



RETAIL OPPORTUNITY IN THE HEART OF UNION SQUARE

365 GRANT AVENUE

SAN FRANCISCO, CA

maven
RETAIL

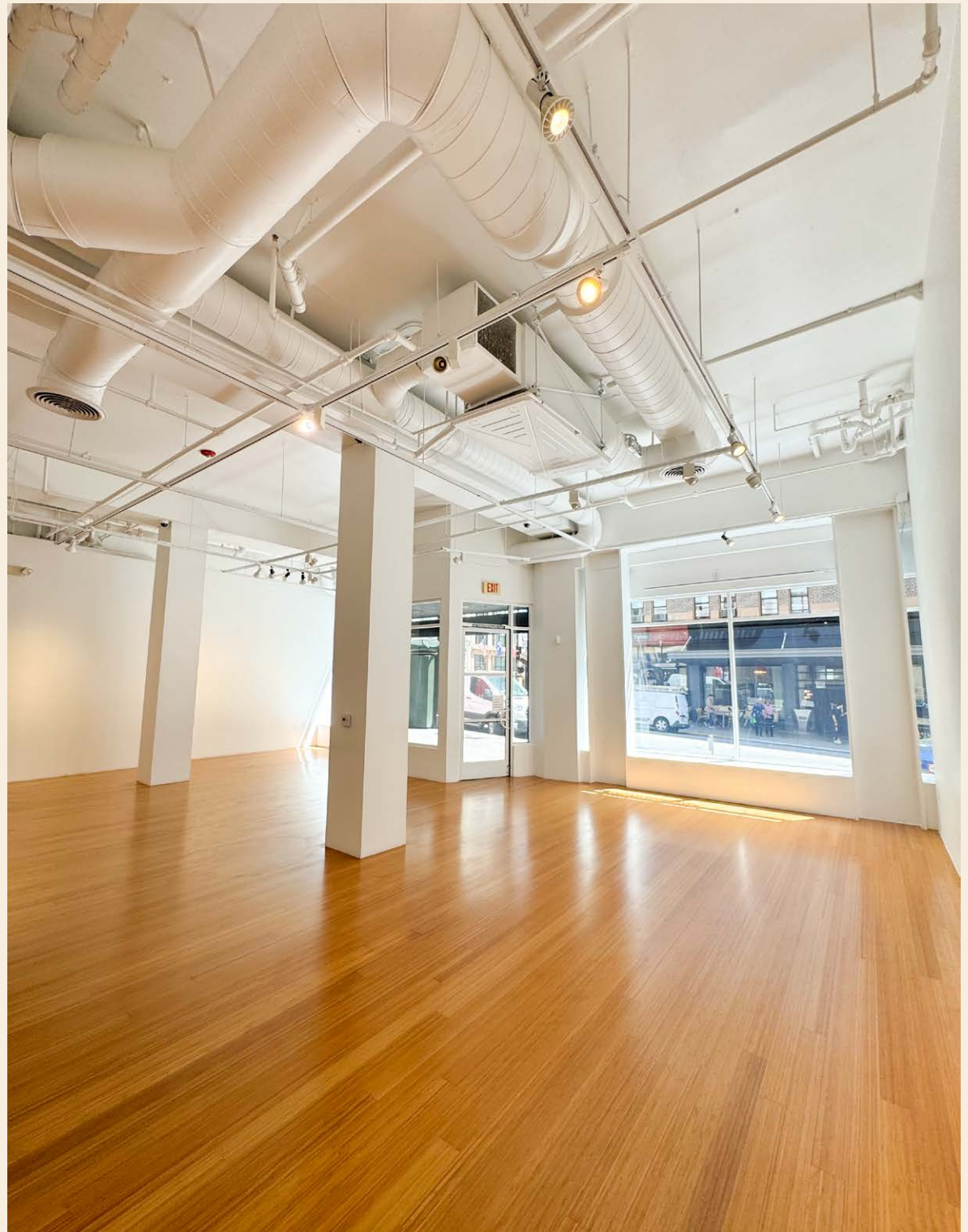
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GRANT AVENUE

