

**1270 BUSH ST.**  
**1200 LARKIN ST.**  
SAN FRANCISCO, CA



**FOR LEASE 18,906 - 37,800 SF**



**LOCKEHOUSE**

2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596

**RETAIL LEASING**

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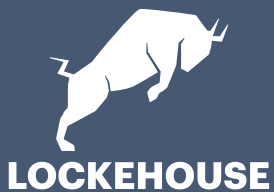
**INDUSTRIAL | OFFICE LEASING**

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# HIGHLIGHTS



## SUMMARY

<b>ADDRESS</b>	1270 Bush St. & 1200 Larkin St. San Francisco, CA 94109
<b>SUITES</b>	1270 Bush St. 18,906 SF 1200 Larkin St. 18,906 SF
<b>SIZE</b>	±18,906 - 37,800 SF
<b>RENT</b>	Contact Broker for Pricing

## HIGHLIGHTS

- Polk Street Commercial Neighborhood
- Able to do Full Door Uses
- 15' (Low) and 28' (High) Ceiling Height
- Power: 800 Amps, 3 Phase

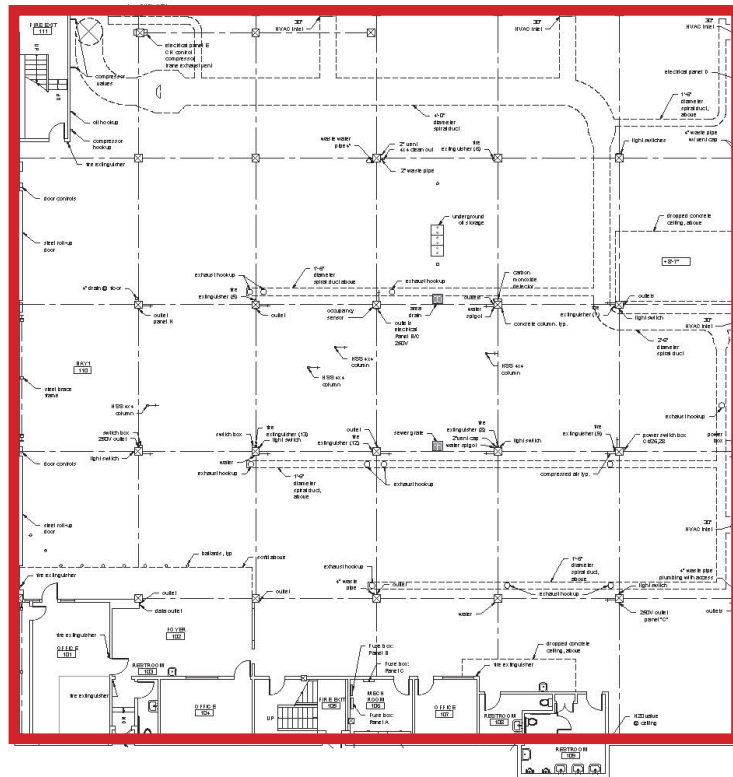
### 1200 LARKIN ST.:

- Floor Drains, Large Floor Plates, Heavy Power and Automated Doors
- Two 12' x 14' Drive In Doors

