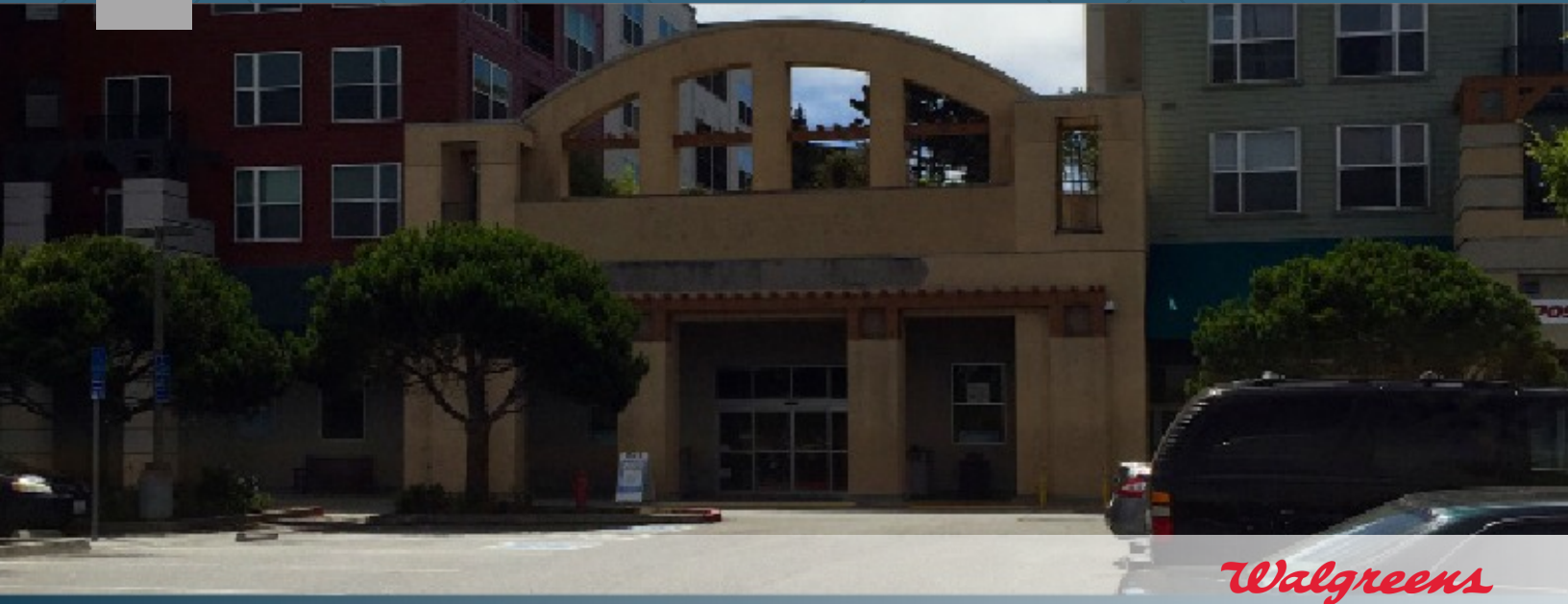


FOR LEASE

Former Walgreens

3931 Alemany Boulevard | San Francisco, CA



Overview

LEASE RATE	\$15 SF/yr (MG)
AVAILABLE SF	11,877 SF
LEASE END DATE	5/31/2022



Description

Former Walgreens space. All offers are subject to approval by Walgreens Real Estate Committee

- Co-tenancy with H Mart
- Located in Oceanview Village, a 370 residential unit mixed use project with 257,000 SF retail and 334 dedicated retail parking stalls
- High Traffic location (Alemany Blvd./Interstate 280)

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	62,229	299,719	759,901
Median HH Income	\$85,781	\$104,782	\$114,465
Total Households	18,870	95,672	274,107

Traffic Counts

I-280	216,700 VPD
Alemany Blvd	15,000 VPD
Year: 2019 Source:	

