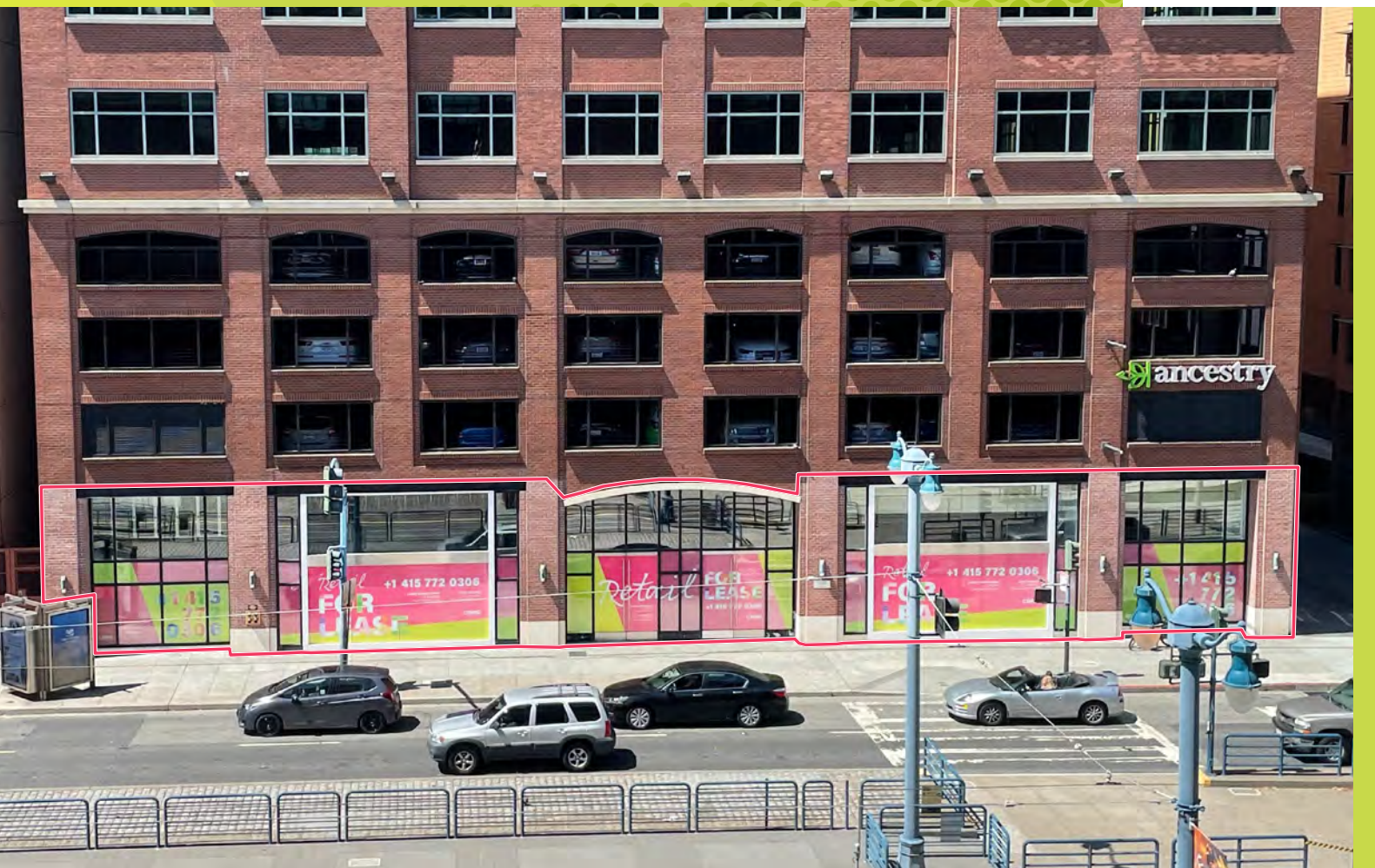


HIGH VISIBILITY



SUBLEASE OPPORTUNITY

CBRE

162
King
STREET
SAN FRANCISCO, CA

THE *Area*

Located directly across from **Oracle Park** (which hosts 81 SF Giants' home games/year as well as concerts, movie nights and other events), **162 King Street** is the ideal sublease opportunity for a retail or experiential tenant. The space is **highly visible** along King Street and a great opportunity for a prospective tenant to take full advantage of the **prominent signage and exposure**. The space is also steps from the 3rd Street light rail line, connecting travelers to Caltrain and BART, allowing access from countless Bay Area destinations.



280

ICONA LABS

UCSF
ORTHOPAEDIC INSTITUTE

UCSF MEDICAL CENTER /
BENIOFF CHILDREN'S HOSPITAL

KAISER
PERMANENTE

CHASE
CENTER

OPEN AI
UBER

SPARK
SOCIALS

STARBUCKS

LOANVILLE
COFFEE

corepower
YOGA

Caltrain

CHE FICO PIZZERIA
DUMPLING
TIME
MILLER & LUX
GOTT'S
Harmonic
FIKSCUE
Kayah
SPLASH AT
THRIVE CITY

PROPER
POOD
BLUE BOTTLE
COFFEE
BANK OF AMERICA
BODYROK

[solidcore]

Spiz Coffee

SAFEWAY

Walgreens

LUMA
HOTEL
SAN FRANCISCO

lagreefit415

LYFT

IKE'S
LOVE & SANDWICHES
FLOUR
& WATER
PIZZERIA
sweetgreen
VIA AURELIA

[LUXFIT]

GUSS'S
COMMUNITY
MARKET

MISSION
ROCK

CAMA SF

162
King
STREET

ORACLE PARK

THE *Demographics*



2025 (Estimate)	.25 miles	.5 miles	1 mile
Residential Population	5,627	18,789	58,308
Daytime Population	13,014	20,665	160,378
Average Household Income	\$218,827	\$242,198	\$238,501

DOMINANT TAPESTRY SEGMENT

(92.8% of households in study area)

The Laptops and Latte Set

- Affluent, well-educated professional singles and partner couples
- Big city dwellers who are always active and always connected
- Renters who don't mind spending money on high end grocers, nice clothes & travel



APPROXIMATELY
6,433 SF



- Almost 110' of King Street frontage with huge display windows
- Ceiling heights of over 12'
- Previous fitness tenant performed an extensive amount of work—perfect for a tenant to drop into with a build-out



CBRE

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162
King

S T R E E T

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