

FOR SALE/
FOR LEASE

4355 Geary Boulevard

San Francisco



Office/Retail Space For Sale or For Lease

±3,500 SF

Please Call for Price

6 underground parking spaces available!

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BLATTEIS REALTY CO. 44 Montgomery Street, Ste. 1288 | t: 415-981-2844 | f: 415-981-4986 | info@brsf.co | BRE#: 01421282 | www.sfretail.net

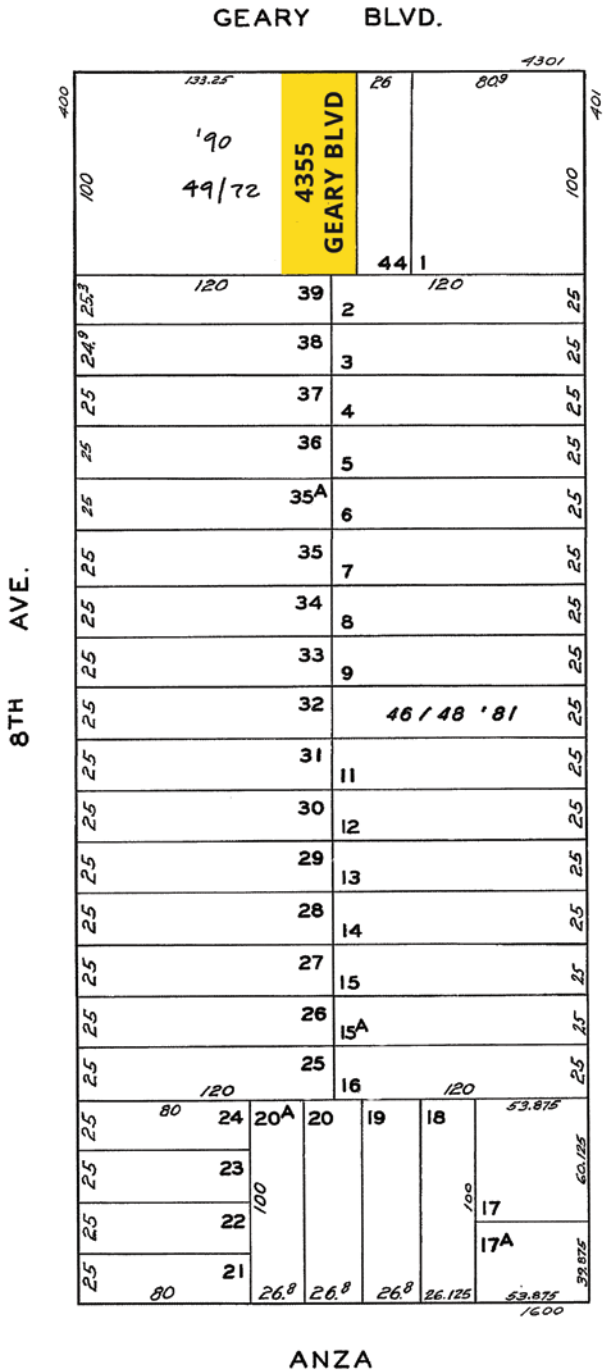
This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources believed to be reliable. We have not verified its accuracy and make no guarantee, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changing of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions, and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of our estimates.