### 1270 BUSH ST.:

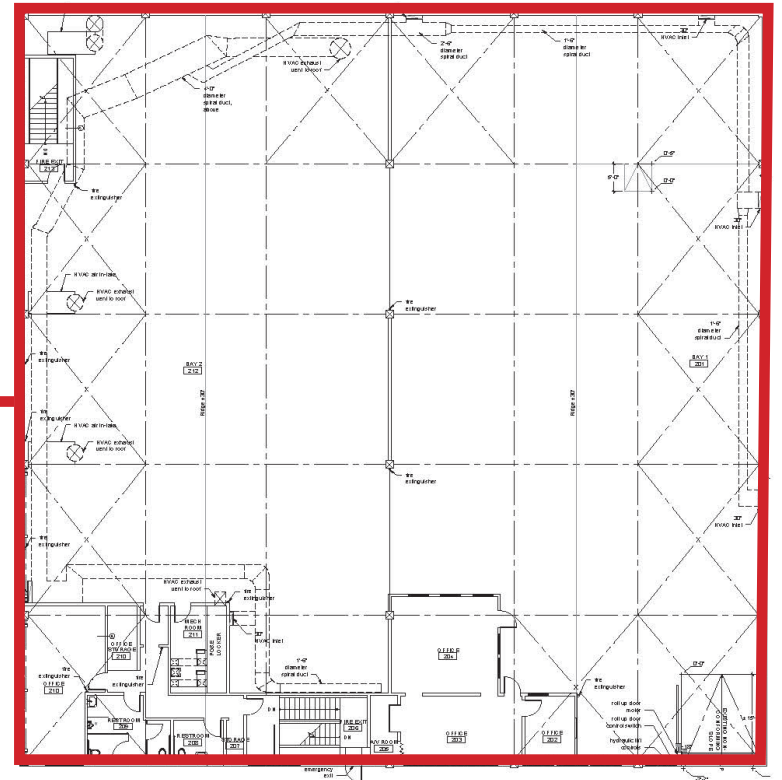
- Skylights and Abundant Natural Light
- One 10' x 14' Drive in Door
- Potential Parking

# FLOOR PLAN



**FIRST FLOOR**  
**1270 BUSH STREET**  
**±18,906 SF**

**SECOND FLOOR**  
**1200 LARKIN STREET**  
**±18,906 SF**





# MARKET AERIAL



## RESTAURANTS

- |                              |                                |
|------------------------------|--------------------------------|
| 1 Biscuits & Blues           | 13 Mel's Kitchen               |
| 2 Boudin Bakery & Café       | 14 House of Prime Rib          |
| 3 Burger House               | 15 Ikes Love & Sandwiches      |
| 4 Cheesecake Factory         | 16 Kuma Sushi + Sake           |
| 5 Chipotle                   | 17 El Super Burrito            |
| 6 Farallon Restaurant        | 18 Mayes Oyster House          |
| 7 Honey Honey Café & Crepery | 19 Vegan Picnic                |
| 8 Jamba Juice                | 20 Ben Thai Café               |
| 9 Johnny Foley's Irish Pub   | 21 The Village Café            |
| 10 La Boulangerie            | 22 Dar Bar                     |
| 11 Posh Bagel                | 23 Bamboo                      |
| 12 Starbucks                 | 24 Victor's Pizzeria & Italian |
|                              | 25 Crustacean                  |

## GROCERY STORES

- S Safeway
- T Trader Joe's
- W Whole Foods
- M Mollie Stone

## RETAIL

- 1 Apple Store
- 2 Bloomingdale's
- 3 Niketown
- 4 Nordstrom
- 5 Target
- 6 BevMo!
- 7 Brownies Ace Hardware