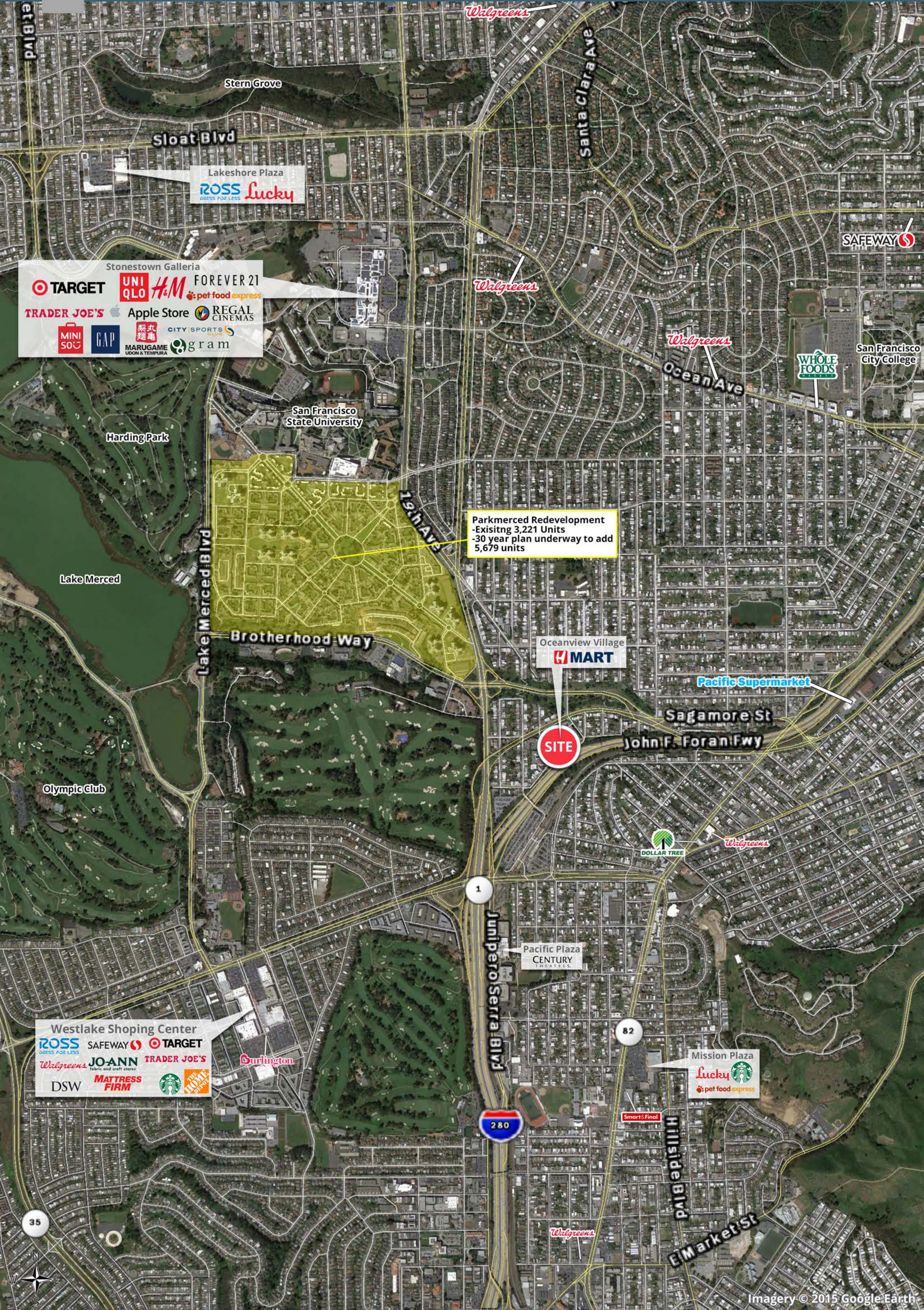
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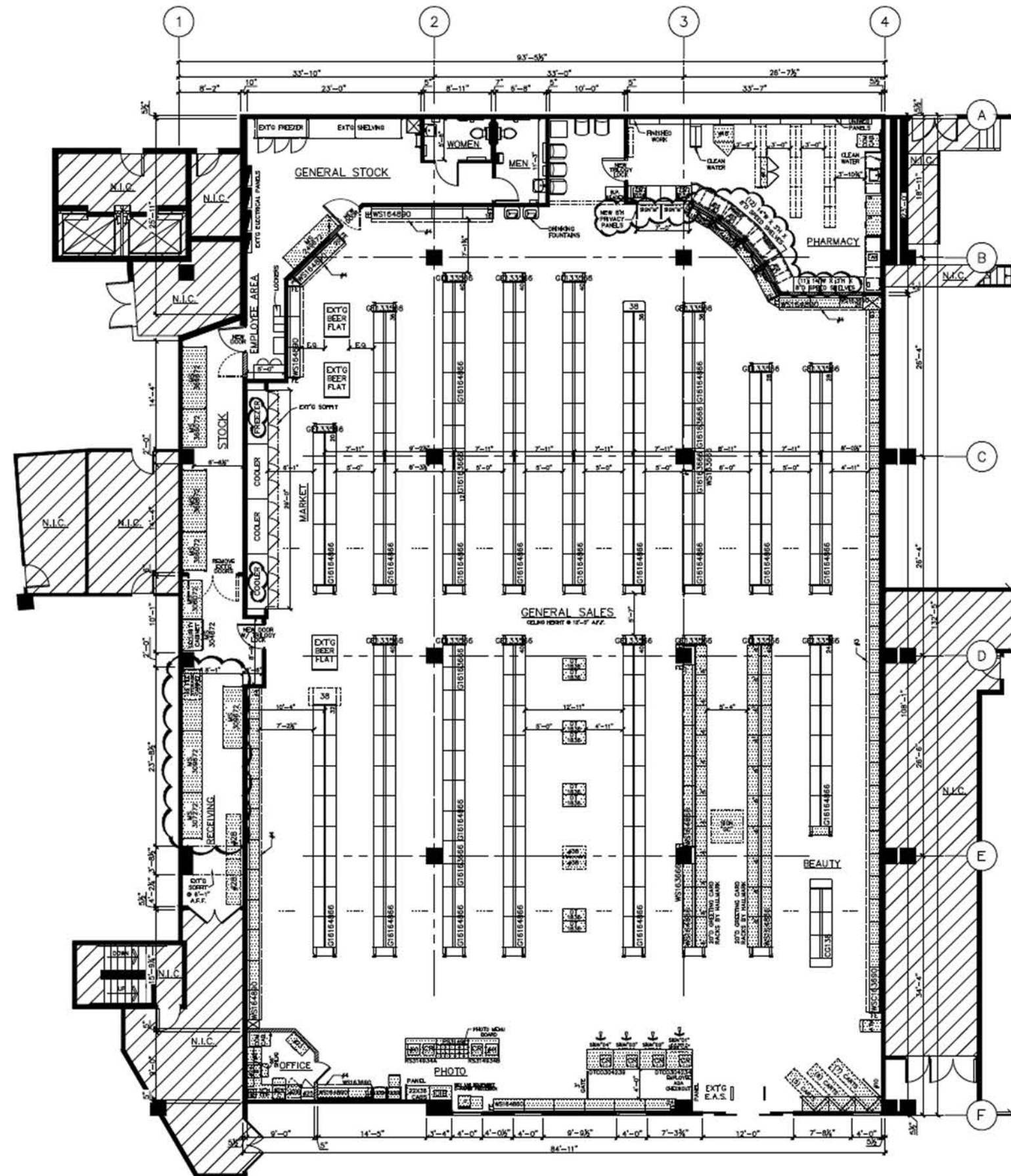
This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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Former Walgreens