4355 GEARY BOULEVARD, SAN FRANCISCO

PLAT MAP

INTERIOR PHOTOS



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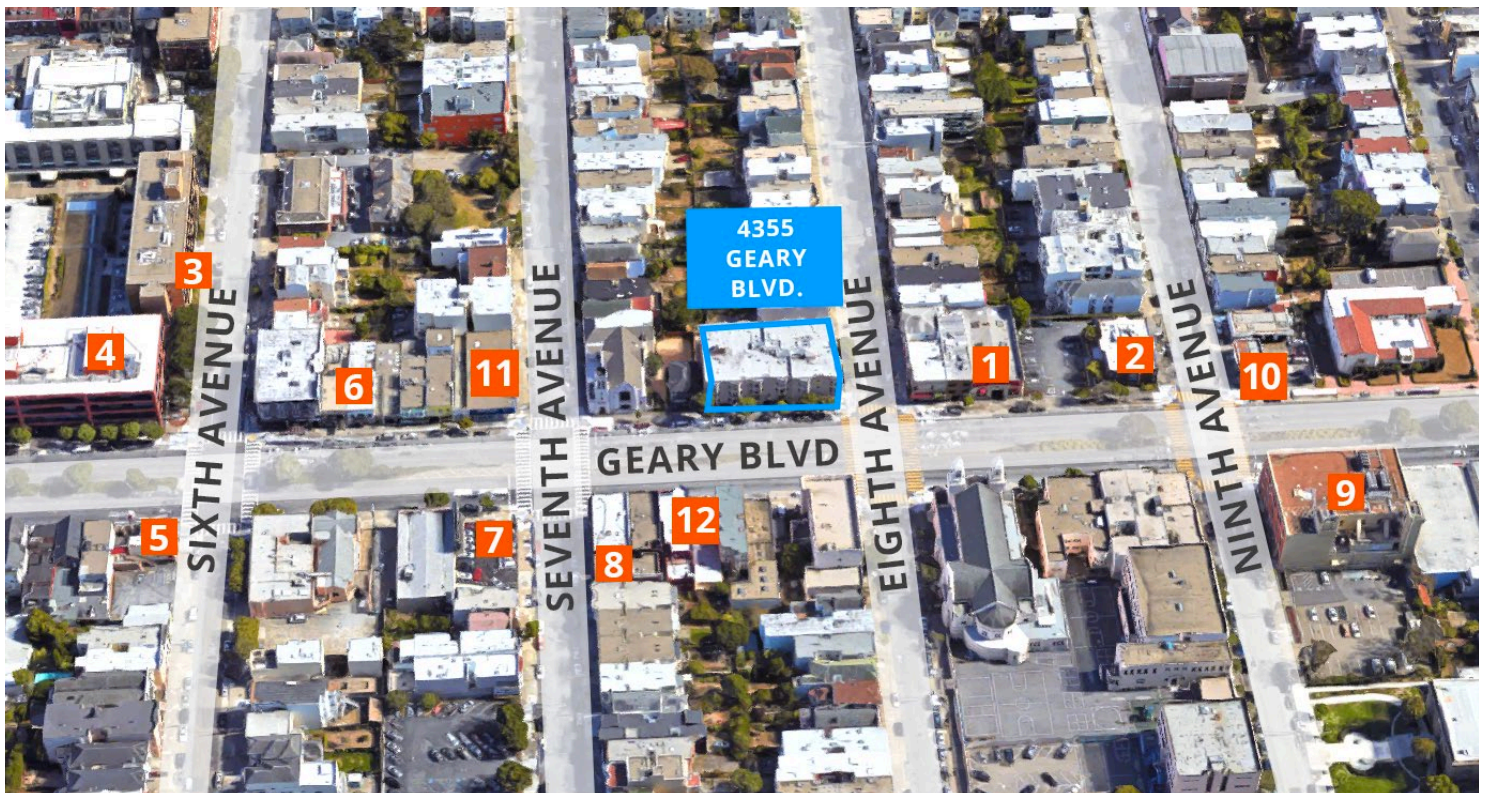


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ABOUT THIS PROPERTY

- Over 45 feet of prime Geary Blvd. frontage
- High vehicle & foot traffic
- 1 block from Kaiser Medical Center
- Currently improved as a bank
- Located in the heart of the Inner Richmond District (between The Presidio & Golden Gate Park)
- Ideal for bank & other financial, medical, dental, yoga/pilates, school/tutoring, general retail, or office
- 6 underground parking spaces available

NEARBY PLACES



- | | | |
|------------------------|----------------------------|---------------------------------------|
| 1. Midas | 5. Taco Bell | 9. AT&T |
| 2. Citi Bank | 6. Dancing Bull Korean BBQ | 10. Shell Gas Station |
| 3. Kaiser Hospital | 7. Enterprise Rent-a-Car | 11. Cheap Pete's Frame Factory Outlet |
| 4. Bank of America ATM | 8. Flora's Hair Design | 12. Kowloon Tong Dessert Cafe |

