center (Development)



Caltrain @ 4th & King



Uber HQ (Development)



Mission Rock (Development)



Twenty Five Lusk



72 Townsend Street



Barry's Bootcamp



District



One Mission Bay (Development)

Who Lives in Mission Bay?

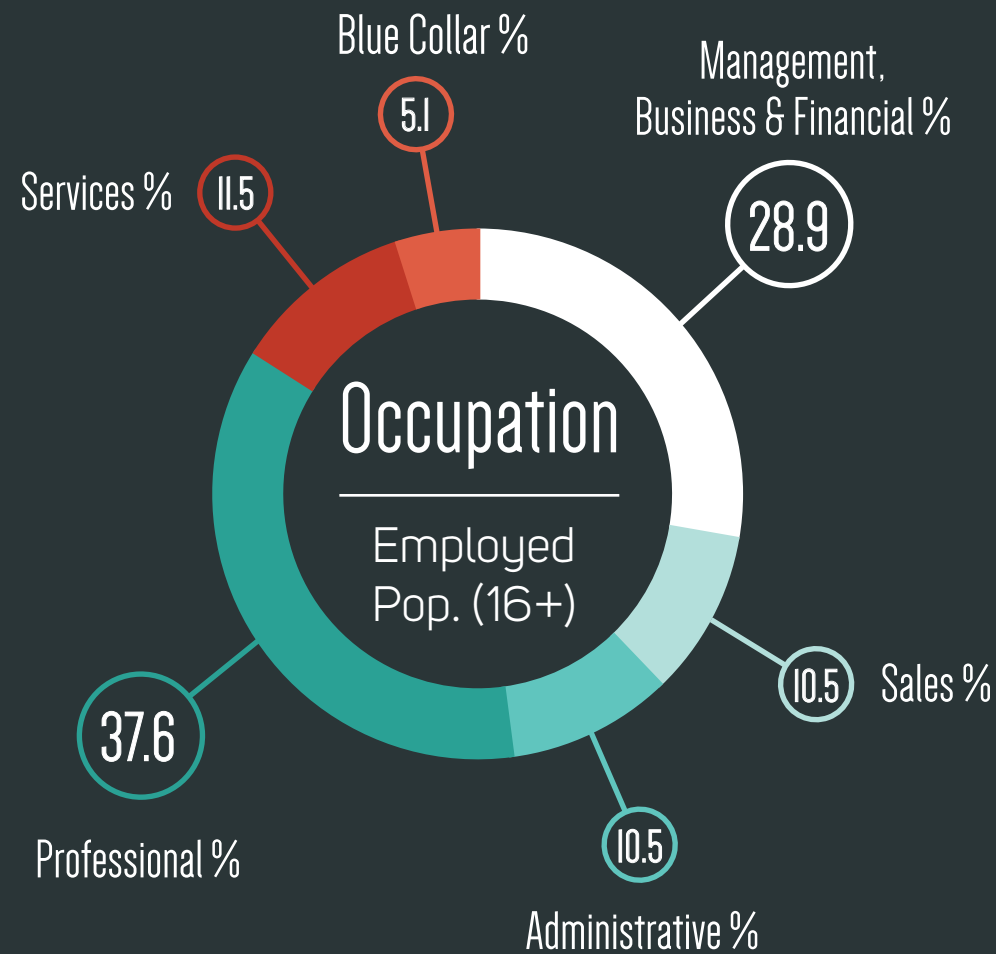
Neighborhood Demographics

6,646 Owner Occupied Housing Units

16,472 Renter Occupied Housing Units

\$117,486

Average HH Income



Population Profiles

30.2%

Millennials

60.7%

Single

63.8%

Bachelor's Degree or Higher

96.2%

Employed

44,954

Total Population

209,141

Daytime Population

Average Annual Spending

Apparel \$4,015

HH Goods \$3,249

Entertainment \$5,321

Health + Beauty \$1,378

Eating Out \$6,059

Travel \$3,484



Development

Office

- | | |
|---------------------------------|------------------------------------|
| 1 140 S Park St » 2,143 SF | 10 501 Brannan St » 137,446 SF |
| 2 85 Federal St » 49,730 SF | 11 9 Freelon St » 3,705 SF |
| 3 77 Federal St » 26,500 SF | 12 552 Berry St » 173,000 SF |
| 4 270 Brannan St » 213,000 SF | 13 100 Hooper St » 400,000 SF |