3931 Alemany Blvd | San Francisco, CA



Former Walgreens

3931 Alemany Boulevard | San Francisco, CA



	1 mile	3 miles	5 miles
Population			
2000 Population	56,812	280,228	719,608
2010 Population	59,065	287,934	724,897
2020 Population	62,229	299,719	759,901
2025 Population	64,159	302,483	770,560
2000-2010 Annual Rate	0.39%	0.27%	0.07%
2010-2020 Annual Rate	0.51%	0.39%	0.46%
2020-2025 Annual Rate	0.61%	0.18%	0.28%
2020 Male Population	49.1%	49.2%	50.1%
2020 Female Population	50.9%	50.8%	49.9%
2020 Median Age	39.1	41.7	40.1
2020 Total Daytime Population	49,332	248,384	668,917
Workers	16,474	92,543	303,827
Residents	32,858	155,841	365,090

In the identified area, the current year population is 62,229. In 2010, the Census count in the area was 59,065. The rate of change since 2010 was 0.51% annually. The five-year projection for the population in the area is 64,159 representing a change of 0.61% annually from 2020 to 2025. Currently, the population is 49.1% male and 50.9% female.

Data for all businesses in area			
Total Businesses:	962	6,574	23,866
Total Employees:	9,248	54,907	209,137
Total Residential Population:	62,229	299,719	759,901
Employee/Residential Population Ratio:	0:1	0:1	0:1

Median Age

The median age in this area is 39.1, compared to U.S. median age of 37.9.

Race and Ethnicity			
2020 White Alone	23.5%	30.1%	38.8%
2020 Black Alone	6.1%	3.5%	4.3%
2020 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2020 Asian Alone	54.2%	51.4%	41.6%
2020 Pacific Islander Alone	0.5%	0.5%	0.6%
2020 Other Race	10.4%	9.0%	8.8%
2020 Two or More Races	4.9%	5.1%	5.5%
2020 Hispanic Origin (Any Race)	21.5%	19.4%	19.5%

Persons of Hispanic origin represent 21.5% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Median Household Income			
2020 Median Household Income	\$85,781	\$104,782	\$114,465
2025 Median Household Income	\$95,569	\$116,546	\$129,787
2020-2025 Annual Rate	2.18%	2.15%	2.54%

Average Household Income			
2020 Average Household Income	\$116,296	\$145,077	\$159,256
2025 Average Household Income	\$130,761	\$162,490	\$179,079
2020-2025 Annual Rate	2.37%	2.29%	2.37%

Per Capita Income			
2020 Per Capita Income	\$35,285	\$46,591	\$57,714
2025 Per Capita Income	\$39,918	\$52,154	\$64,884
2020-2025 Annual Rate	2.50%	2.28%	2.37%

Source: Esri, Esri and Infogroup, U.S. Census

Former Walgreens

3931 Alemany Boulevard | San Francisco, CA



	1 mile	3 miles	5 miles
2020 Employed Population 16+ by Occupation			
Total	29,899	146,332	400,035
White Collar	59.3%	64.1%	70.4%
Management/Business/Financial	13.7%	16.4%	19.4%
Professional	21.4%	24.4%	30.1%
Sales	11.0%	9.8%	9.0%
Administrative Support	13.2%	13.6%	11.9%
Services	26.0%	21.2%	17.4%
Blue Collar	14.7%	14.7%	12.2%
Farming/Forestry/Fishing	0.3%	0.2%	0.1%
Construction/Extraction	4.0%	3.9%	3.6%
Installation/Maintenance/Repair	1.3%	1.7%	1.5%
Production	3.0%	3.2%	2.6%
Transportation/Material Moving	6.1%	5.7%	4.4%
2020 Population 25+ by Educational Attainment			
Total	45,837	222,085	575,973
Less than 9th Grade	9.2%	8.1%	6.7%
9th - 12th Grade, No Diploma	7.0%	5.1%	4.5%
High School Graduate	16.8%	15.3%	13.0%
GED/Alternative Credential	1.5%	1.7%	1.6%
Some College, No Degree	19.5%	17.2%	15.6%
Associate Degree	7.7%	7.7%	6.8%
Bachelor's Degree	27.0%	29.9%	32.8%
Graduate/Professional Degree	11.2%	15.1%	19.2%
Households			
2000 Households	17,281	90,050	258,077
2010 Households	18,100	92,892	263,883
2020 Total Households	18,870	95,672	274,107
2025 Total Households	19,576	96,536	277,932
2000-2010 Annual Rate	0.46%	0.31%	0.22%
2010-2020 Annual Rate	0.41%	0.29%	0.37%
2020-2025 Annual Rate	0.74%	0.18%	0.28%
2020 Average Household Size	3.27	3.08	2.72

The household count in this area has changed from 18,100 in 2010 to 18,870 in the current year, a change of 0.41% annually. The five-year projection of households is 19,576, a change of 0.74% annually from the current year total. Average household size is currently 3.27, compared to 3.24 in the year 2010. The number of families in the current year is 12,655 in the specified area.

Households by Income

Current median household income is \$85,781 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$95,569 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$116,296 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$130,761 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$35,285 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$39,918 in five years, compared to \$37,691 for all U.S. households

Source: Esri, Esri and Infogroup, U.S. Census