

FOR SUBLEASE

Former Walgreens - San Francisco, CA

776 Market Street | San Francisco, CA



Overview

LEASE RATE	\$32.00 SF/yr (MG)
AVAILABLE SF	12,240 SF
LEASE END DATE	May 2023



Description

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

- Dual entrances on Market Street & O'Farrell Street.
- Located in the Union Square Shopping District.
- Easily accessible by various modes of transportation.

Nearby Retailers

NORDSTROM

ROSS
DRESS FOR LESS

TRADER JOE'S

★ macy's

TARGET

Apple Store

Demographics

	0.25 MILE	0.5 MILE	1 MILE
Population	2,300	35,114	145,350
Total Households	1,515	21,055	79,040
Avg. HH Income	\$159,734	\$102,677	\$136,510
Total Employees	18,037	75,705	206,536

Traffic Counts

Market St. @ 4th/5th Pedestrian Vol. - Weekend	63,210 VPD
Market St. @ 4th/5th Pedestrian Vol. - Weekday	56,430 VPD

Year: 2009 | Source: Walking, Bicycle and Public Space on Market Street

Contact

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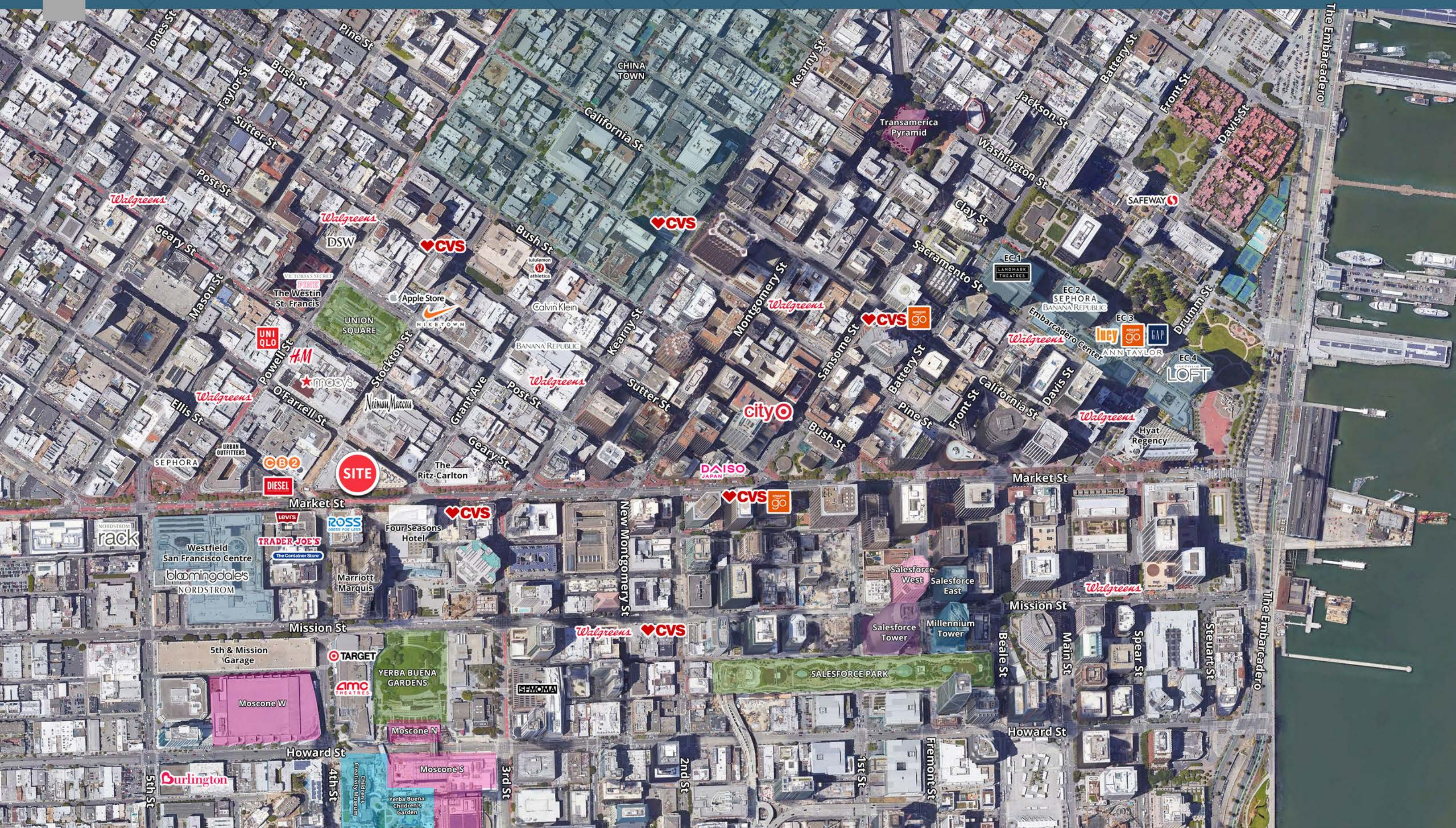
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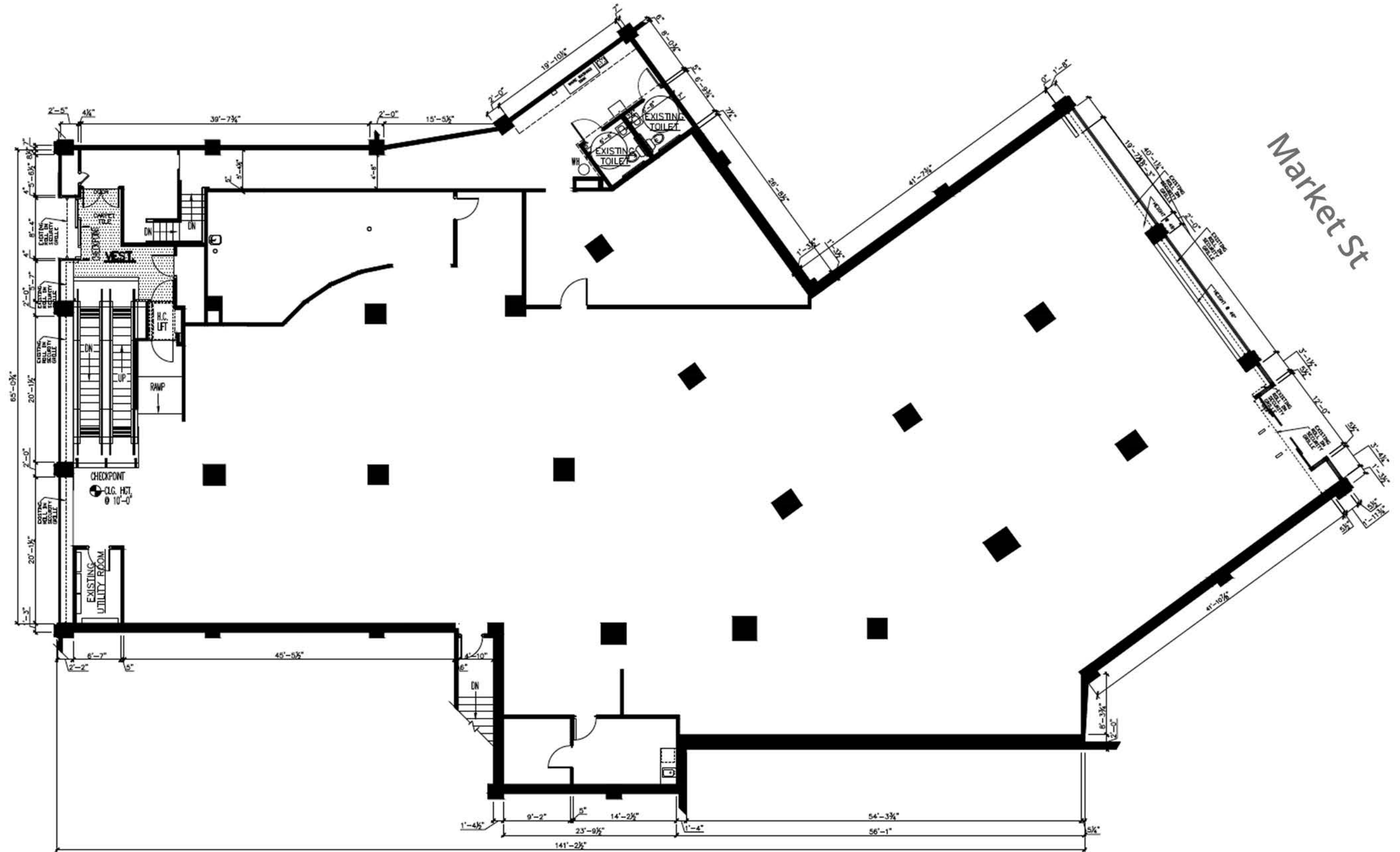
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O'Farrell St



