

450 Green Street

San Francisco, CA

**Prime North Beach Retail
Located Two Blocks from
Columbus Avenue**

Neighborhood retail gem on Green Street near Grant Avenue

Hard-corner location with great exposure and visibility

Open space with abundant natural light

Tremendous signage potential

Prominent street frontage, large window lines and high ceilings

One ground floor bathroom

Large, usable lower level approximately 1,240 rentable square feet

Zoning: RM1



TERMS / AVAILABLE AREA

Ground Floor ±576 RSF

Lower Level ±1,240 RSF

Term Negotiable

Rate Upon Request

Availability Immediate

Contact

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North Beach Overview

North Beach, a historically Italian neighborhood sometimes referred to as San Francisco's "Little Italy," is located in the northeastern portion of the city. It is bordered by Jackson Square and the Financial District to the south, Chinatown to the southwest, Russian Hill to the west, Fisherman's Wharf to the north, and Telegraph Hill to the east. The population of North Beach was approximately 19,000 in 2014.

While North Beach has traditionally been an Italian-American neighborhood, with numerous Italian restaurants lining its major streets, it has since evolved into one of San Francisco's primary nightlife districts and a residential area increasingly popular among young urban professionals because of its proximity to the Financial District, and local bars and nightclubs. More than 30% of North Beach households have an estimated income of over \$100,000, and this figure is projected to rise as the neighborhood attracts more and more young technology-sector workers.

North Beach is popular among both local residents and tourists, and it hosts some of the city's most popular annual events. The North Beach Festival street fair, which occurs along Grant and Columbus Avenues, is one of the oldest street fairs in the United States and brings thousands of visitors to the neighborhood on Father's Day weekend in June. North Beach businesses also celebrate Columbus Day, hosting an Italian American heritage day parade that travels along Columbus Avenue toward the San Francisco Bay.

Columbus Avenue is the primary arterial in North Beach, traversing the neighborhood diagonally, from northwest to southeast, between Beach Street and Washington Street.

The section of Columbus Avenue nearest to Washington Square—a trapezoidal plaza formed by Columbus and Stockton Streets, and Filbert and Union Streets—is lined with Italian bakeries, cafes, and restaurants, reflecting the neighborhood's ethnic history. Saints Peter and Paul Church, dubbed "The Italian Cathedral of the West," sits on the north side of Washington Square and is one of the city's most treasured landmarks.

The segment of Broadway to the east of Columbus Avenue and to the west of Sansome Street is one of the city's primary nightlife areas, featuring a dynamic array of blues and jazz clubs, restaurants, strip clubs, and other small entertainment venues. The portions of Filbert, Stockton, Union, and Vallejo Streets closest to Columbus and Washington Square are home to various eateries and shops, catering both to the local community and to the visitors that North Beach attracts. North Beach blends with Chinatown to the southwest of Vallejo Streets intersection with Columbus Avenue, and flows into the tourist attractions in Fisherman's Wharf to the north of the intersection of Columbus and Chestnut Streets. The Powell and Mason Cable Car line runs to the west of North Beach on Mason Street, before crossing onto Columbus between Greenwich and Chestnut Streets.

Owing to its Italian-American heritage and vibrant nightlife, North Beach is one of San Francisco's hottest retail markets. Vacancies in the neighborhood are consistently below 3%, and the Columbus Avenue corridor between Broadway and Chestnut Streets often reports vacancies below 1%. Triple-net asking rental rates along Columbus and Broadway range from \$70-90 per square foot.

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Highlights

- Columbus Avenue is one of San Francisco's most popular retail corridors
- Strong Italian-American heritage blends with growing community of high-income young professionals
- Ideal location between the Financial District and tourist attractions in Fisherman's Wharf
- More than 30% of households in the local zip code (94133) reported an annual income in excess of \$100,000
- Saints Peter and Paul Church is one of San Francisco's most recognizable landmarks, overlooking the neighborhood's primary public plaza, Washington Square
- One of the hottest retail markets in San Francisco, with asking rents ranging from \$55-65 per square foot overall, and over \$80 per square foot along Columbus Avenue
- Neighborhood hosts popular annual events, such as the North Beach street festival and Italian-American heritage day parade



