

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

We have the Power:
4000 AMPS 480V 3 Phase

SITE

For Sale or Lease 18,906 - 37,812 SF



LOCKEHOUSE

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

CONTACT

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HIGHLIGHTS



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- Polk Street Commercial Neighborhood
- 15' (Low) and 28' (High) Ceiling Height
- Able to do Full Door Uses
- Power: 4000 Amps, 480v 3 Phase

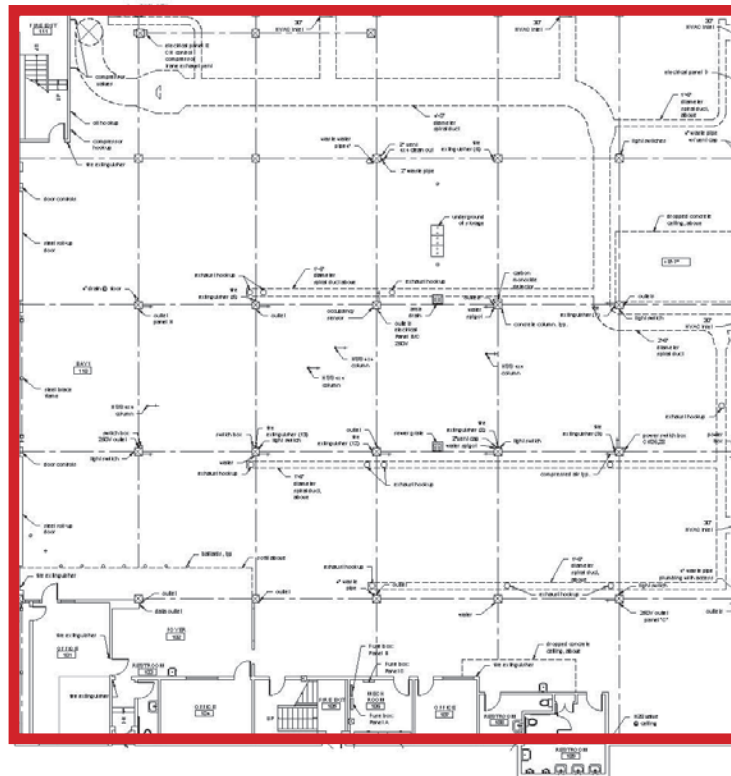
1200 LARKIN ST.:

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

1270 BUSH ST.:

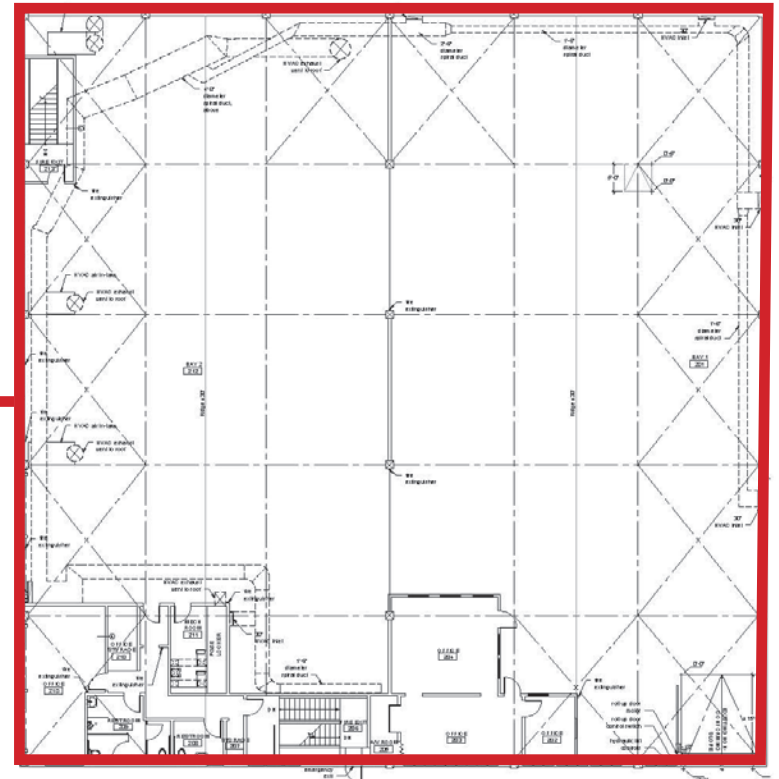
- Skylights and Abundant Natural Light
- One 10' x 14' Drive in Door
- Potential Parking