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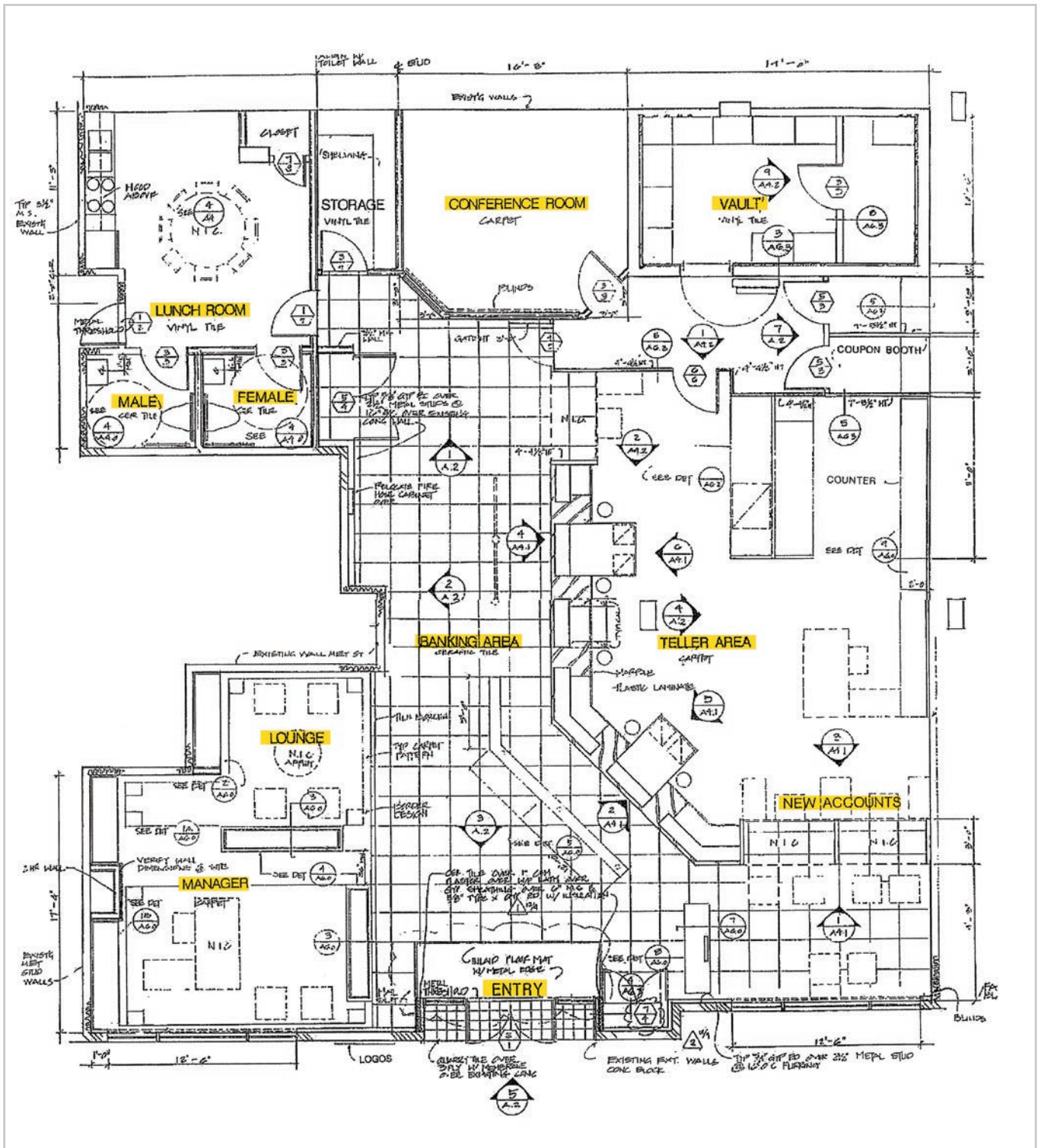
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FLOORPLAN