| 5 640 Brannan St » 2,000,000 SF | 14 UCSF Lot 33 » 340,000 SF |
| 6 610 Brannan St » 27,280 SF | 15 1800 Owens St » 740,000 SF |
| 7 598 Brannan St » 700,000 SF | 16 1455 3rd St » 410,000 SF - 2018 |
| 8 510 Townsend St » 300,000 SF | 17 Pier 48 » 125,000 SF - Proposed |
| 9 88 Bluxome St » 764,000 SF | |

Residential

- | | |
|-------------------------------|-----------------------------------|
| 1 801 Brannan St » 449 Units | 9 1000 3rd St » 101 Units |
| 2 360 Berry St » 129 Units | 10 Pier 48 » 1,500 Units |
| 3 530 Brannan St » 147 Units | 11 901 16th St » 400 Units |
| 4 655 4th St » 374 Units | 12 566 Minnesota St » 1,000 Units |
| 5 72 Townsend St » 74 Units | 13 330 Townsend St » 374 Units |
| 6 110 Channel St » 250 Units | 14 188 Hooper St » 600 Units |
| 7 1300 4th St » 143 Units | 15 One Mission Bay » 350 Units |
| 8 588 Mission Bay » 198 Units | |

Hotel

- 1 100 Channel St » 250 Rooms
- 2 701 3rd St » 225 Rooms
- 3 144 King St » 132 Rooms

Entertainment

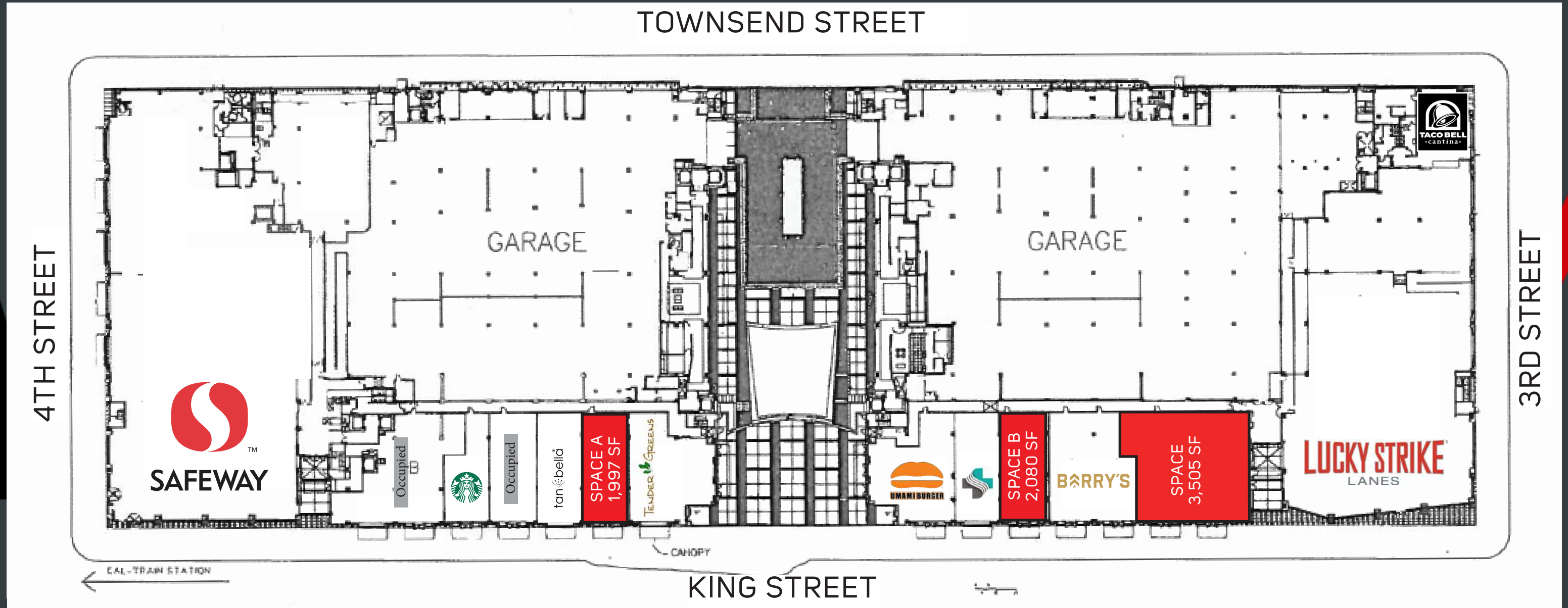
- 1 Chase Center » 18,000 Capacity
- 2 AT&T Park » 41,915 Capacity

