

**CORNER RETAIL/OFFICE SPACE FOR LEASE | COW HOLLOW**  
1995 UNION STREET, SAN FRANCISCO, CA 94123



INCORPORATED | EST. 1922

CELEBRATING  
**100 Years**

**DAVID BLATTEIS**  
415.321.7488  
dsblatteis@blatteisrealty.com  
DRE #00418305

**JONATHAN BLATTEIS**  
415.321.7486  
jblatteis@blatteisrealty.com  
DRE #00812015

**sfretail.net**

# PROPERTY SUMMARY

**SIZE: ±5,761 SQUARE FEET W/MEZZANINE**  
**PLEASE CALL FOR PRICE**  
**CROSS STREET: BUCHANAN STREET**

This busy corner location, formerly a Bank of America branch, provides excellent street frontage along with multiple signage opportunities to create optimum exposure.

## ADDITIONAL FEATURES:

- Corner location
- High ceilings
- Glass storefront may be added
- Open floor plan
- WALK SCORE® 99 (Walker's Paradise)
- Nearby tenants include Lululemon, Wildseed, Urban Remedy, Bonobos, Perry's on Union, along with countless more fine-dining restaurants and high-boutiques that Union Street has to offer.

## ZONING - SEC. 725 UNION STREET NEIGHBORHOOD

The Union Street District controls are designed to provide sufficient growth opportunities for commercial development that is in keeping with the existing scale and character, promote continuous retail frontage, and protect adjacent residential livability. Small-scale buildings and neighborhood-serving uses are promoted, and rear yards above the ground story and at all residential levels are protected. Most commercial development is permitted at the first two stories of new buildings, while retail service uses are monitored at the third story and above. Controls are necessary to preserve the remaining convenience businesses and to reduce the cumulative impacts which the growth of certain uses have on neighborhood residents. Such controls prohibit additional drinking establishments and limit additional entertainment, and financial service uses. Most automobile and drive-up uses are prohibited in order to maintain continuous retail frontage and minimize further traffic congestion. For the entirety of Sec. 725 [click here](#)



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# INTERIOR



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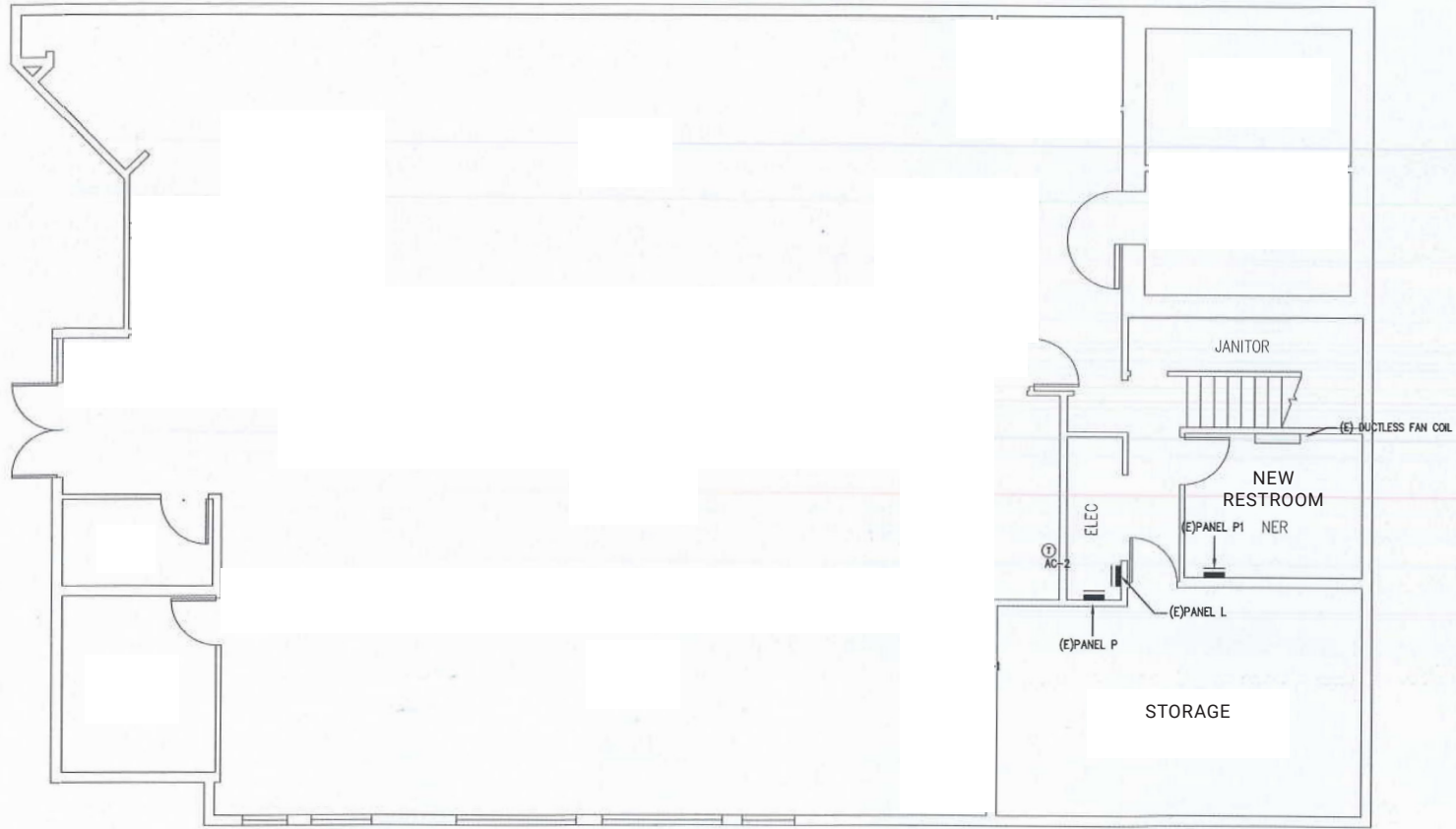
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# FIRST FLOORPLAN