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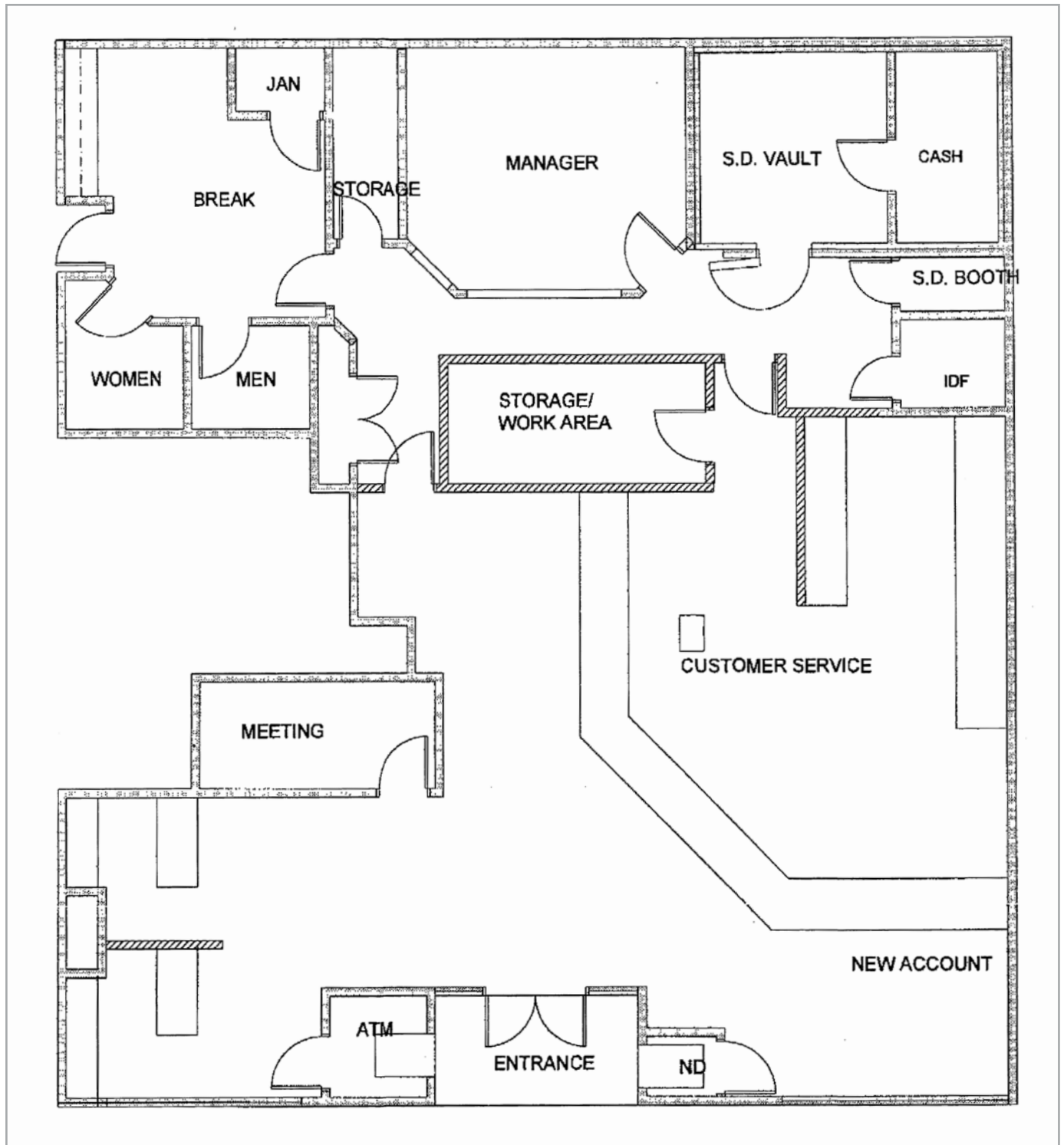
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Demographic Detail Report

4355-4375 Geary Blvd, San Francisco, CA 94118						
Building Type: Class C Office	Total Available: 3,500 SF					
Class: C	% Leased: 88.33%					
RBA: 30,000 SF	Rent/SF/Mo: \$3.50					
Typical Floor: 7,500 SF						
Radius	1 Mile		2 Mile		3 Mile	
Population						
2021 Projection	53,797		207,303		484,235	
2016 Estimate	51,071		195,786		454,297	
2010 Census	50,536		188,297		420,596	
Growth 2016 - 2021	5.34%		5.88%		6.59%	
Growth 2010 - 2016	1.06%		3.98%		8.01%	
2016 Population by Age						
	51,071		195,786		454,297	
Age 0 - 4	3,262	6.39%	12,662	6.47%	27,592	6.07%
Age 5 - 9	2,282	4.47%	8,477	4.33%	18,137	3.99%
Age 10 - 14	1,861	3.64%	6,542	3.34%	13,816	3.04%
Age 15 - 19	1,814	3.55%	6,011	3.07%	12,839	2.83%
Age 20 - 24	2,745	5.37%	9,068	4.63%	19,927	4.39%
Age 25 - 29	4,948	9.69%	18,744	9.57%	42,583	9.37%
Age 30 - 34	5,421	10.61%	22,812	11.65%	52,716	11.60%
Age 35 - 39	4,521	8.85%	19,342	9.88%	44,768	9.85%
Age 40 - 44	3,916	7.67%	16,201	8.27%	37,617	8.28%
Age 45 - 49	3,497	6.85%	13,936	7.12%	32,939	7.25%
Age 50 - 54	3,174	6.21%	12,236	6.25%	29,729	6.54%
Age 55 - 59	2,982	5.84%	11,128	5.68%	27,576	6.07%
Age 60 - 64	2,845	5.57%	10,361	5.29%	25,674	5.65%
Age 65 - 69	2,404	4.71%	8,788	4.49%	21,569	4.75%
Age 70 - 74	1,728	3.38%	6,368	3.25%	15,440	3.40%
Age 75 - 79	1,300	2.55%	4,741	2.42%	11,366	2.50%
Age 80 - 84	1,029	2.01%	3,663	1.87%	8,773	1.93%
Age 85+	1,342	2.63%	4,704	2.40%	11,234	2.47%
Age 65+	7,803	15.28%	28,264	14.44%	68,382	15.05%
Median Age	38.50		38.50		39.40	
Average Age	40.00		39.80		40.70	

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