UNION SQUARE SAN FRANCISCO, CA

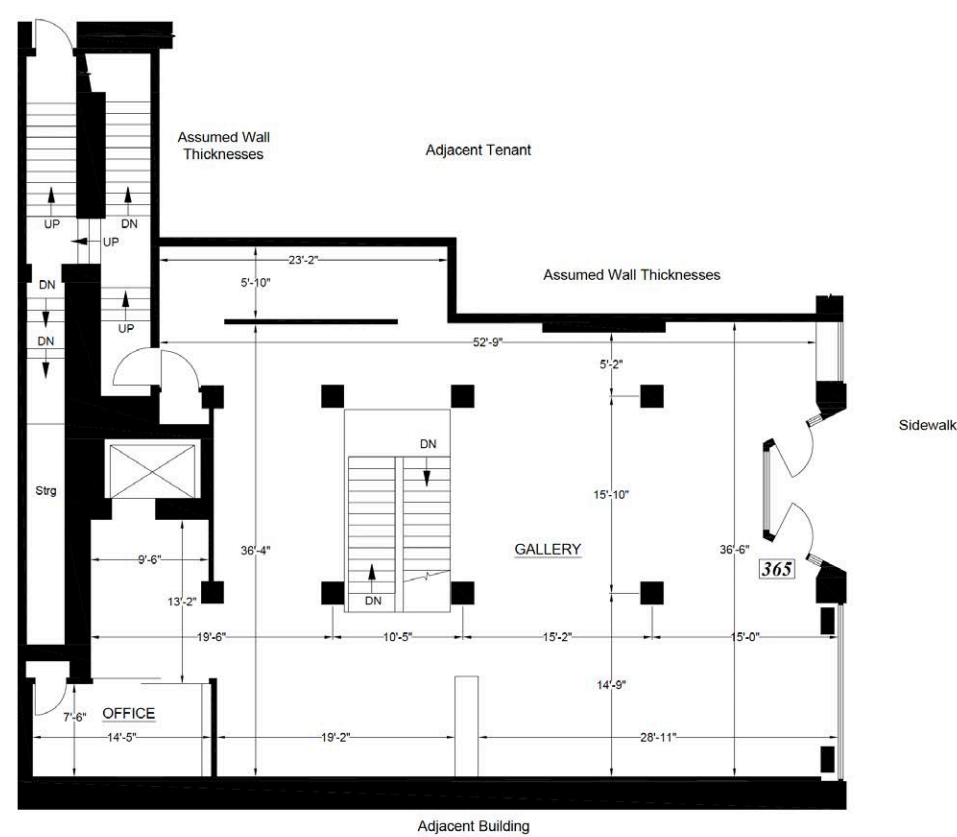
365 GRANT AVENUE offers ±8,460 SF at the crossroads of Union Square, Financial District and Chinatown, where luxury flagship retail meets one of the city's most visited corridors. Longtime home of the Serge Sorokko Gallery, the space delivers a clean buildout: ±3,023 SF of ground-floor showroom with high ceilings, plenty of light, LVP flooring and track lighting, plus basement and sub-basement levels all served by elevator.

The location speaks for itself. The Chinatown Dragon Gate anchors the corner, Harry Winston and Bvlgari sit a block away, Café de la Presse holds down the opposite corner, and Compton's is opening next door. With the White House and Sutter-Stockton garages nearby, the block draws a steady mix of locals, office workers, and visitors year-round.





FLOOR PLAN



GROUND LEVEL



LOWER LEVEL

FEATURES

- ±8,460 SF total across three levels, with ±3,023 SF on the ground floor plus full basement and sub-basement
- Elevator access to all floors, plus a lift to the street from the fire sprinkler room and direct street exit from the sub-basement
- HVAC and fully sprinklered
- Polished gallery buildout with LVP flooring and track lighting throughout (former Serge Sorokko Gallery)
- High ceilings
- Two single-stall restrooms
- Light and airy
- Dedicated elevator machine room, electrical room, and fire sprinkler room
- Steps from the Chinatown Dragon Gate, one block from Harry Winston and Bvlgari
- Compton's coming next door; Café de la Presse directly across the street
- Convenient parking at the White House Garage and Sutter-Stockton Garage