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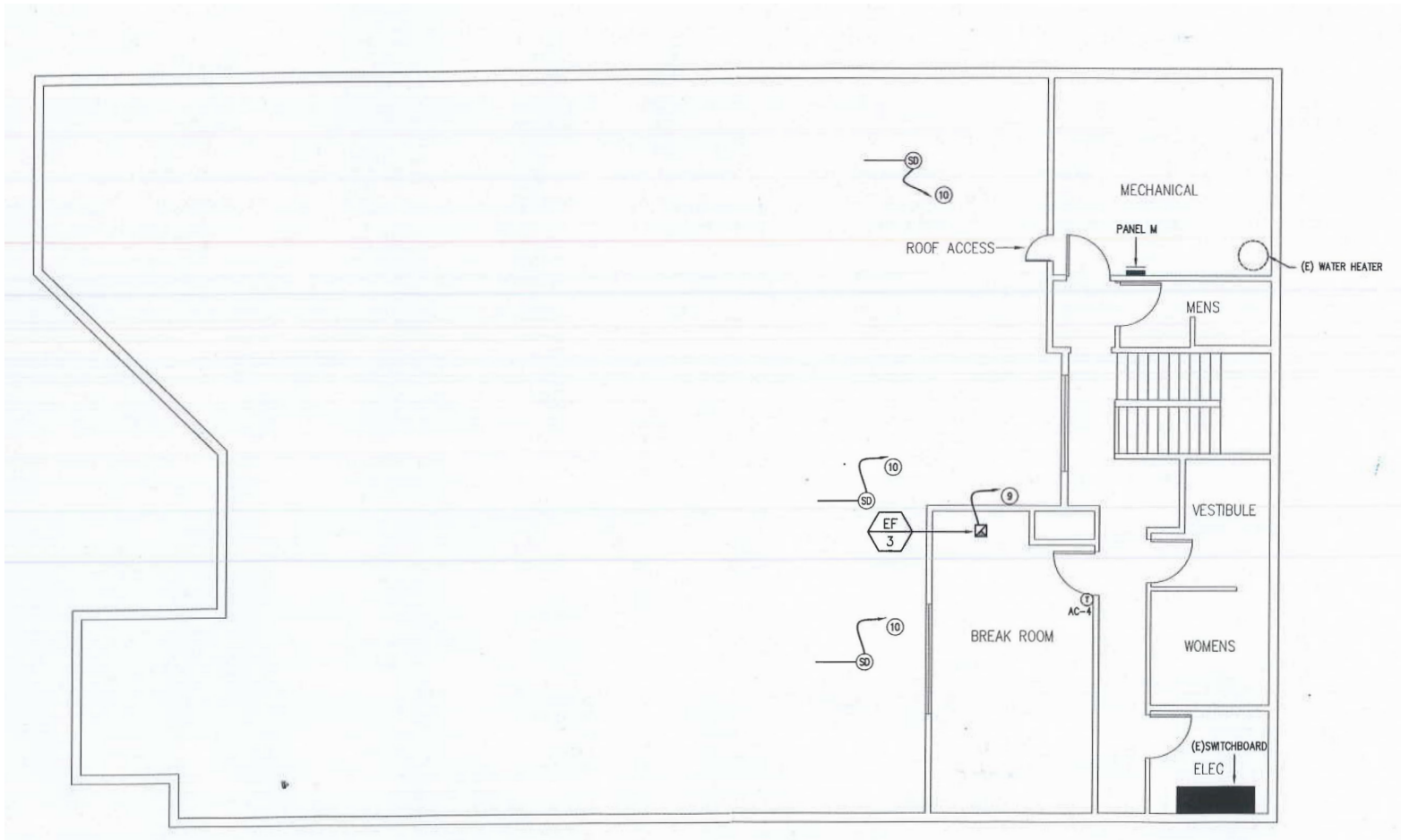
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# SECOND FLOORPLAN



