

M-ETR-EON

SAN FRANCISCO
CALIFORNIA



LOCKEHOUSE



SUMMARY

ADDRESS 135 4th St., San Francisco, CA 94103
4th St. - 18,716 ADT
Mission St. - 17,822 ADT

AVAILABLE **FOURTH STREET CORRIDOR**

Suite 1050 - 2,439 SF Existing Restaurant Infrastructure

Suite 1060 - 2,749 SF

Suite 1080 - 11,170 SF Existing Restaurant Infrastructure

INTERIOR SUITES

FC10 - 1,268 SF 2nd Gen Restaurant

FC02 - 892 SF

FC03 - 1,168 SF

FC04 - 1,039 SF

4540 - 291 SF

1015 - 2,817 SF

HIGHLIGHTS

- Adjacent to: Moscone Convention Center & Mission Corridor (DreamForce, Oracle OpenWorld, Google Cloud, and IBM Think Conference) and 2,500 stall parking garage
- **Co-Tenants:** Target, AMC Metreon 16, Chipotle, Super Duper, Lemonade, Nick the Greek, HEYTEA, East Bro
- 100K+ square feet of retail
- Two Blocks from Powell St. Bart Station; Feb 2025 Ridership: 10,500
- Walking distance to 12,000+ hotel rooms
- Dining and nightlife corridor

