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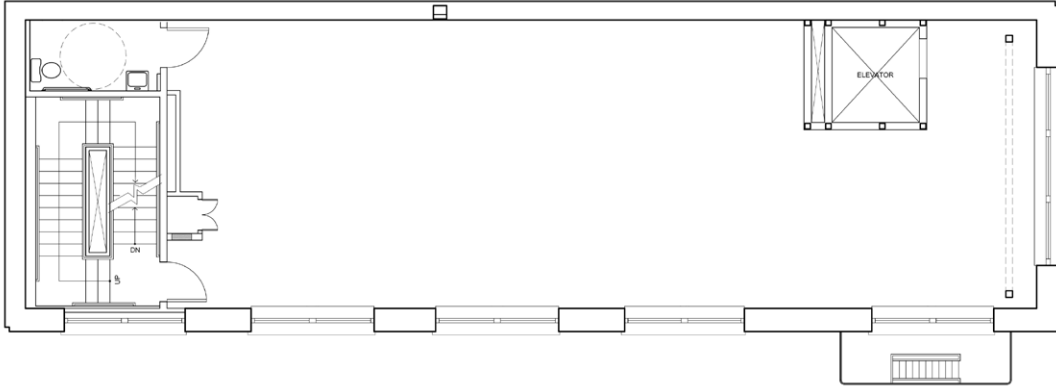
RETAIL • OFFICE • INDUSTRIAL

233 GRANT | SAN FRANCISCO, CA

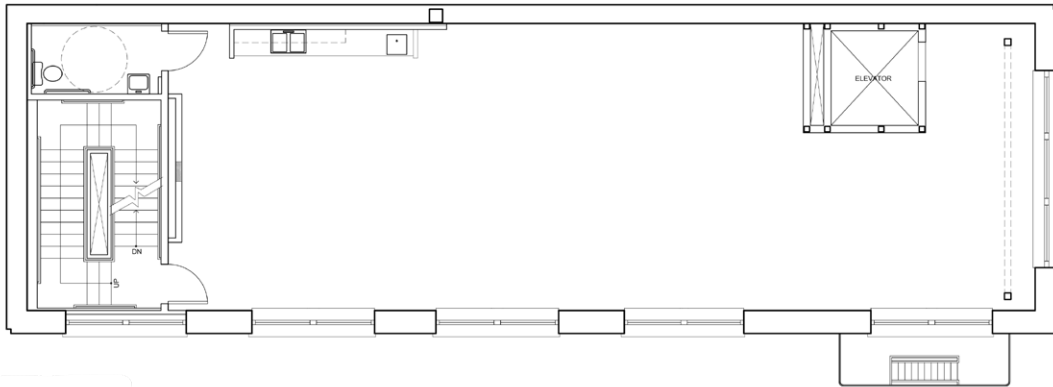
UNION SQUARE UPPER LEVEL RETAIL / OFFICE