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 **AT&T 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. **Umami Burger** offers a unique spin on the burger experience, infusing Japanese flavor profiles with traditional American fare in a contemporary dining environment. **Amici's East Coast Pizza** brings a taste of New York's famous pies to the Bay Area. All retailers at the Beacon enjoy the project's **265 public parking spots**, a valuable rarity in the city.

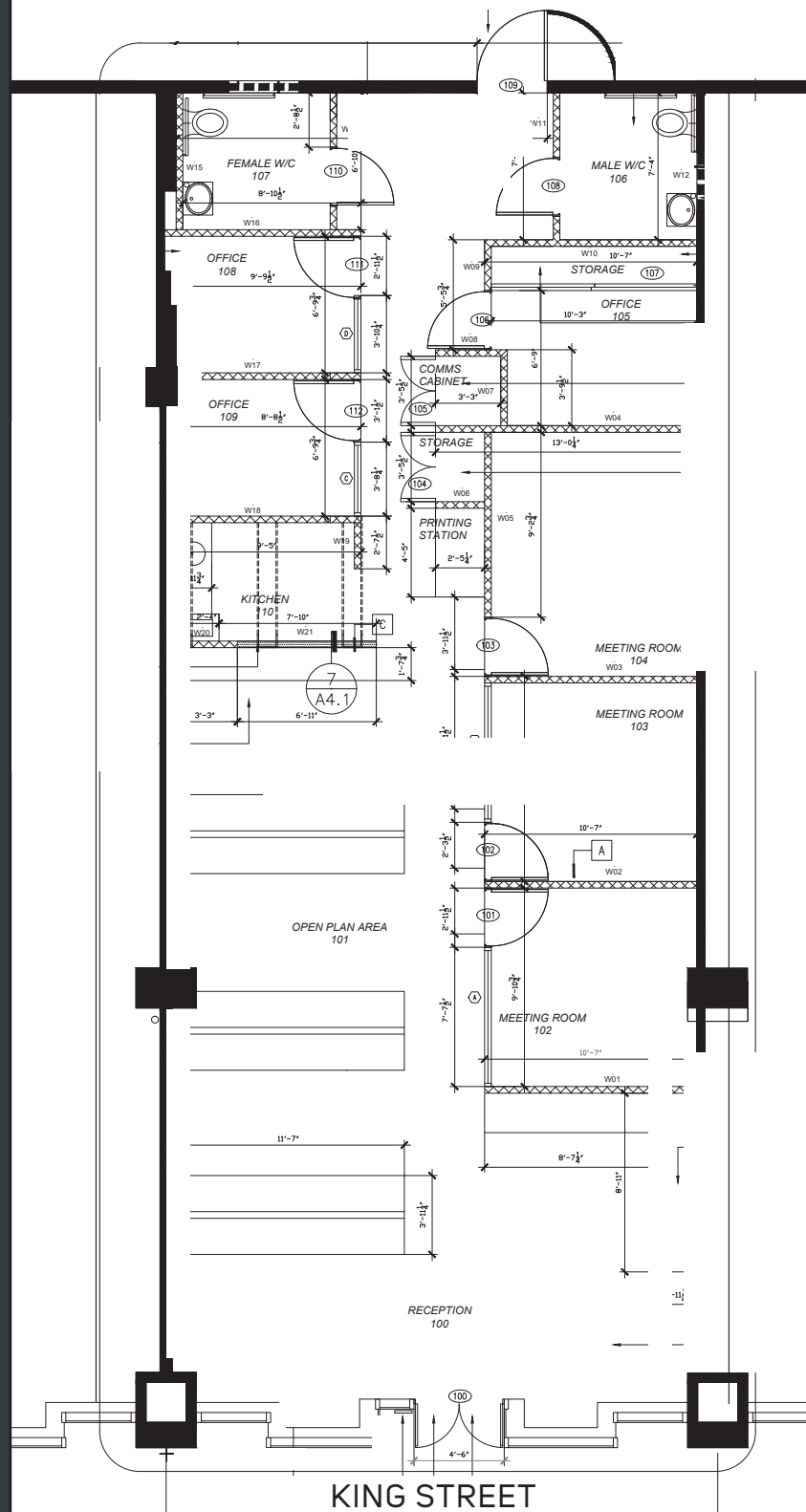


Site Plan

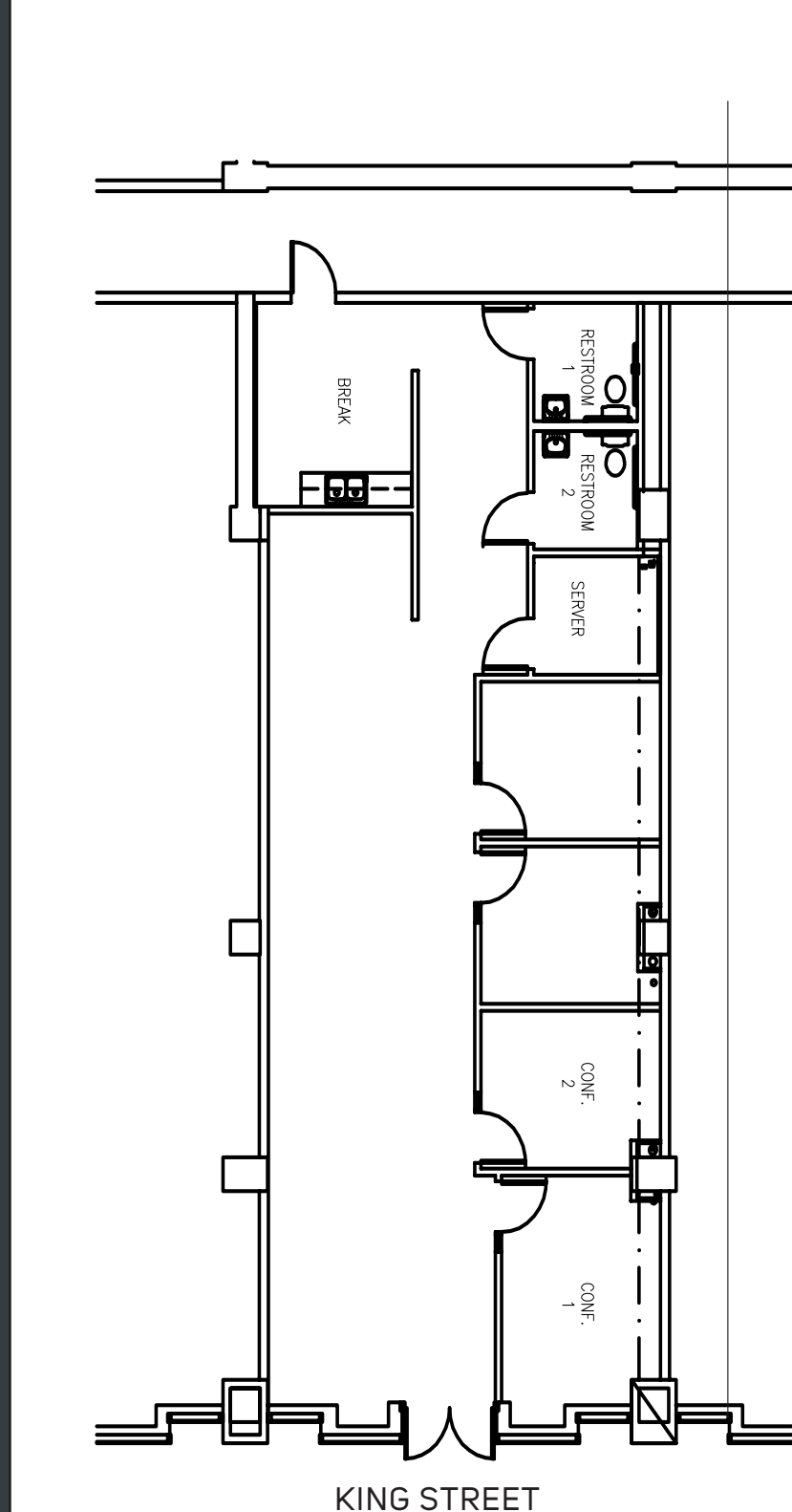


Floor Plans

