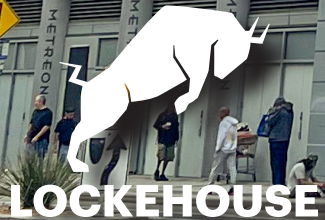


METREON

SAN FRANCISCO
CALIFORNIA



amc
IMAX





SUMMARY

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

AVAILABLE **FOURTH STREET CORRIDOR**

Suite 1040 - 2,146 SF LEASED BY:



Suite 1050 - 2,439 SF

Existing Restaurant Infrastructure

Suite 1060 - 2,749 SF

Suite 1080 - 11,170 SF

INTERIOR SUITES 800 - 2,179 SF

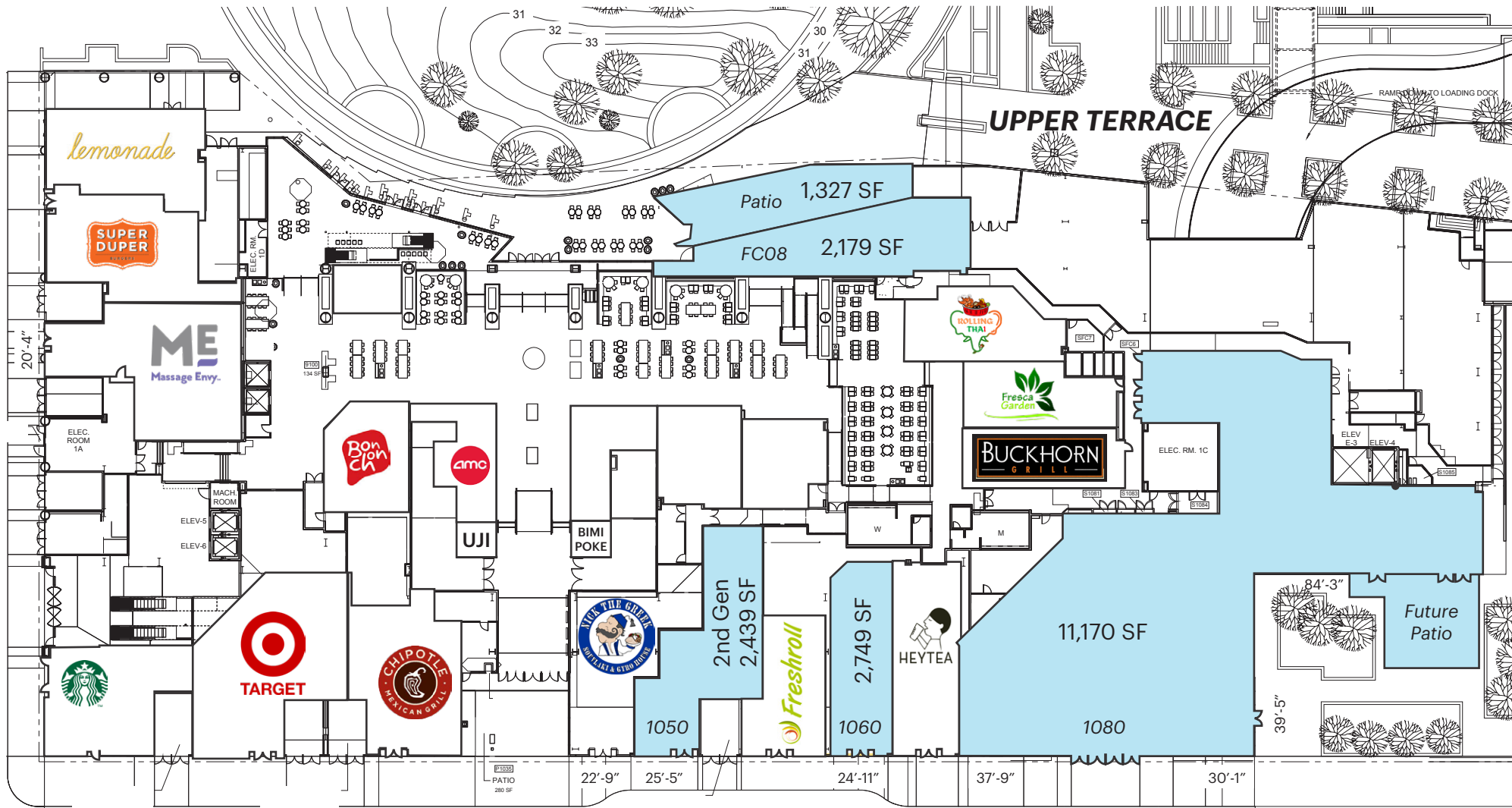
HIGHLIGHTS

- Adjacent to: Moscone Convention Center (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
- 100K+ square feet of retail
- Two Blocks from Powell St. Bart Station;
June 2023 Ridership: 4.2 million
- Walking distance to 12,000+ hotel rooms
- Dining and nightlife corridor