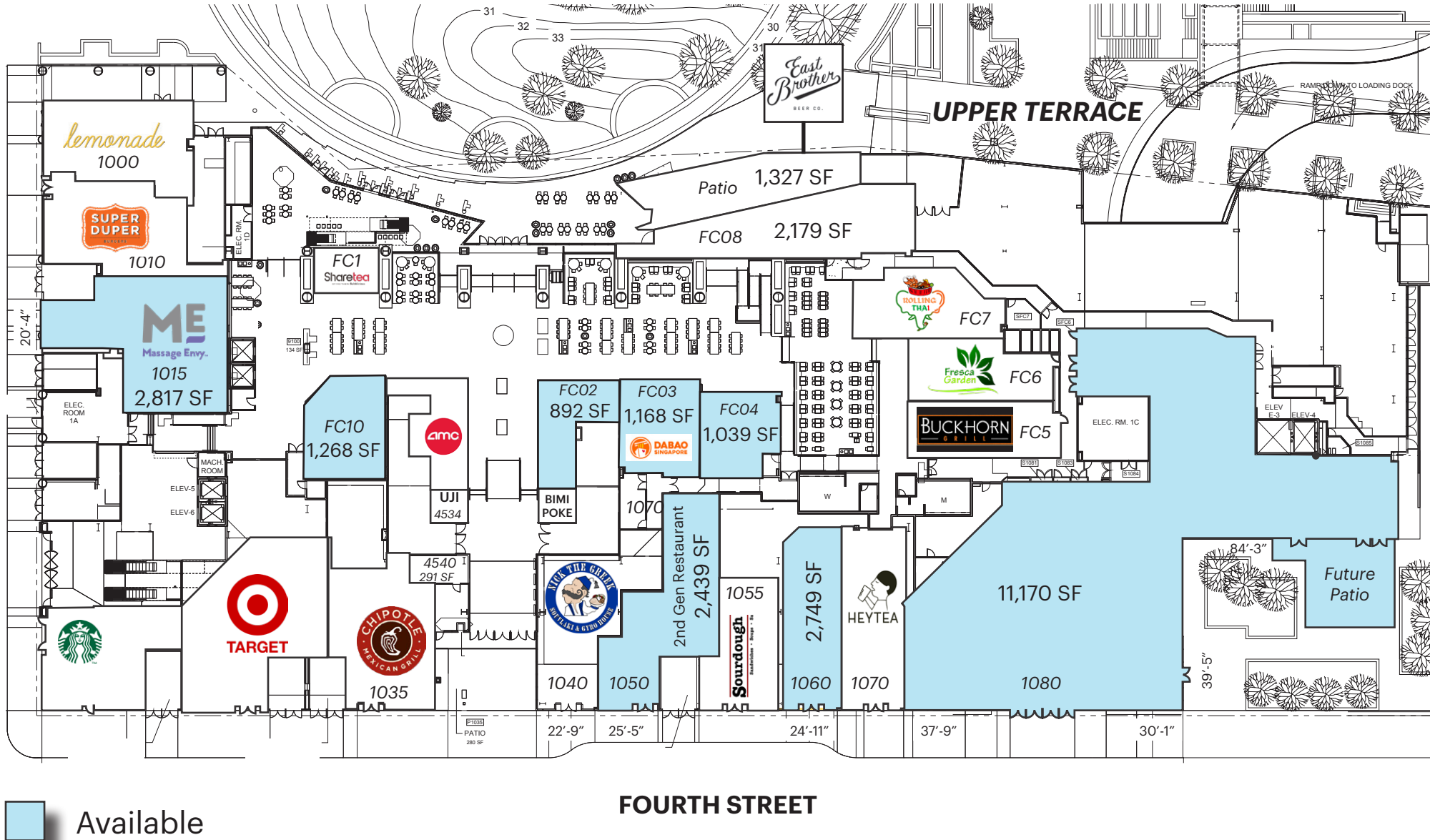
SITE MAP

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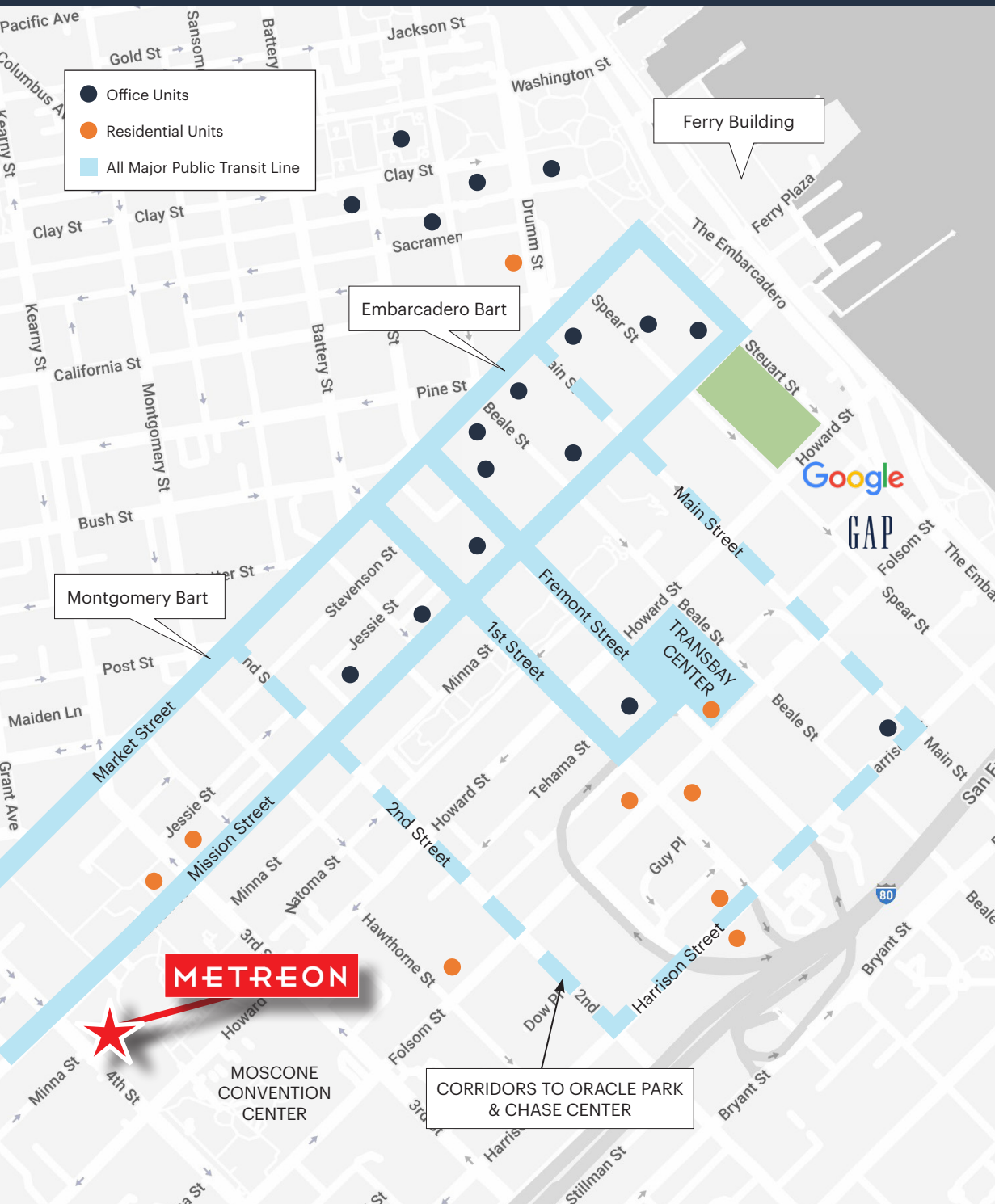
SITE PLAN

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THE MARKET

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299,000

VISITS AT THE METREON
IN MARCH 2025

22

CONVENTIONS & MEETINGS
ANNUALLY

343,853

TOTAL DAYTIME POPULATION
WITHIN ONE MILE

21,152

BUSINESSES WITHIN
ONE MILE

130,436

RESIDENTS WITHIN ONE MILE

\$171,528

AVERAGE HOUSEHOLD INCOME

2 Blocks

FROM POWELL BART STATION
(6M+ RIDERSHIP)