Market St

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	0.25 miles	0.5 miles	1 mile
Population			
2000 Population	1,442	27,530	104,380
2010 Population	2,054	30,610	120,905
2020 Population	2,300	35,114	145,350
2025 Population	2,428	37,110	154,780
2000-2010 Annual Rate	3.60%	1.07%	1.48%
2010-2020 Annual Rate	1.11%	1.35%	1.81%
2020-2025 Annual Rate	1.09%	1.11%	1.27%
2020 Male Population	59.7%	55.1%	54.3%
2020 Female Population	40.3%	44.9%	45.7%
2020 Median Age	42.8	43.3	41.3
2020 Total Daytime Population	19,015	93,724	273,906
Workers	18,037	75,705	206,536
Residents	978	18,019	67,370

In the identified area, the current year population is 2,300. In 2010, the Census count in the area was 2,054. The rate of change since 2010 was 1.11% annually. The five-year projection for the population in the area is 2,428 representing a change of 1.09% annually from 2020 to 2025. Currently, the population is 59.7% male and 40.3% female.

Data for all businesses in area			
Total Businesses:	2,452	10,228	24,032
Total Employees:	33,192	125,831	293,802
Total Residential Population:	2,300	35,114	145,350
Employee/Residential Population Ratio:	14:1	4:1	2:1

Median Age

The median age in this area is 42.8, compared to U.S. median age of 37.9.

Race and Ethnicity			
2020 White Alone	49.7%	41.1%	42.4%
2020 Black Alone	7.5%	6.8%	5.2%
2020 American Indian/Alaska Native Alone	0.7%	0.6%	0.5%
2020 Asian Alone	33.1%	41.1%	41.6%
2020 Pacific Islander Alone	0.4%	0.3%	0.2%
2020 Other Race	3.9%	5.3%	5.2%
2020 Two or More Races	4.7%	4.9%	4.8%
2020 Hispanic Origin (Any Race)	10.6%	12.5%	12.1%

Persons of Hispanic origin represent 10.6% 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 70.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Median Household Income			
2020 Median Household Income	\$80,125	\$45,961	\$74,003
2025 Median Household Income	\$92,898	\$56,590	\$91,238
2020-2025 Annual Rate	3.00%	4.25%	4.28%
Average Household Income			
2020 Average Household Income	\$159,734	\$102,677	\$136,510
2025 Average Household Income	\$174,934	\$118,296	\$155,918
2020-2025 Annual Rate	1.83%	2.87%	2.69%
Per Capita Income			
2020 Per Capita Income	\$99,770	\$60,023	\$75,276
2025 Per Capita Income	\$109,160	\$69,037	\$85,815
2020-2025 Annual Rate	1.82%	2.84%	2.66%

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

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	0.25 miles	0.5 miles	1 mile
2020 Employed Population 16+ by Occupation			
Total	1,325	16,901	77,350
White Collar	84.0%	74.9%	76.3%
Management/Business/Financial	39.5%	24.7%	27.1%
Professional	29.0%	29.7%	30.4%
Sales	12.6%	10.4%	10.2%
Administrative Support	2.9%	10.2%	8.6%
Services	12.7%	18.6%	16.9%
Blue Collar	3.4%	6.5%	6.8%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	0.4%	1.5%	1.2%
Installation/Maintenance/Repair	0.1%	0.7%	0.7%
Production	1.7%	1.4%	2.1%
Transportation/Material Moving	1.2%	2.9%	2.7%
2020 Population 25+ by Educational Attainment			
Total	1,999	29,541	122,318
Less than 9th Grade	5.8%	11.3%	9.5%
9th - 12th Grade, No Diploma	5.1%	5.8%	5.3%
High School Graduate	4.6%	10.9%	11.5%
GED/Alternative Credential	2.6%	2.4%	1.6%
Some College, No Degree	15.9%	16.9%	12.9%
Associate Degree	4.0%	4.5%	3.8%
Bachelor's Degree	38.4%	30.7%	32.8%
Graduate/Professional Degree	23.7%	17.5%	22.6%
Households			
2000 Households	790	16,679	56,512
2010 Households	1,354	18,520	66,188
2020 Total Households	1,515	21,055	79,040
2025 Total Households	1,596	22,300	84,115
2000-2010 Annual Rate	5.54%	1.05%	1.59%
2010-2020 Annual Rate	1.10%	1.26%	1.75%
2020-2025 Annual Rate	1.05%	1.16%	1.25%
2020 Average Household Size	1.41	1.53	1.73

The household count in this area has changed from 1,354 in 2010 to 1,515 in the current year, a change of 1.10% annually. The five-year projection of households is 1,596, a change of 1.05% annually from the current year total. Average household size is currently 1.41, compared to 1.40 in the year 2010. The number of families in the current year is 352 in the specified area.

Households by Income

Current median household income is \$80,125 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$92,898 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$159,734 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$174,934 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$99,770 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$109,160 in five years, compared to \$37,691 for all U.S. households

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