

# FLAGSHIP RESTAURANT OPPORTUNITY

1030 THIRD STREET, SAN FRANCISCO, CA 94158



# LUMA

HOTEL  
SAN FRANCISCO

# SITE



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## SUMMARY

**ADDRESS** | 1030 Third Street, San Francisco, CA 94158

**SIZE** | ±4,930 - 7,000 SF

## HIGHLIGHTS

- ±4,930 - 7,000 SF ground floor restaurant space at 1030 3rd Street in SOMA/Mission Bay (**independent address**)
- High visibility along the popular 3rd street corridor
- Attached to the 299-room boutique Luma Hotel, ranked #1 new hotel in the United States in the 2023 **TripAdvisor Travelers Choice Awards**
- Currently #3 of 243 hotels in San Francisco (**source: TripAdvisor Traveler Ranking**)
- High ceilings (10.5 ft. to lowest duct, 13.5 ft. to concrete ceiling along window line)
- 3rd street entrance & sign on third street canopy
- Steps to Oracle Park / Chase Center entrance
- Adjacent to Mission Rock **development**, over 1.2 M SF of office, residential, life science & retail. Hom to Visa headquarter
- Major employers: UCSF, Open AI, Visa, Uber, Coinbase, **Warriors, Lyft, Gusto, Dropbox, Pinterest**
- 1 block to Central Subway Station (Mission Bay) to Union Square, Chinatown and Convention Center, two blocks **from Caltrain connection to Silicon Valley**
- Type 47 liquor license available for tenant use
- Valet parking available



**87**  
WALK SCORE



**83**  
TRANSIT SCORE

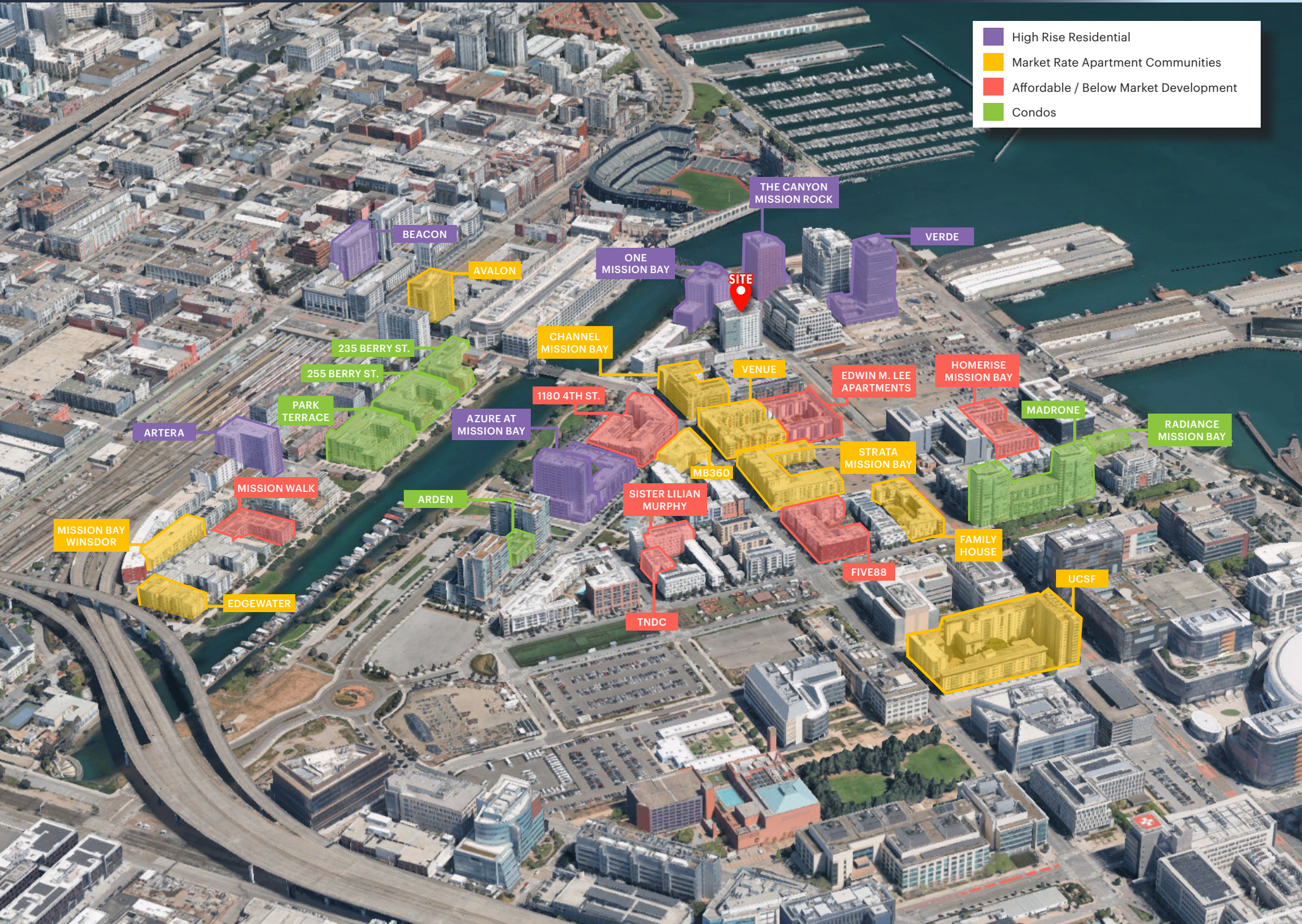






**93**  
BIKE SCORE

# RETAIL MARKET AERIAL



# RESIDENTIAL MARKET AERIAL



-  High Rise Residential
-  Market Rate Apartment Communities
-  Affordable / Below Market Development
-  Condos