8,100+

HOTEL ROOMS WITHIN
FIVE MINUTES



DEMOGRAPHICS

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Metreon	San Francisco	San Francisco	Moscone Center
2.98 M Visits (2024)	2.39 M Visitors (2024; 9.7% up)	\$9.24 B Visitor Spending (2024)	\$595 M in Convention/ Meeting Spending (2024)

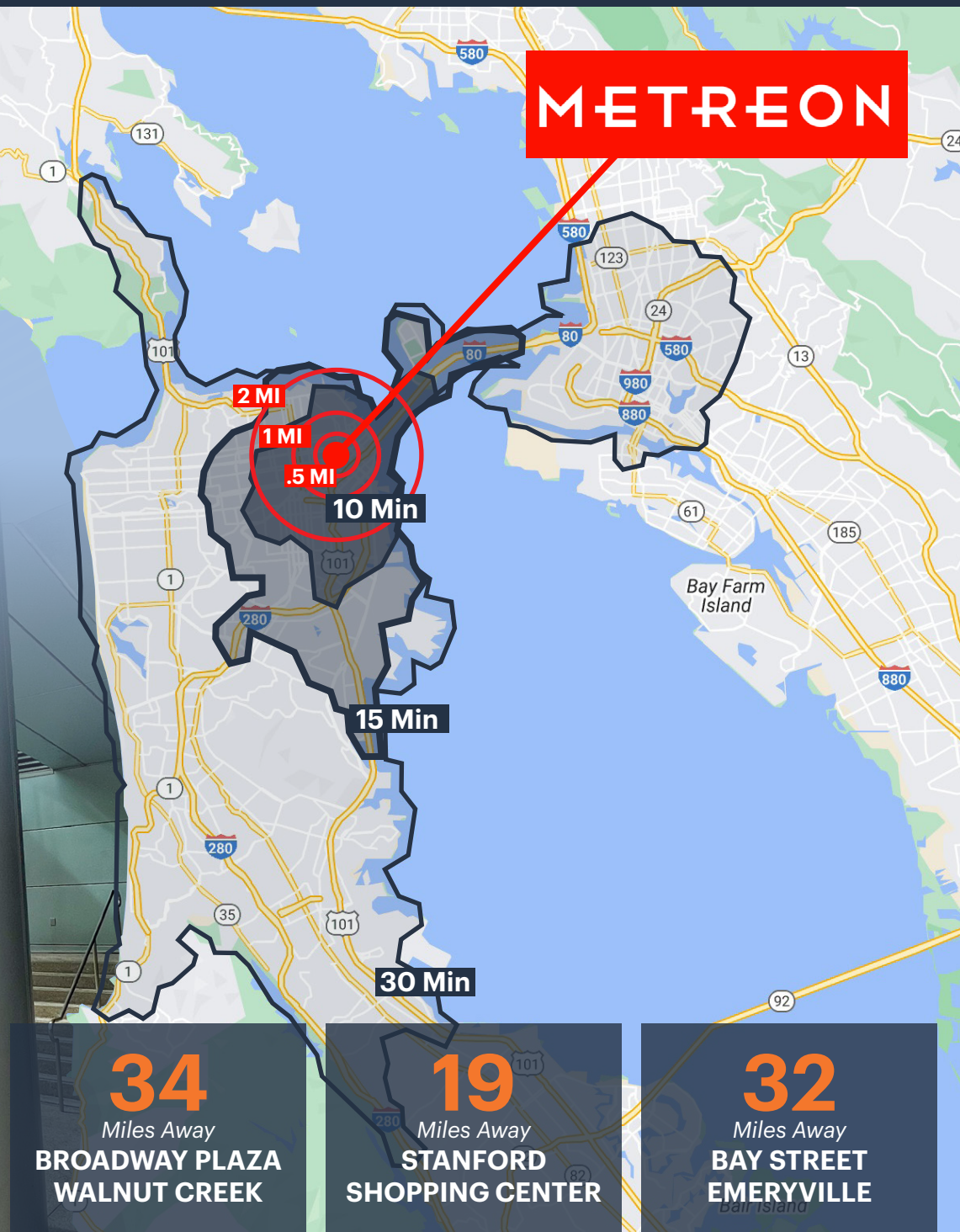
DRIVE TIMES	10 MIN	15 MIN	30 MIN
Population	258,577	447,411	1.18M
Avg. HH Income	\$198,678	\$215,030	\$204,943
Daytime Population	593,401	720,728	843,786

DEMOGRAPHICS	0.5 MILES	1 MILES	2 MILES
Population	24,479	121,602	276,732
Avg. HH Income	\$138,601	\$168,734	\$205,658
Daytime Population	429,670	496,400	796,392



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amc IMAX



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