

RETAIL SPACE FOR LEASE

# VENUE

1155 4TH STREET

CBRE

# SITE PLAN

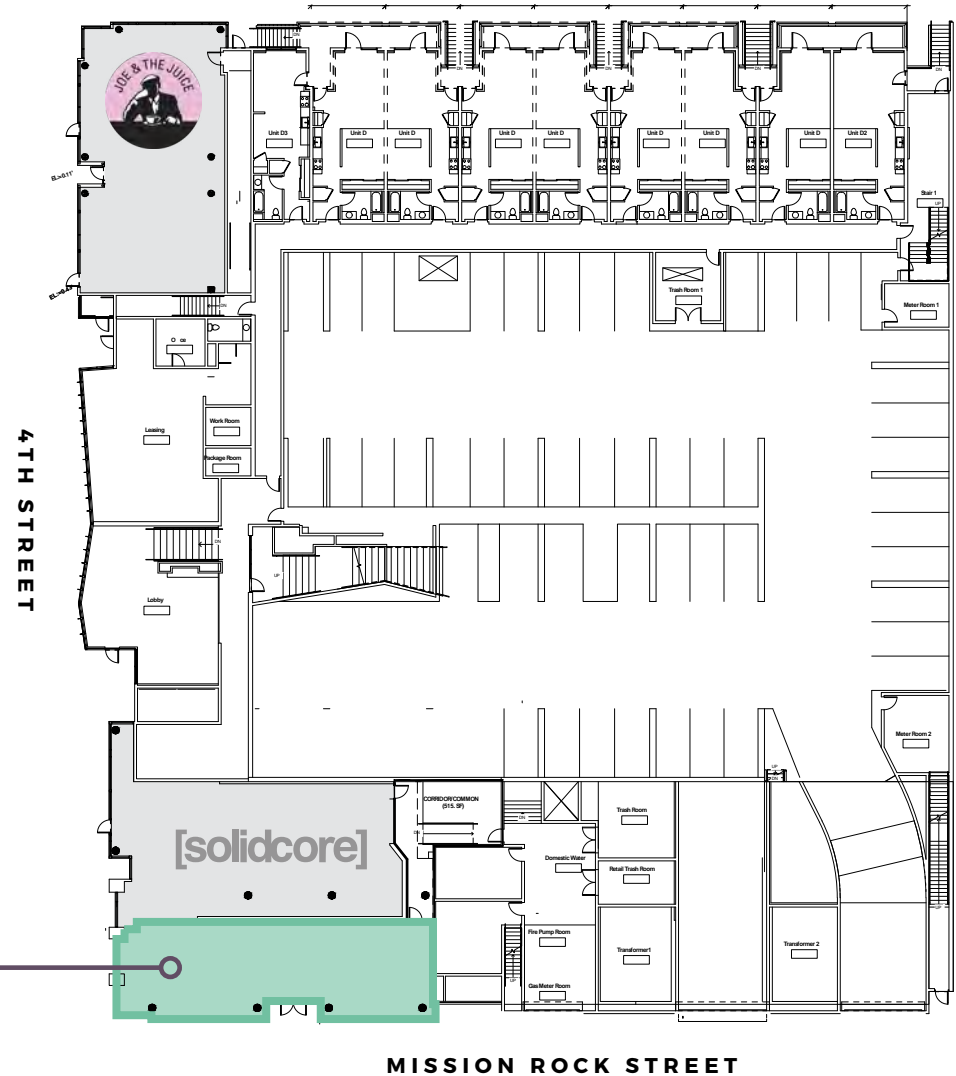
## GROUND FLOOR

**1,887 RSF | 1,671 USF**

- + Prime corner retail
- + Seeking a restaurant
- + Type 1 venting possible
- + No formula retail restrictions
- + Strong co-tenancy including Joe & The Juice and Solidcore