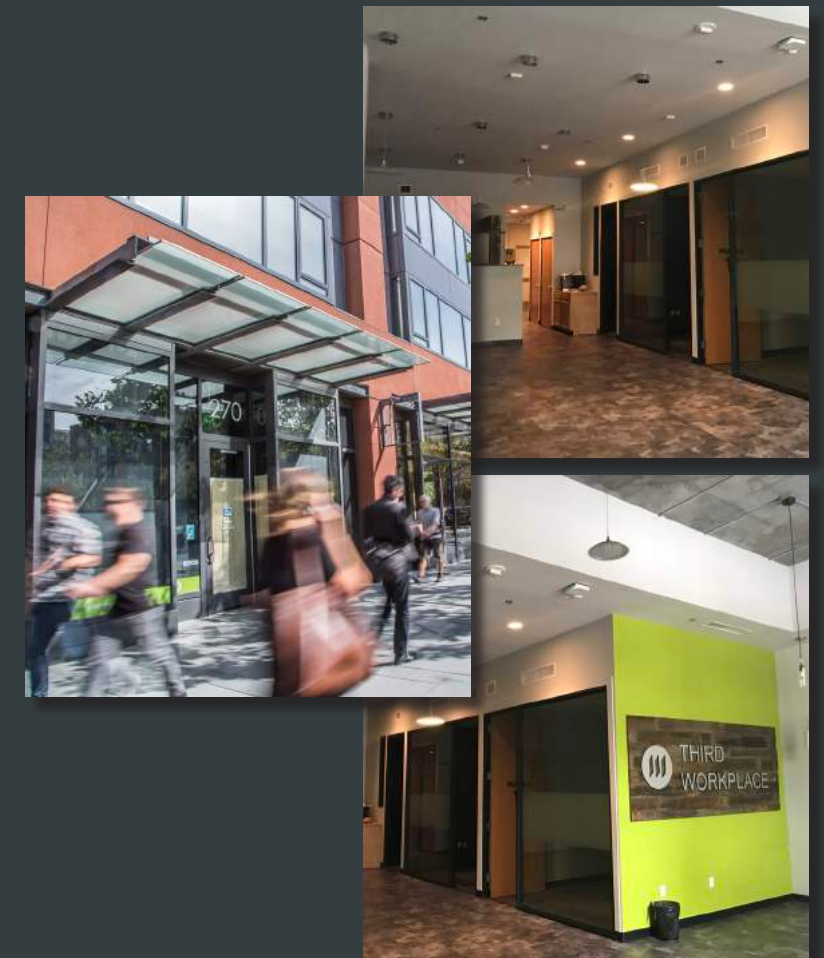
SUITE A - 1,997 SF



SUITE B - 2,080 SF



- Modern storefront
- High glass line
- Bright, airy space
- Column free
- ADA restrooms in rear
- HVAC and electrical in place
- Wide sidewalks





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