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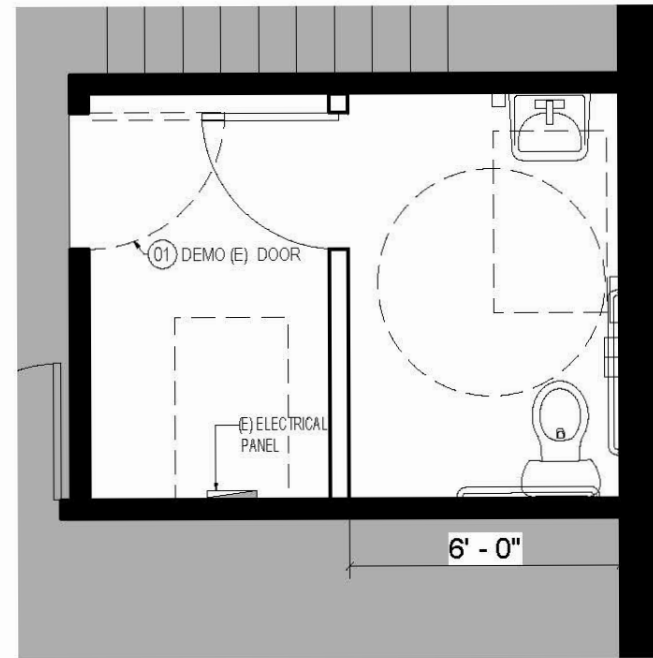
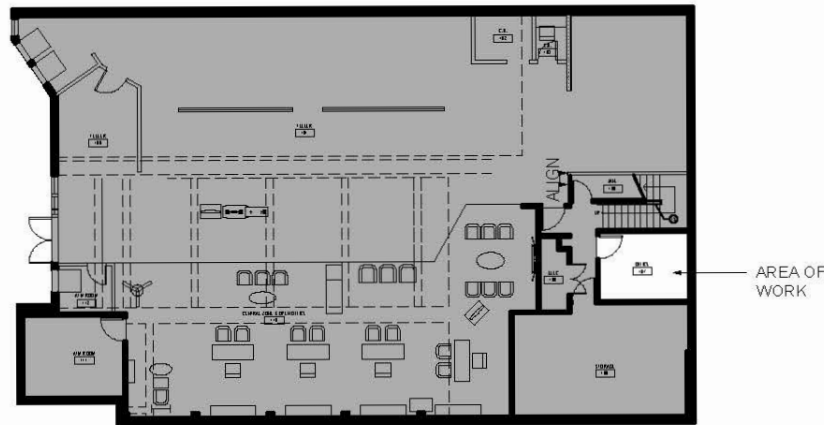
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# NEW RESTROOM