UNION SQUARE



THE RITZ CARLTON



WILKES BASHFORD



AKIKO'S SUSHI BAR



DIORV



CARTIER



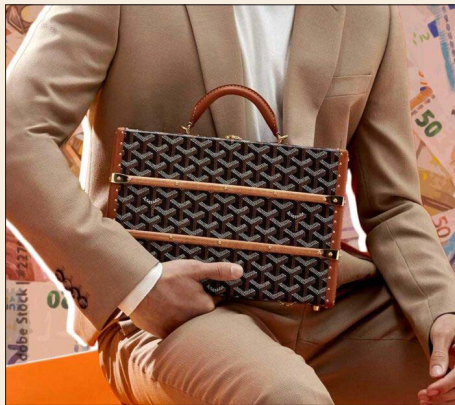
NEIMAN MARCUS



KITON



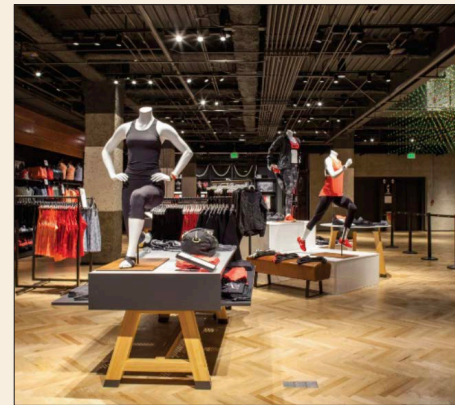
APPLE



GOYARD



CAFE DE LA PRESSE



NIKE



VALENTINO

NEIGHBORHOOD

99
WALK
SCORE

81
BIKE
SCORE

100
TRANSIT
SCORE



SAN FRANCISCO BY THE NUMBERS

TOURISM



25+ Million

Visitors annually

40%

Retail sales are accounted by
1/3 of all visitors

90.6%

Average hotel Occupancy

60%

of San Francisco's hotels
are within 5-minute walk

\$10.7B

Were the annual amount spent by
visitors and tourists in San Francisco

\$276

Average daily hotel rate

DEMOGRAPHICS



4,729,484

San Francisco Metropolitan
Area population

\$149,589

Average resident HH
income

70+

Events are hosted annually
near Mid-Market

RESIDENTIAL/OFFICE



727,701

Total daytime
employees (3 miles)

41,757

Total business
establishments (3 miles)