THE CANYON MISSION ROCK

VERDE

BEACON

ONE MISSION BAY

AVALON

CHANNEL MISSION BAY

VENUE

235 BERRY ST.

255 BERRY ST.

PARK TERRACE

1180 4TH ST.

EDWIN M. LEE APARTMENTS

HOMERISE MISSION BAY

ARTERA

AZURE AT MISSION BAY

MADRONE

RADIANCE MISSION BAY

MISSION WALK

ARLEN

SISTER LILIAN MURPHY

STRATA MISSION BAY

MISSION BAY WINDSOR

EDGEWATER

TNDC

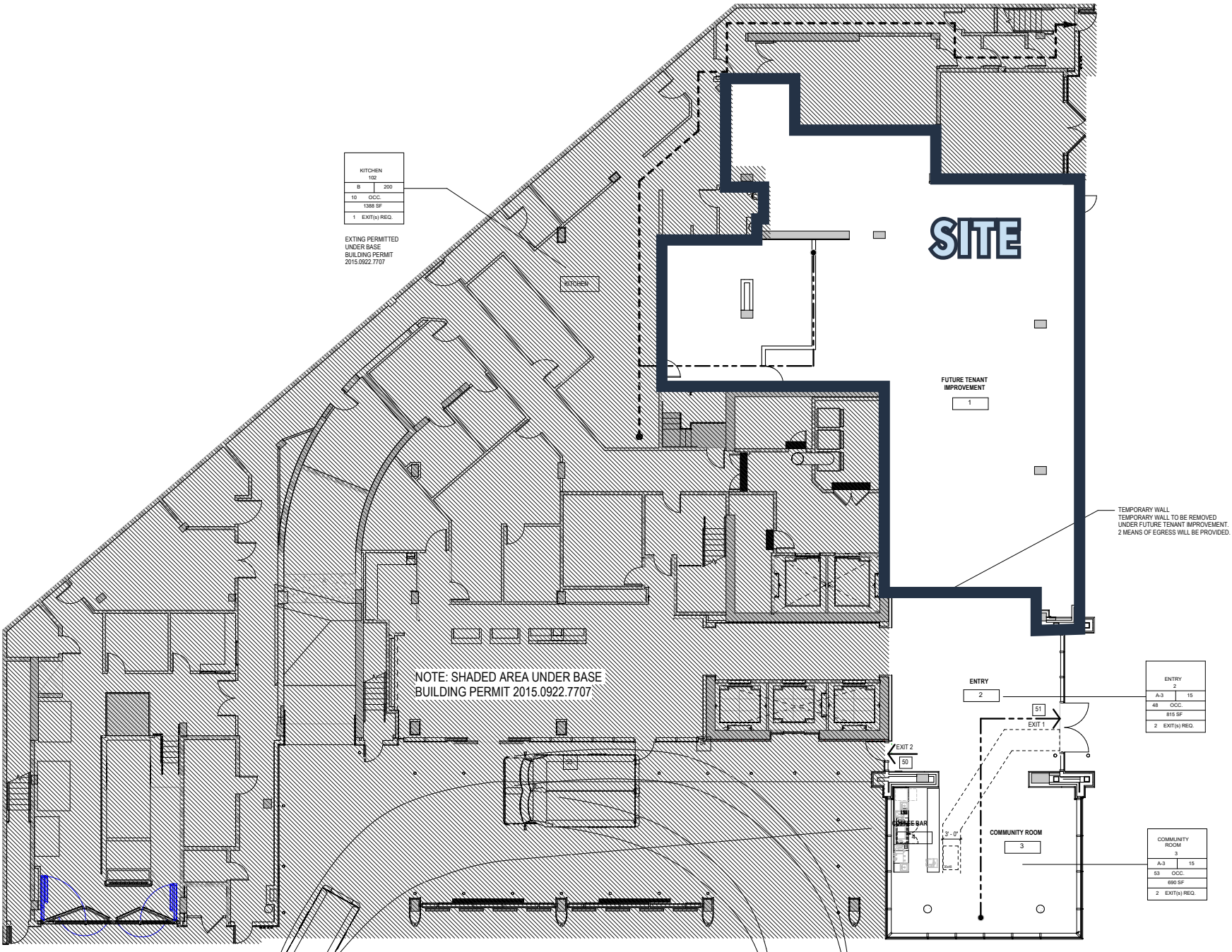
MB360

FAMILY HOUSE

FIVE88

UCSF

**SITE**



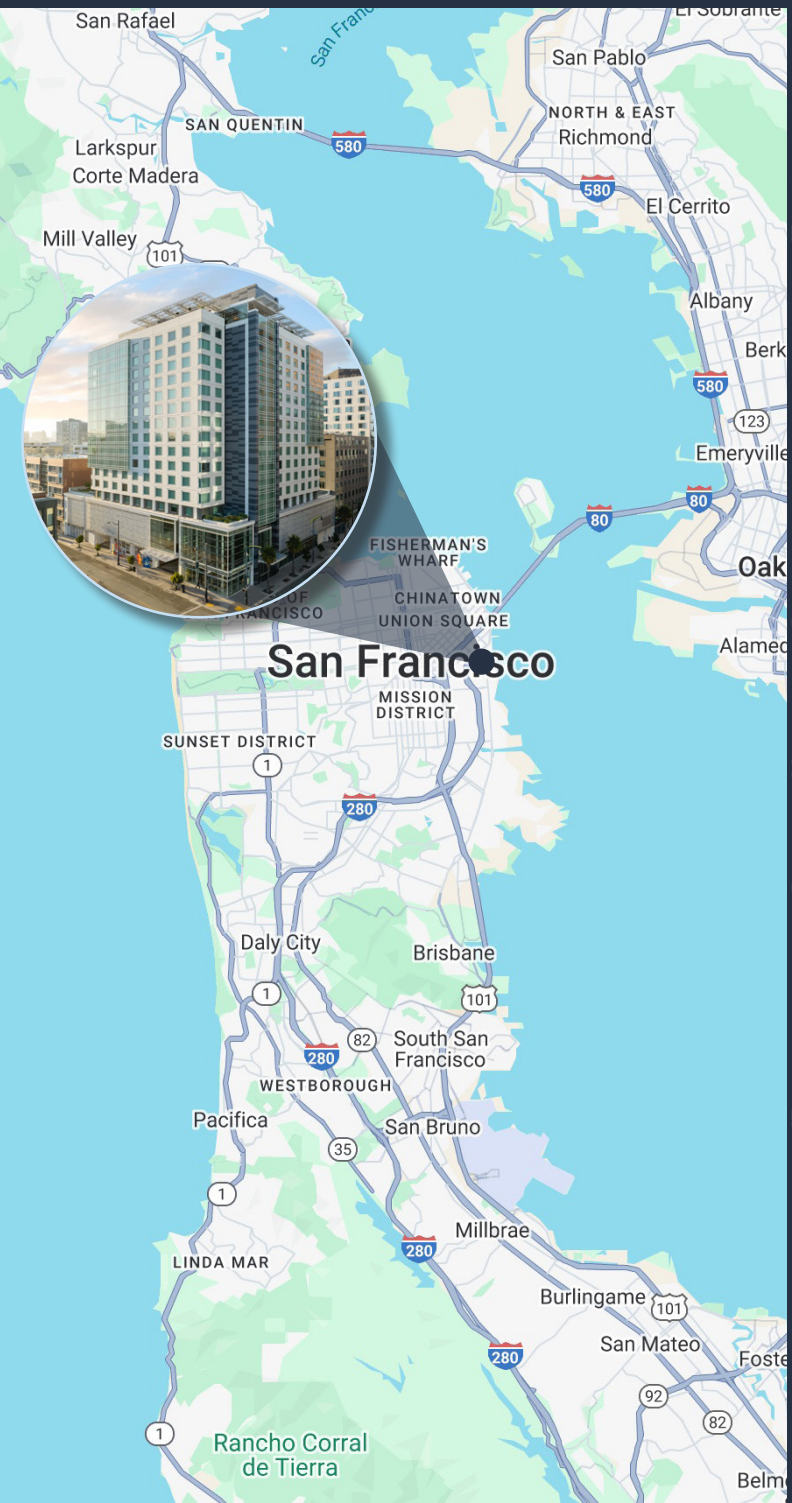
KITCHEN	
NO.	200
B	10
OCC.	1380 SF
1	EXIT(s) REQ.

EXISTING PERMITTED UNDER BASE BUILDING PERMIT 2015.0922.7707

NOTE: SHADED AREA UNDER BASE BUILDING PERMIT 2015.0922.7707

ENTRY	
NO.	2
A-3	15
OCC.	815 SF
2	EXIT(s) REQ.

COMMUNITY ROOM	
NO.	3
A-3	15
OCC.	690 SF
2	EXIT(s) REQ.



## 3 MILES RADIUS



Population  
**406,716**



Avg. HH Income  
**\$217,381**



Daytime Pop.  
**629,058**



College Degree  
**63.6%**



Avg.  
Net Worth  
**\$1.71 M**



Median Values  
> \$1,000,000  
**69.0%**



Retail Expenditures  
**\$1.68 B**

\*Demographics Source: Regis USA 09.02.25





\*Image Source: [www.shutterstock.com](http://www.shutterstock.com)

# MISSION BAY

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