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

GROCERY STORES

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

DRUG STORES

- C CVS Pharmacy
W Walgreens

RETAIL

- 1 Apple Store
2 Niketown
3 Target
4 BevMo!
5 Brownies Ace Hardware

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



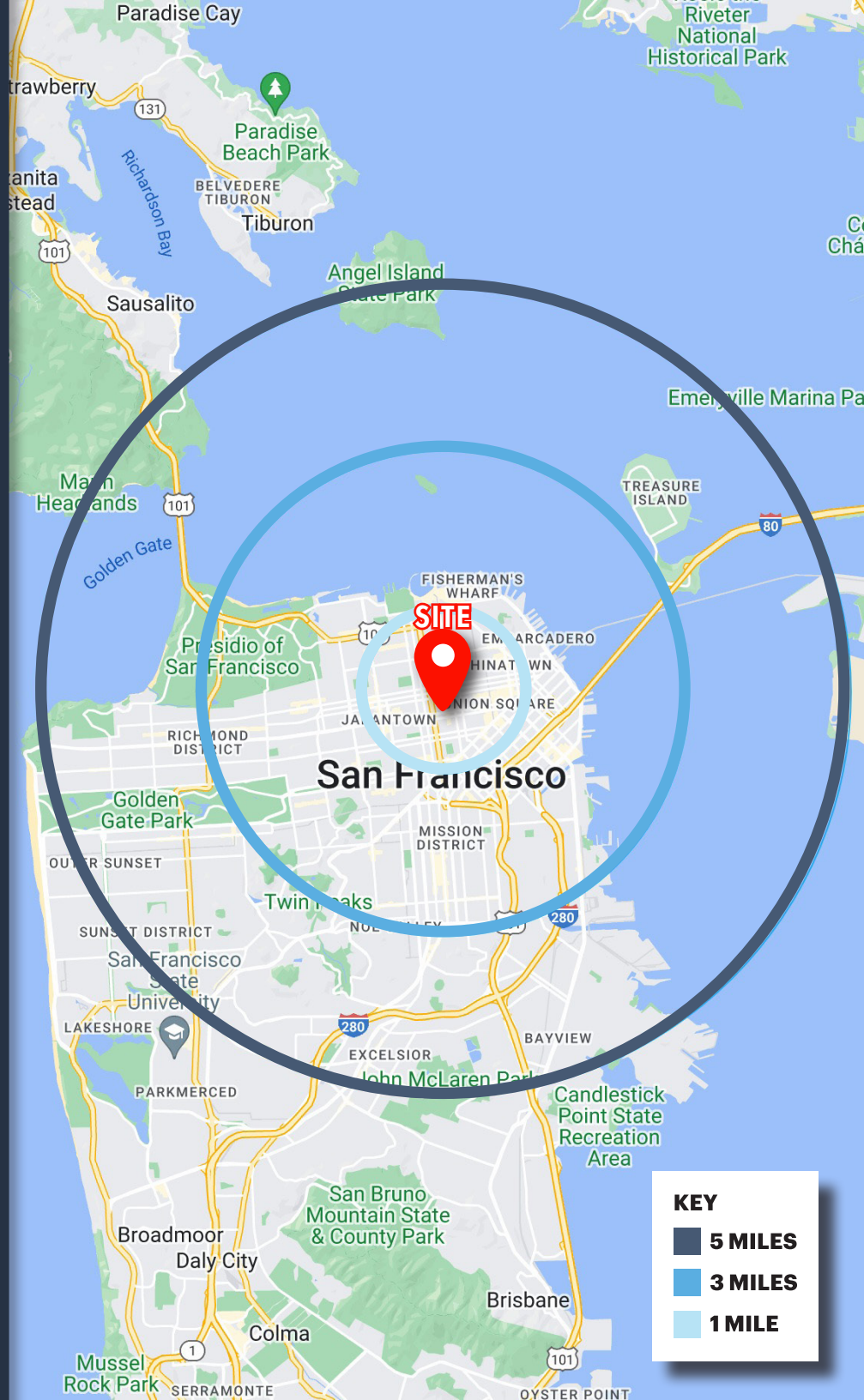
CORPORATE NEIGHBORS



LOCKEHOUSE



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

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