SITE MAP



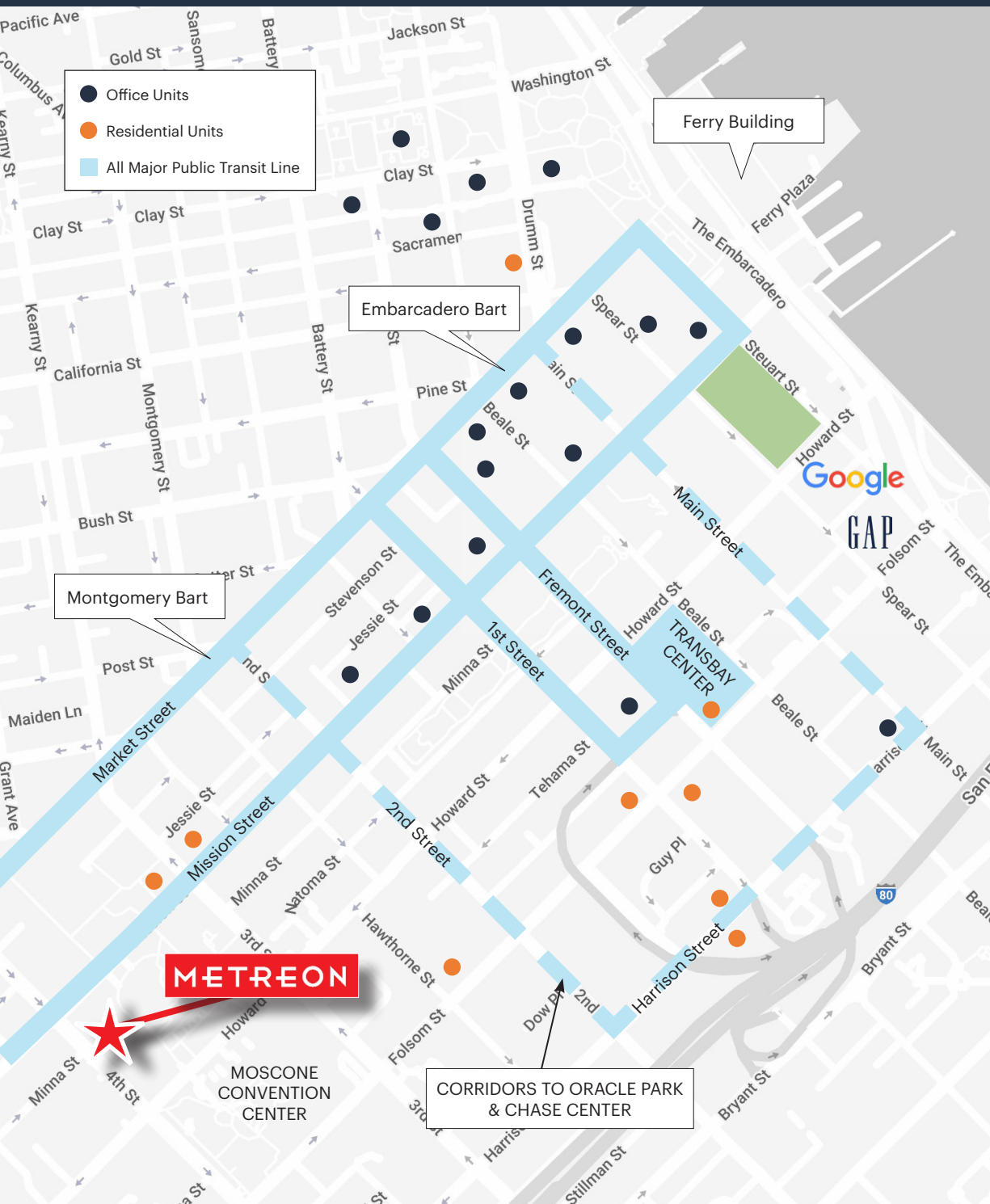
SITE PLAN



 Available

FOURTH STREET

THE MARKET



200,000

VISITS AT THE METREON
IN JULY 2023

33

CONVENTIONS & MEETINGS
ANNUALLY

377,923

TOTAL DAYTIME POPULATION
WITHIN ONE MILE

15,266

BUSINESSES WITHIN
ONE MILE

121,602

RESIDENTS WITHIN ONE MILE

\$138,601

AVERAGE HOUSEHOLD INCOME

2 Blocks

FROM POWELL BART STATION
(6M+ RIDERSHIP)

8,100+

HOTEL ROOMS WITHIN
FIVE MINUTES



DEMOGRAPHICS



Metreon	San Francisco	San Francisco	Moscone Center
2 M Visits (2022)	21.9 M Visitors (2022; 29% up)	\$7.4 B Visitor Spending (2022)	\$58 M in Convention/ Meeting Spending (2022)

DRIVE TIMES	10 MIN	15 MIN	30 MIN
Population	296,451	538,031	1.3 M
Avg. HH Income	\$233,032	\$235,833	\$226,237
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	143,619	377,923	510,290



18
Miles Away
**STONERIDGE MALL
PLEASANTON**

34
Miles Away
**BROADWAY PLAZA
WALNUT CREEK**

19
Miles Away
**STANFORD
SHOPPING CENTER**

32
Miles Away
**BAY STREET
EMERYVILLE**



SAN FRANCISCO
CALIFORNIA

METREON



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