FLOOR PLANS

4TH FLOOR | 1861 SF








5TH FLOOR | 1861 SF

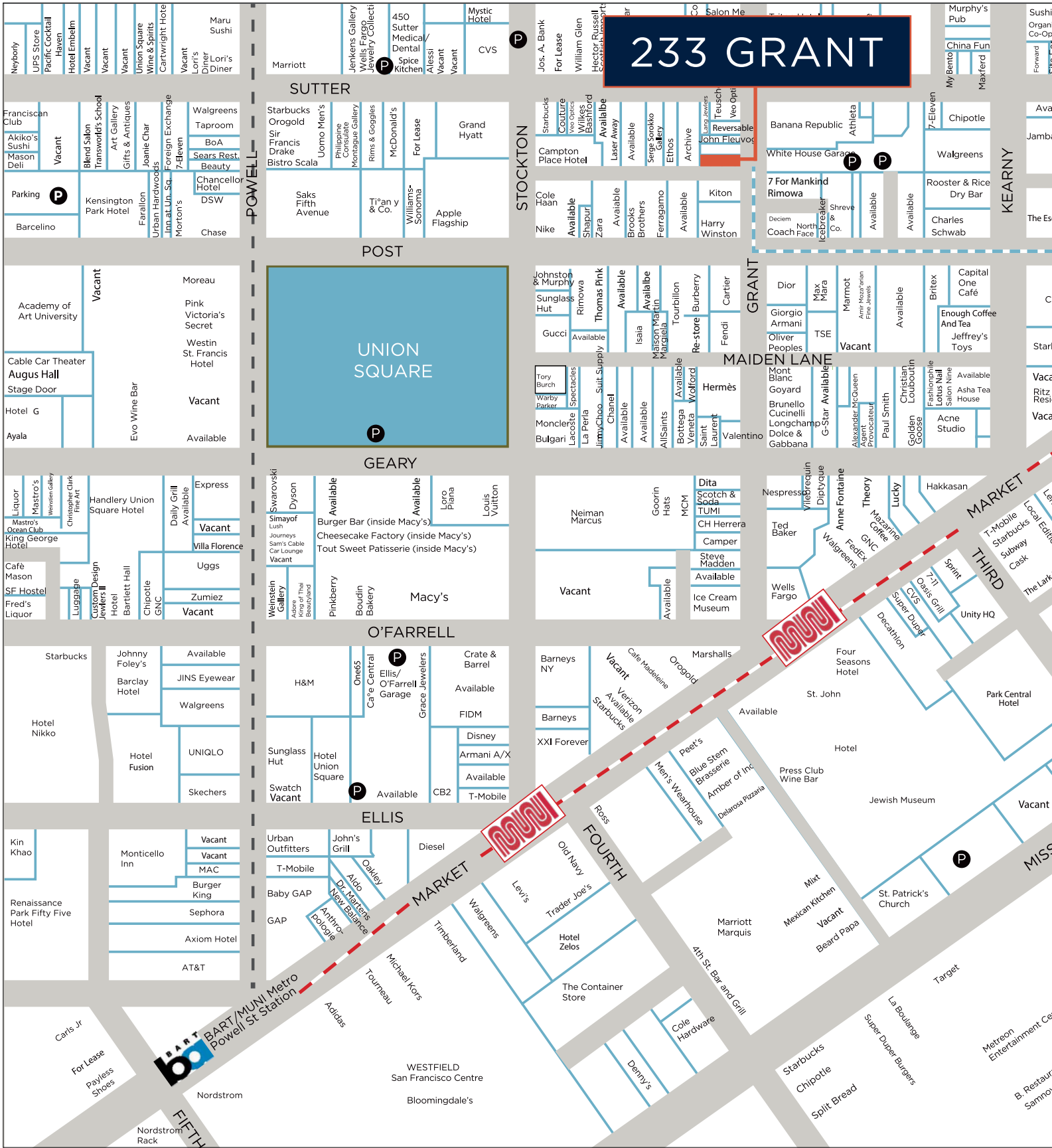


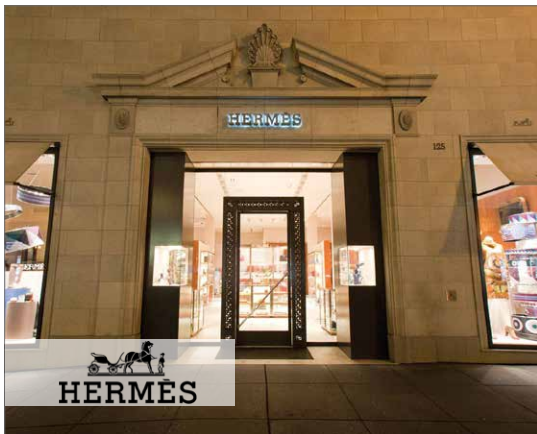
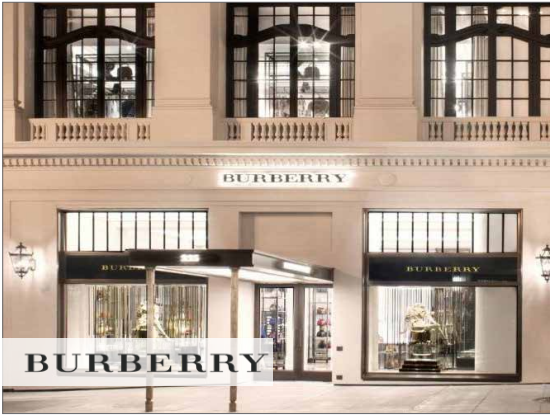
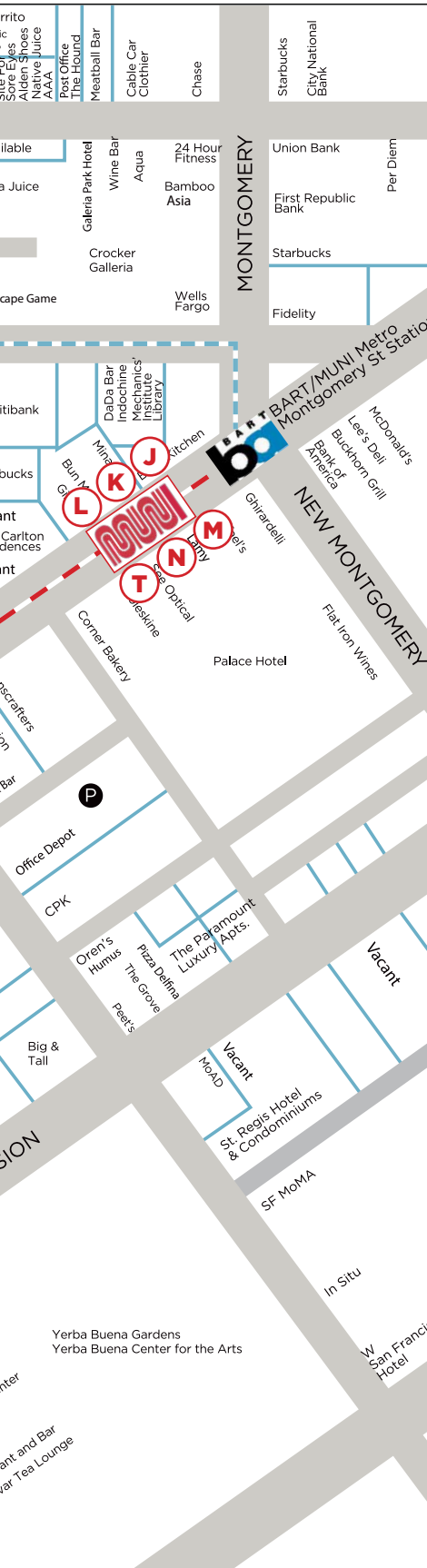


B U I L D I N G F E A T U R E S

-  Floors can be leased together or separately
-  High ceilings and exposed brick
-  Open floor plan can accommodate retail and office
-  Abundant natural light on both floors
-  Directly across the street from the White House parking garage
-  Convenient elevator access from lobby
-  Prominent signage opportunities on Grant Avenue
-  Meticulously maintained building with great visibility
-  A+ location for amenities and public transportation
-  Bathrooms on each floor

233 GRANT





U N I O N S Q U A R E

UNION SQUARE

Home to some of the world's best retailers and restaurants, Union Square is the 3rd largest shopping area in the United States. Over the last century, almost every international brand has planted a stake in this legendary part of San Francisco. With its granite plaza, corner cafes, stage, and iconic palm trees, Union Square creates a beautiful setting for crowd gatherings, art exhibits, and civic celebrations. The cable cars head up Powell Street from here and musicians and flower stands add color to the corners. The Geary and Curran theaters one block west on Geary anchor the "theater district" and tickets for most of San Francisco's performing arts can be purchased right on the Square the day of the performance. And with over 60% of San Francisco's hotels, Union Square continues to be both an attraction and convenient gathering place for visitors and locals alike to experience a true symbol of San Francisco's vibrant and diverse community.