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Aerial Overview



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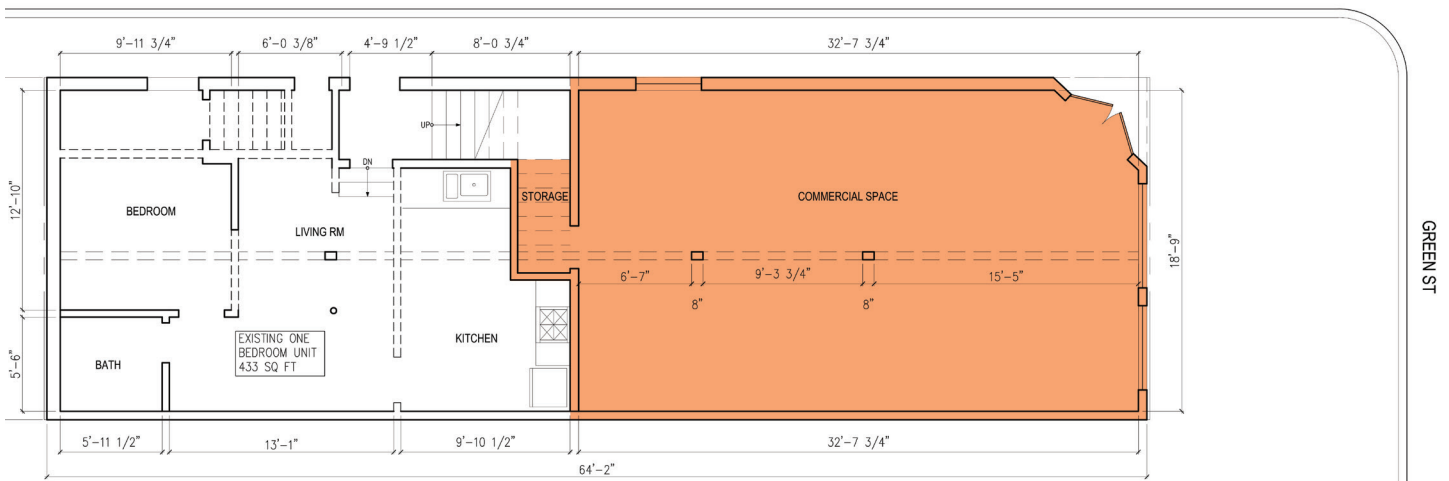
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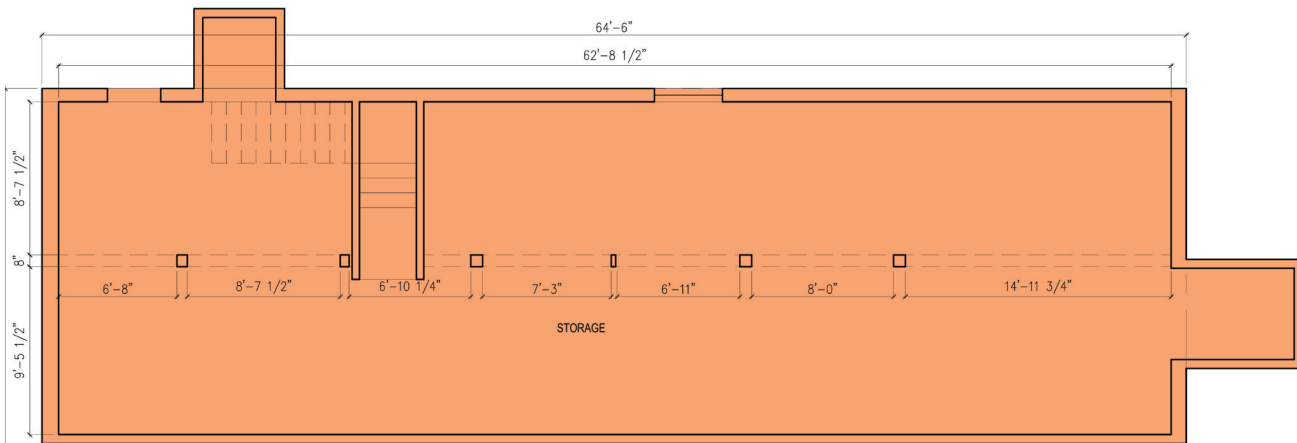
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Existing Ground Floor



② EXISTING FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

Existing Lower Level



① EXISTING BASEMENT FLOOR PLAN
SCALE: 3/16"=1'-0"