RETAIL  
**1,887 RSF**  
**1,671 USF**



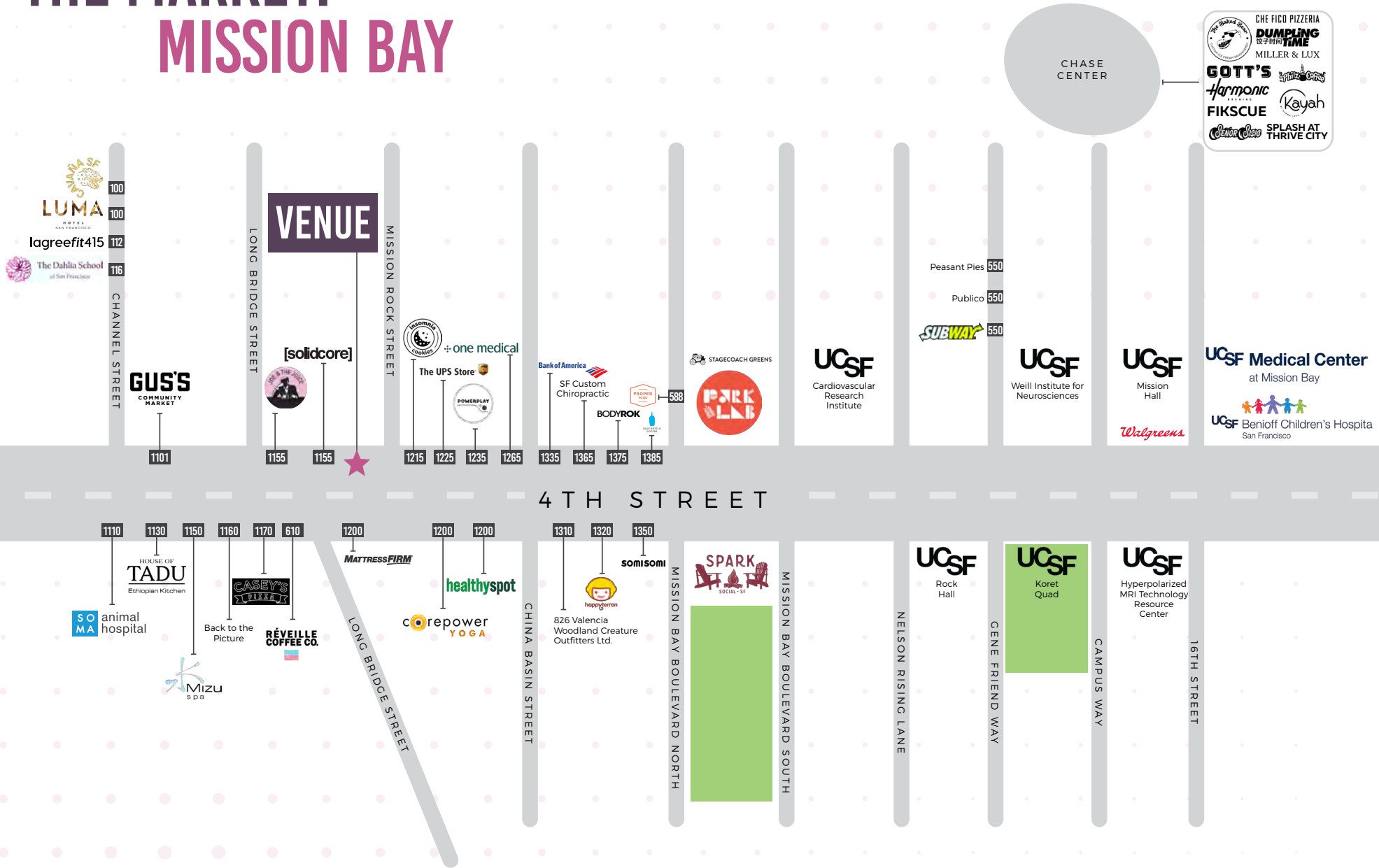
Floor plan is conceptual and there is no guarantee that what is depicted can be delivered. Any prospective Tenant must independently verify all information provided.

# VENUE

1155 4TH STREET



# THE MARKET: MISSION BAY



# THE LOCATION: MISSION BAY

- FUTURE DEVELOPMENT
- ENTERTAINMENT
- HOUSING / MIXED USE
- OFFICE / MEDICAL
- HOSPITALITY
- EDUCATION
- PARKING
- RETAIL



#	PROJECT/ADDRESS	DESCRIPTION
<b>FUTURE DEVELOPMENT</b>		
1	Block 4 East	400 Units
2	Mission Rock, Phase II	714,895 SF Office 663 Units
3	Block 14 South	PreK-5 Elementary School + High School Programs
4	UCSF, Block 15	523 Units
<b>ENTERTAINMENT</b>		
5	GSW Chase Center	680,000 SF Events Center
<b>HOUSING / MIXED USE</b>		
6	235 Berry Street	106 Units
7	255 Berry Street	100 Units
8	400 China Basin Street (Block 9A)	148 Units
9	626 Mission Bay Blvd N (Block 6 East)	143 Units
10	626 Mission Bay Blvd N (Block 6 West)	147 Units
11	Arden	267 Units
12	Arterra	263 Units
13	Avalon at Mission Bay	823 Units
14	Azure Apartments	273 Units