12,000

New residential units between
Mid-Market and Van Ness

TRANSPORTATION



158,000

Average daily BART riders

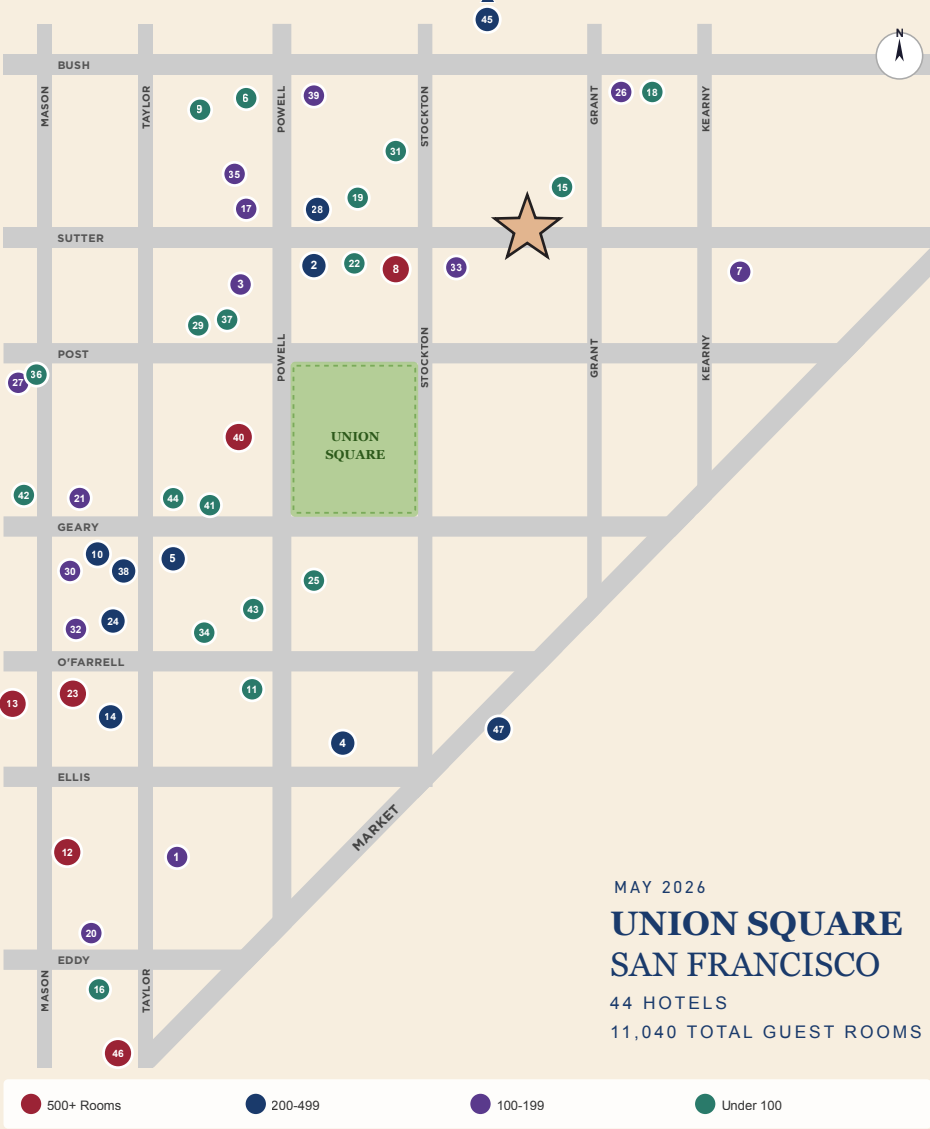
20 Minutes

from Montgomery station

327,269

Average riders from
Montgomery station

UNION SQUARE HOTEL DENSITY



#	HOTEL NAME	ROOMS	#	HOTEL NAME	ROOMS	#	HOTEL NAME	ROOMS
• LARGE — 500+ ROOMS			• BOUTIQUE — 100-199 ROOMS			• SMALL — UNDER 100 ROOMS		
8	Grand Hyatt 345 Stockton St	668	1	Axiom Hotel 28 Cyril Magnin St	152	6	Cornell Hotel de France 715 Bush St	50
12	Hilton Parc 55 55 Cyril Magnin St	1,024	3	Chancellor Hotel 433 Powell St	137	9	Grant Hotel 753 Bush St	76
13	Hilton SF Union Square 333 O'Farrell St	1,921	7	Galleria Park Hotel 191 Sutter St	177	11	Herbert Hotel 161 Powell St	95
23	Hotel Nikko 222 Mason St	532	17	Hotel Cartwright 524 Sutter St	114	15	Hotel 32One 321 Grant Ave	32
40	Westin St. Francis 335 Powell St	1,195	20	Hotel Fusion 140 Ellis St	110	16	Hotel Abri 127 Ellis St	91
46	Fairmont Hotel 950 Mason	TBD	21	Hotel G 386 Geary St	153	18	Hotel Des Arts 447 Bush St	51
• MID-SIZE — 200-499 ROOMS			26	Hotel Triton 342 Grant Ave	140	19	Hotel Emblem 562 Sutter St	96
2	Beacon Grand 450 Powell St	418	27	Hotel Zeppelin SF 545 Post St	196	22	Hotel Ikon 325 Sutter St	49
4	citizenM Hotel 72 Ellis St	372	30	King George Hotel 334 Mason St	153	25	Hotel Stratford 242 Powell St	92
5	Clift Royal Sonesta 495 Geary St	372	32	SF Downtown Hostel 312 Mason St	140	29	Kensington Park Hotel 450 Post St	92
10	Handlery Hotel 351 Geary St	377	33	Taj Campton Place 340 Stockton St	110	31	Palihotel 417 Stockton St	80
14	Holiday Inn Express 235 O'Farrell St	236	35	The Cartwright Hotel 524 Sutter St	114	34	The Bartlett Hotel 240 O'Farrell St	60
24	Hotel Spero 405 Taylor St	236	39	The Orchard Hotel 665 Bush St	100	36	The Donatello 501 Post St	94
28	SF Marriott Union Square 480 Sutter St	400				37	Inn at Union Square 440 Post St	30
38	The Marker SF 501 Geary St	208				41	Touchstone Hotel 480 Geary St	68
45	The Ritz Carlton 600 Stockton	TBD				42	Union Sq Plaza Hotel 432 Geary St	73
47	Four Seasons 757 Market	TBD				43	The Barnes Hotel 225 Powell St	82
						44	Warwick San Francisco 490 Geary St	74

HOTEL PERFORMANCE MARCH 2026

73.8%
OCCUPANCY
+14.4% YOY

\$296.50
AVG. DAILY RATE
+26.2% YOY

\$218.68
REVPAR
+44.5% YOY

\$238
MONTHLY REVENUE
+45.4% YOY

**SAN FRANCISCO RANKED #1
AMONG TOP 25 U.S. MARKETS
FOR REVPAR GROWTH
(+38.8% YTD)**

Source: SF Travel Assoc. MMR March 2026;
STR/CoStar



365

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