## DRUG STORES

- C CVS Pharmacy
- W Walgreens

## DEALERSHIPS

- 1 Tesla
- 2 Land Rover
- 3 Honda
- 4 Acura
- 5 Toyota

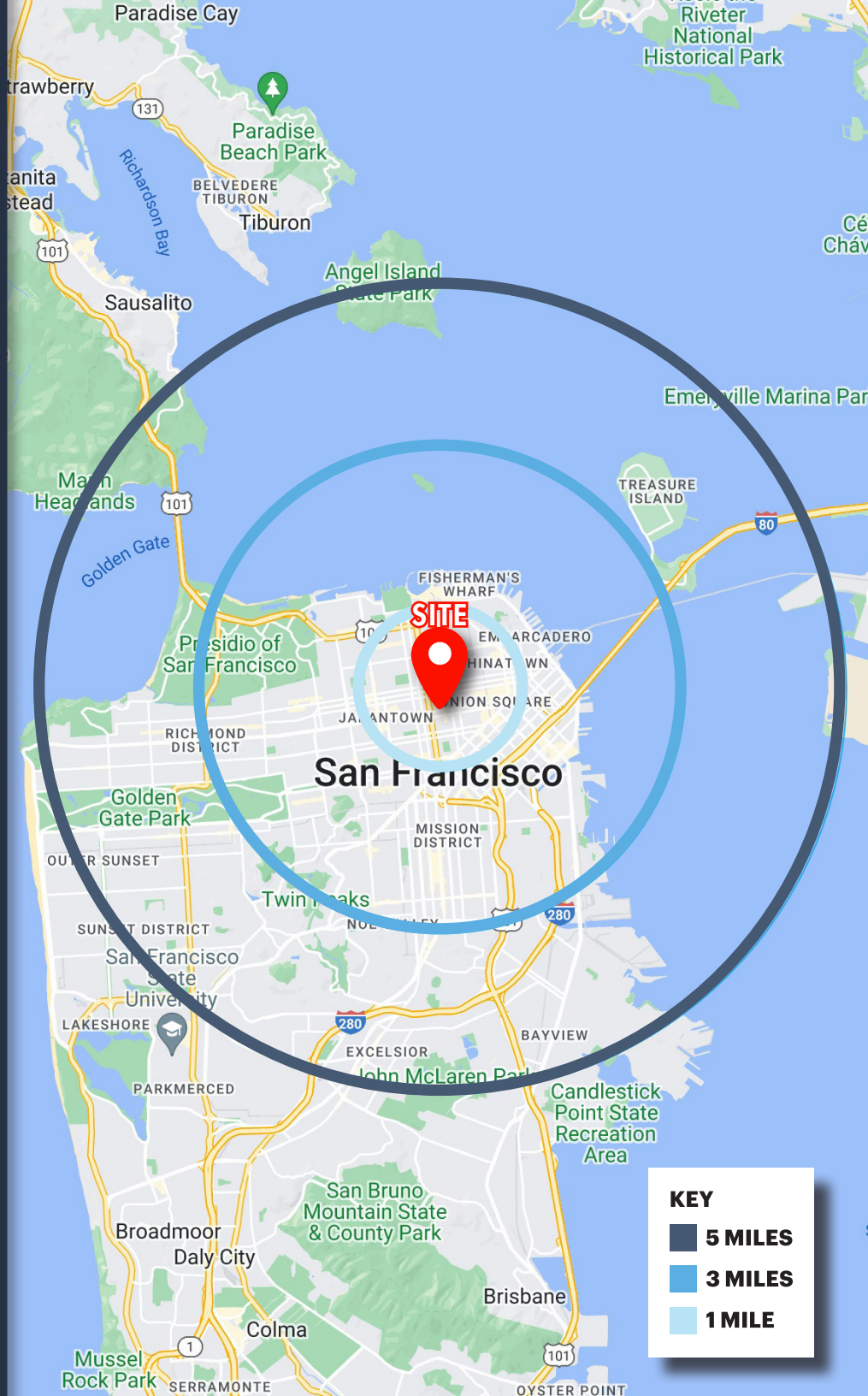
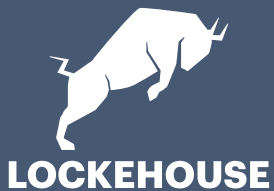
## HOSPITALS

- 1 Saint Francis Memorial
- 2 CalPacific
- 3 UCSF Medical Center
- 4 Sutter Health Pac





# DEMOGRAPHICS



## ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
152,818	449,663	698,171



## DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
260,367	628,918	772,364



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$161,349	\$229,417	\$226,846



## BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
56.1%	67.1%	63.3%



## HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$3.83 B	\$12.46 B	\$18.19 B



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Sources: Traffic Counts & Demographics - Regis Sites USA & LandVision 04/17/25

Images by Sterling Organization