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LAGUNA STREET

UNION STREET

BUCHANAN STREET

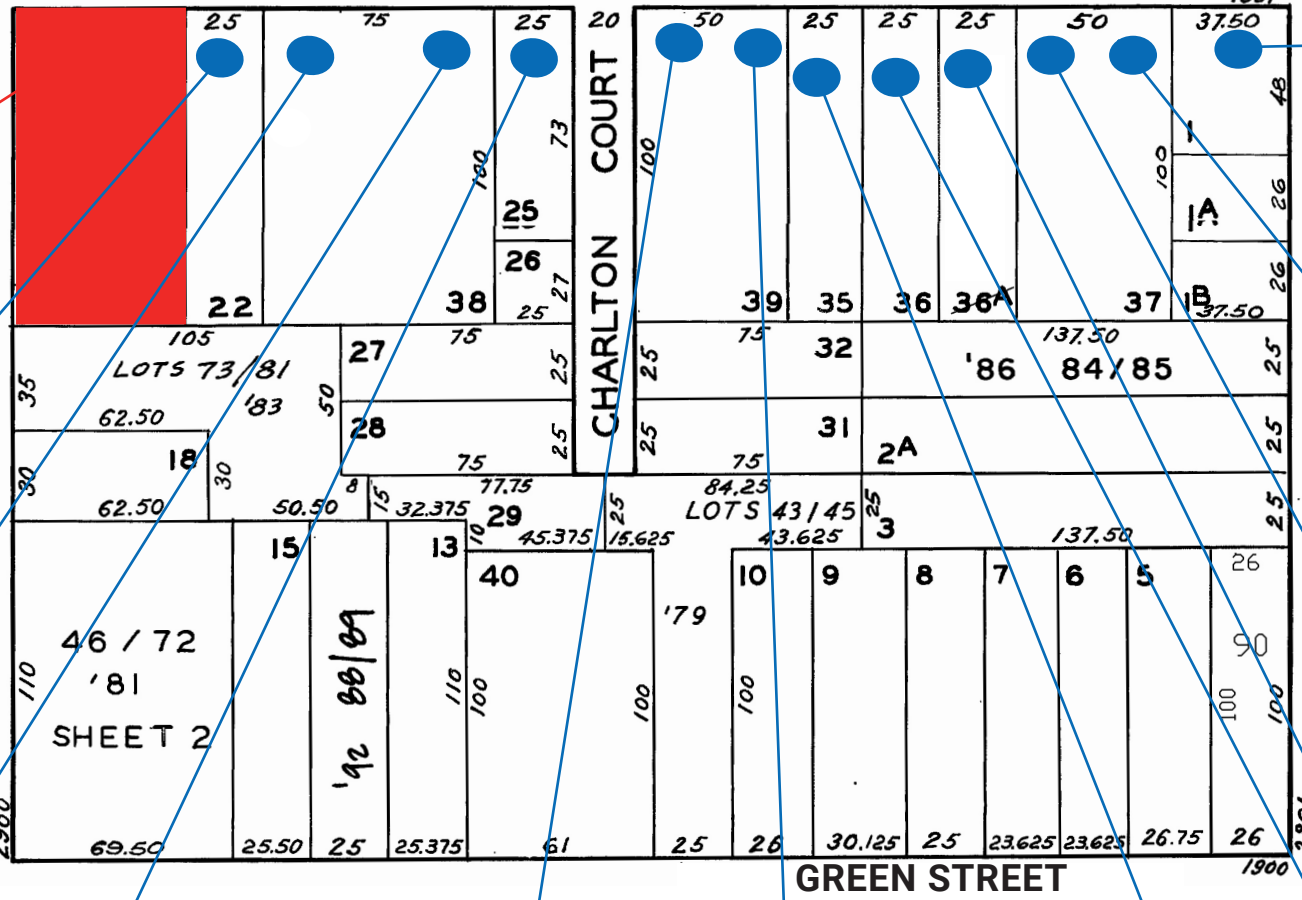


GREEN STREET

1995 UNION STREET

# PARCEL MAP

## UNION STREET



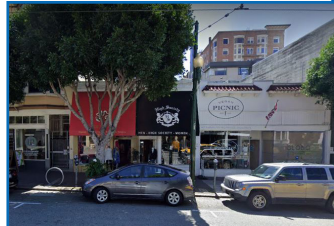
1995 UNION STREET



LULULEMON



THE BLUE LIGHT



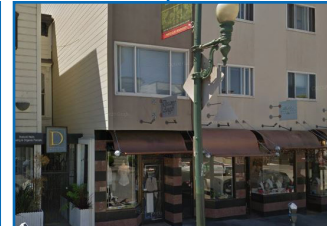
TIBETAN GOLDEN LOTUS



URBAN REMEDY



CLOSET 1951



DREAMY ANGELS



JINZA COUTURE



BUS STOP SALOON



THE EPICUREAN TRADER



LA BOULANGERIE



THE ITALIAN HOMEMADE



UNION STREET JEWELERS



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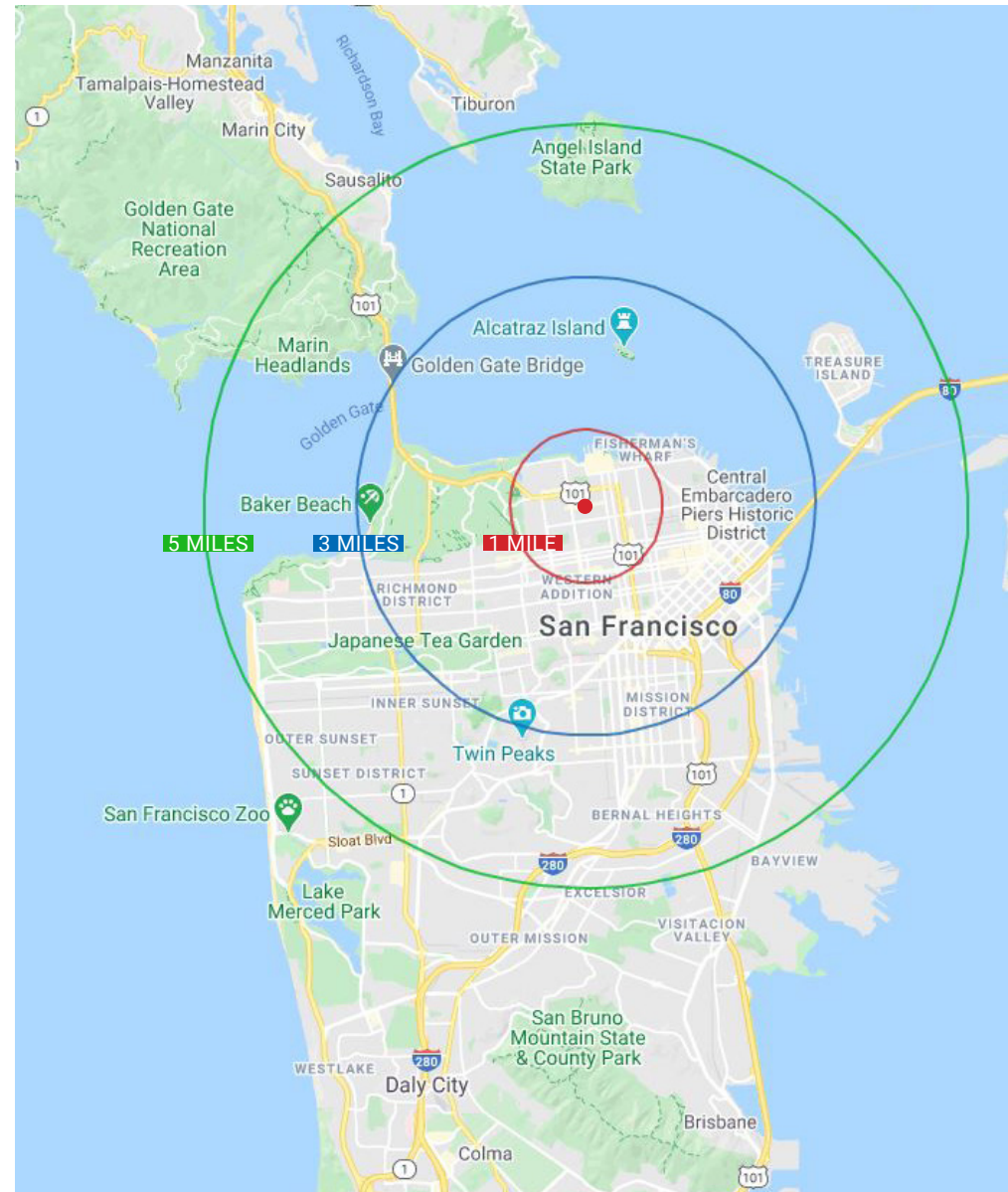
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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2022 Total Population</b>	90,527	439,259	716,696
<b>2027 Population</b>	93,746	455,848	738,503
<b>Pop Growth 2022-2027</b>	3.56%	3.78%	3.04%
<b>Average Age</b>	41	41	41
<b>2022 Total Households</b>	51,840	224,796	330,787
<b>HH Growth 2022-2027</b>	3.15%	3.59%	2.97%
<b>Median Household Inc</b>	\$148,519	\$117,555	\$122,302
<b>Avg Household Size</b>	1.70	1.80	2.00
<b>2022 Avg HH Vehicles</b>	1.00	1.00	1.00
<b>Median Home Value</b>	\$1,088,686	\$1,086,327	\$1,095,465
<b>Median Year Built</b>	1947	1949	1948

Source: Loopnet



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