**SAN FRANCISCO
POPULATION:
850,282**



**\$10.7B SPENT
ANNUALLY IN
SAN FRANCISCO
BY TOURISTS**



**60% PLUS OF
SAN FRANCISCO'S
HOTELS ARE WITHIN
1/4 MILE OF
233 GRANT**



**AVERAGE DAILY
HOTEL RATE: \$276**



**26M TOURISTS
EXPECTED IN SAN
FRANCISCO IN 2019.
UNION SQUARE IS
THE MOST VISITED
NEIGHBORHOOD**



**62,000 BART RIDERS
PER DAY THROUGH
POWELL
STREET STATION**



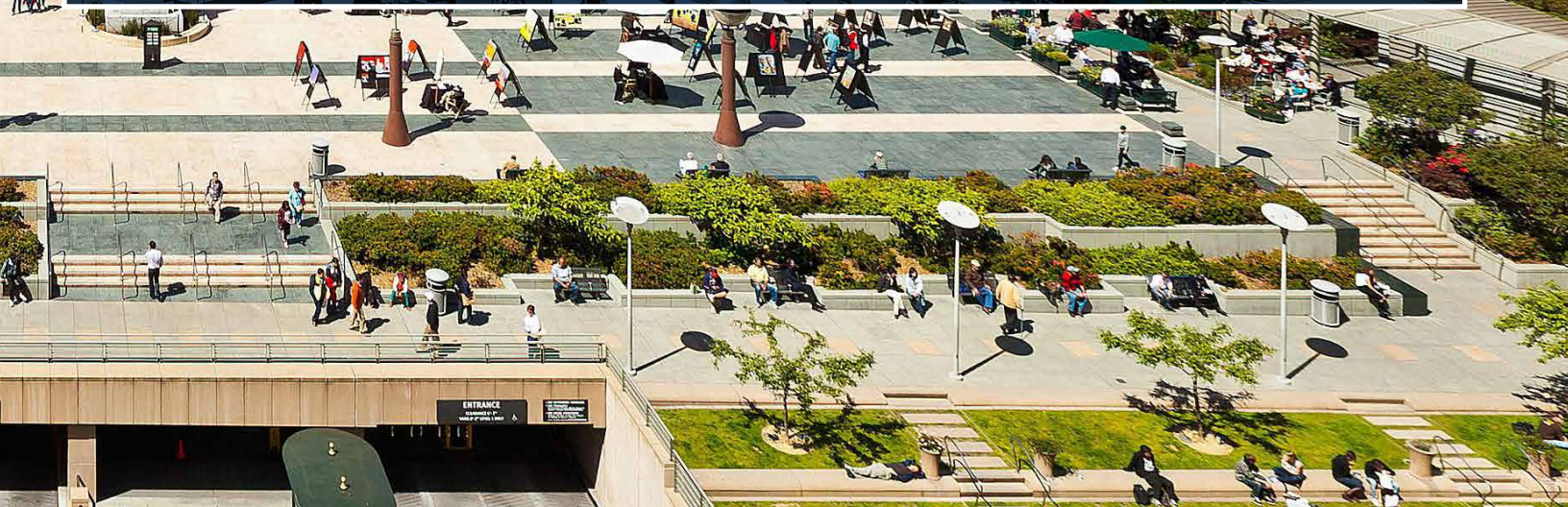
**SAN FRANCISCO
AVERAGE
HOTEL OCCUPANCY
RATE: 90.6%**



**UNION SQUARE
GENERATED OVER
\$20M IN SALES TAX
REVENUE FOR THE
CITY, NEARLY 13% OF
SAN FRANCISCO'S
TOTAL SALES TAX
REVENUE**



**UNION SQUARE
SAN FRANCISCO IS THE
UNITED STATES'
THIRD-LARGEST
SHOPPING AREA**



NEIGHBORHOOD

Union Square

233 GRANT

Market Street

Grant Street

Bush Street

Salesforce Tower

Financial District

Transbay Terminal

WALK / TRANSIT / BIKE SCORE

Walk Score
99

Transit Score
100

Bike Score
82

233 GRANT

233 Grant Avenue is located in the center of Union Square, very close to Market Street and the Financial District. The property finds itself among many of San Francisco's finest restaurants, cafes, and retailers. With a Walk Score of 99 out of 100, this location is a walker's paradise. Several parking garages are also located nearby that offer hourly and monthly parking. The property is located close to several methods of public transportation, including MUNI (bus and cable cars) and BART (Bay Area Rapid Transit).

This property presents a great opportunity to plant your flag in a extravagant part of San Francisco. With a prestigious Union Square address, you will be surrounded by some of the world's most recognizable brands, but at the same time find yourself close to many amenities, the financial district, and several methods of public transportation.

Pine Street

California Street

Market Street



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