Contact

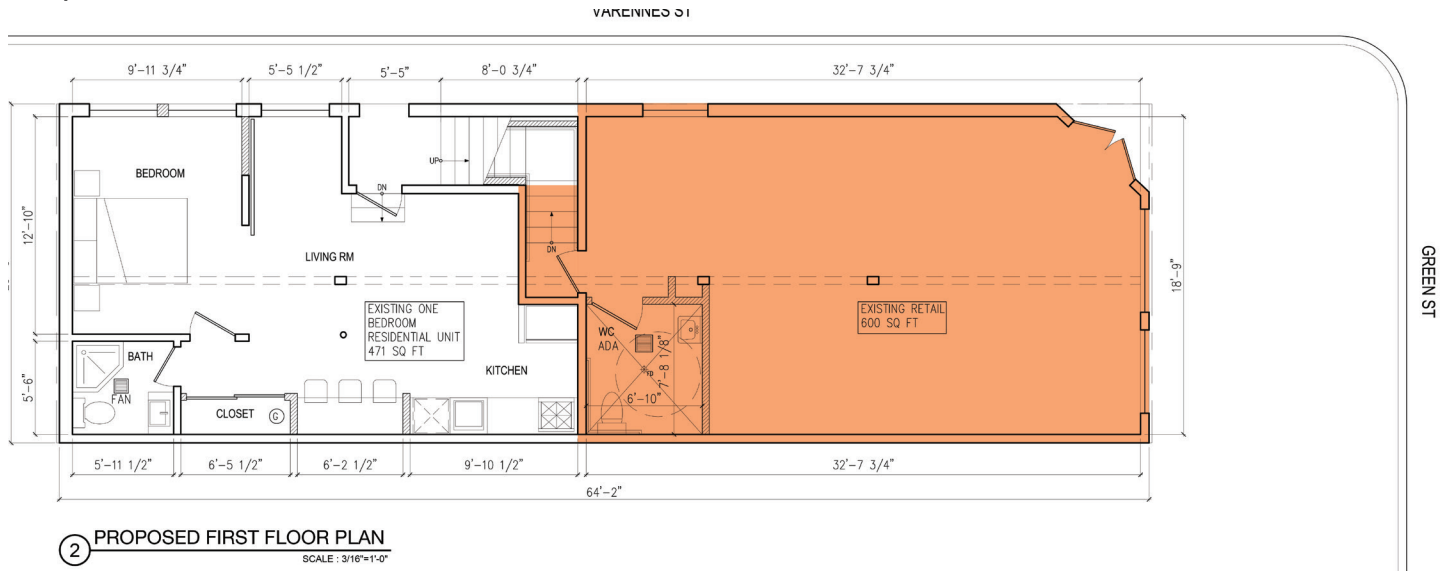
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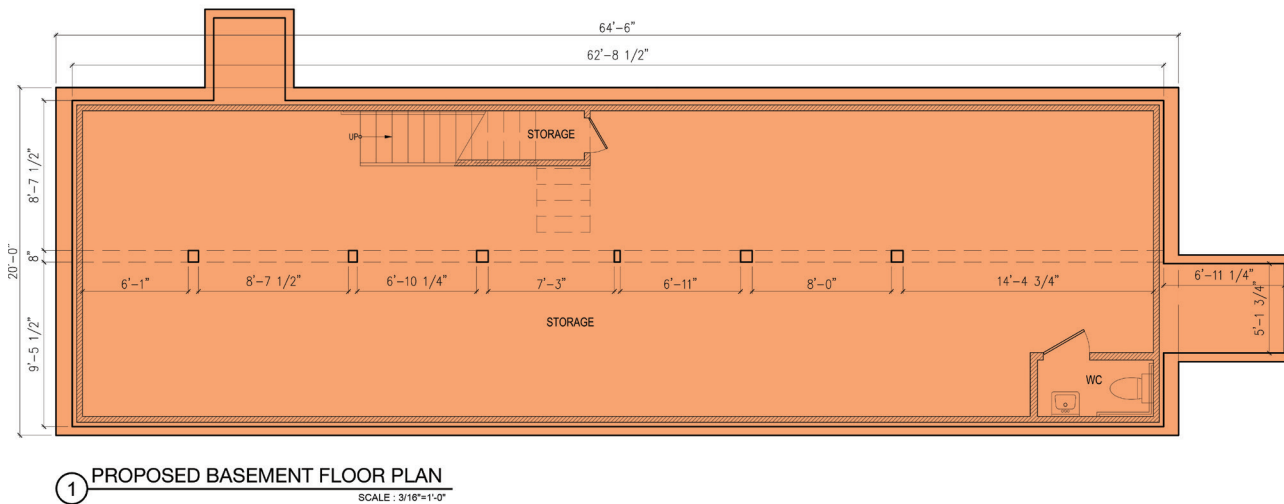
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Proposed Ground Floor



Proposed Lower Level



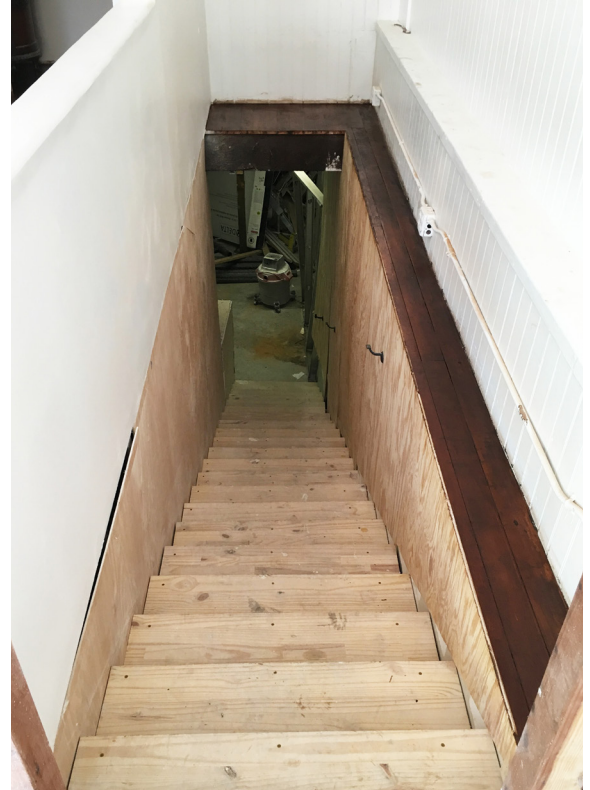
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