#	PROJECT/ADDRESS	DESCRIPTION
<b>HOUSING / MIXED USE</b>		
15	The Beacon	594 Units
16	Channel Mission Bay	315 Units
17	Edgewater	193 Units
18	Edwin M. Lee Apartments	119 Units
19	Five 88	198 Units
20	The Glassworks	34 Units
21	HomeRise at Mission Bay	141 Units
22	Madrone	330 Units
23	MB360	360 Units
24	Mercy Housing	150 Units
25	Mission Bay by Windsor	129 Units
26	Mission Creek Senior Community	140 Units
27	Mission Rock, Phase I	537 Units
28	Mission Walk	131 Units
29	One Mission Bay	350 Units
30	Park Terrace	111 Units

#	PROJECT/ADDRESS	DESCRIPTION
<b>HOUSING / MIXED USE</b>		
31	Radiance	99 Units
32	Rich Sorro Commons	100 Units
33	Strata at Mission Bay	192 Units
34	UCSF Student Housing	500 Units
35	Venue	147 Units
<b>OFFICE / MEDICAL</b>		
36	455 Mission Bay Boulevard	210,000 SF
37	500 Terry Francois Boulevard	305,000 SF
38	550 Terry Francois Boulevard	310,000 SF
39	Alexandria Center for Science and Technology (Illinois)	455,000 SF
40	Alexandria Center for Science and Technology (Owens)	373,000 SF
41	China Basin	940,000 SF
42	Genentech Hall	461,000 SF
43	Gladstone Institutes	155,000 SF
44	Icona: Labs at Mission Bay	750,000 SF

#	PROJECT/ADDRESS	DESCRIPTION
<b>OFFICE / MEDICAL</b>		
45	Kaiser Permanente San Francisco Mission Bay Medical Offices	220,000 SF
46	Mission Rock, Phase I	685,105 SF
47	Public Safety Building	264,000 SF
48	Uber Headquarters	1,017,000 SF
49	UCSF Helen Diller Family Comprehensive Cancer Center	162,000 SF
50	UCSF Medical Center & UCSF Benioff Children's Hospital	878,000 SF
51	UCSF Mission Hall	270,000 SF
52	UCSF Rock Hall	170,000 SF
53	UCSF Sandler Neuroscience Center	237,000 SF
54	UCSF Smith Cardiovascular Research Building	236,000 SF
55	UCSF Wayne and Gladys Valley Center for Vision	500,000 SF
56	UCSF Weill Institute for Neurosciences	281,000 SF
57	UCSF William J. Rutter Center	255,000 SF

#	PROJECT/ADDRESS	DESCRIPTION
<b>HOSPITALITY</b>		
58	LUMA Hotel San Francisco	299 Rooms
<b>EDUCATION</b>		
<b>PARKING</b>		
60	1835 Owens Street Garage	63 Spaces
61	450 South Street Garage	1,400 Spaces
62	Third Street Garage	822 Spaces
63	1670 Owens Garage	635 Spaces

7,803 HOUSING UNITS (7,140 EXISTING UNITS; 663 PLANNED)  
 10,034,600 SF OFFICE/MEDICAL SPACE 9,134,105 SF EXISTING;  
 900,495 SF PLANNED  
 2,920 PARKING SPACES



# LOCATION HIGHLIGHTS



0.5 miles to **18,000+ seat Chase Center**, home of the **Golden State Warriors** and nearly **200 events** per year



0.5 miles from **OpenAI offices**, comprising **455K** and **350K SF** each, which will hold an estimated **6,000 employees** when fully occupied



Walking distance from the **878K SF UCSF hospital complex**, part of the **3.4M SF Mission Bay Campus**



0.7 miles from the **Mission Rock development**, which includes **Visa's 300K SF** headquarters, **537** housing units, and China Basin Park



Close proximity to **42,000+ seat Oracle Park**, home to the SF Giants



**Residential density** accounts for a population of **14,344** within 0.5 miles, and **50,251** within a 1 mile radius



# THE NEIGHBORHOOD



OFFICE/  
MEDICAL



1/4 MILE

**1.7M SQ. FT.**

existing office /  
medical space

1/2 MILE

**7M SQ. FT.**

existing office /  
medical space



RESIDENTIAL



1/4 MILE

**3,918**

existing  
residential units

1/2 MILE

**7,674**

existing  
residential units



**86 TRANSIT SCORE**  
(excellent transit)



**85 WALK SCORE**  
(very walkable)



**96 BIKE SCORE**  
(bikers paradise)

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**CBRE**

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