



INCORPORATED | EST. 1922

CELEBRATING
100 Years

OVER 125 STORES INSIDE

NORDSTROM

GAP

VICTORIA'S SECRET

BANANA REPUBLIC

SEPHORA

MACY'S

UNIQLO

MICHAEL KORS

APR

X NI NGE

BLAZE PIZZA

BLAZE PIZZA

STONE TOWN GALLERIA

BUILT

FLEXIBLE WORKSPACE FOR SUBLEASE IN STONESTOWN GALLERIA

3251 20th Avenue | Suite 103
San Francisco, CA 94132

ANDREW KRAFT

Cell: 415.233.2142 | Office: 415.321.7494
akraft@blatteisrealty.com
DRE #02019054

SIZE: ±2,500 SQUARE FEET

PRICE:

\$15,000/MONTH FOR 3 MONTHS

\$12,500/MONTH FOR 6 MONTHS

\$10,000/MONTH FOR 12 MONTHS

CROSS STREET: WINSTON DRIVE

This workspace, located in the Stonestown Galleria, offers countless amenities in a beautiful well-lit space. With current tenants such as Apple, Target, Trader Joe's, the Galleria is expanding with Regal Cinemas, Whole Foods, Sports Basement, and more that make it a shopping destination for locals and visitors alike.

AMENITIES INCLUDED IN LEASE:

- Multiple ZenSpace Site Subscription Included
- Three Zen Pods Included
- Secure Access
- Custom Furnishings
- Electricity & Utilities
- Full Lease Administration
- High Speed & Secure Wifi
- Optional digital displays, smart tv, screen-casting, whiteboards & more!

FULL ACCESS TO MALL AMENITIES:

- Free Parking Access
- Food Court
- Entertainment
- Shopping

COMING SOON!
ZenSpace
Smart On-Demand Workspaces



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ZenPod



Zen Lounge



Zen Room

INCLUDES ACCESS TO:

Monthly Subscription: Unlimited access to all Zenspace locations and workspaces including zenpods, zen lounges, and zen rooms which can be booked utilizing the ZenSpace app.

Long-Term Dedicated Office: Custom satellite offices, fullyequipped with all amenities.

Zenpods: Workspace pods equipped with soundproofing, secure access, smart locks, booking reservations, wifi, digital displays and more for 1-6 people to work.

FINANCIAL OVERVIEW:

Itemized Breakdown	6 Months	12 Months
Deposit	1 Month Rent	1 Month Rent
Furniture	Small Upgrade Fee	Built to Suit
Meeting Pods (Soundproof Meeting Rooms)	Included	Included
High Speed Internet	Included	Included
Electricity (Up to \$500/Month)	Included	Included
Access to other ZenSpace Bay Area Locations	Up to 20 Employees	Up to 25 Employees



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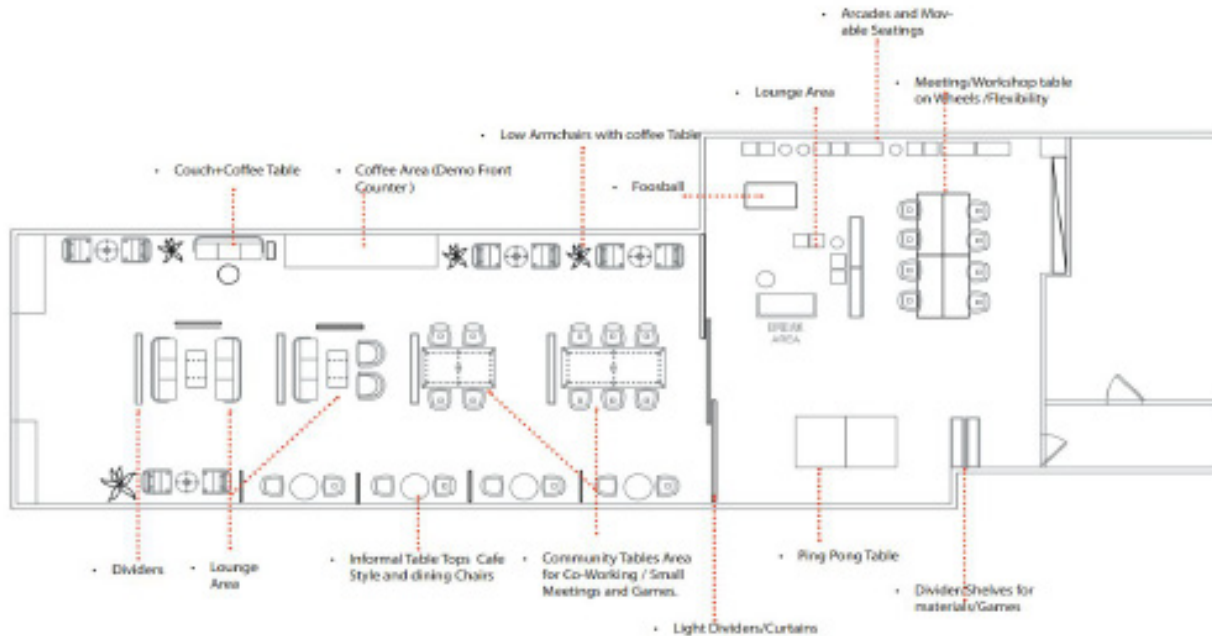
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SOME OF THE MANY TENANTS IN THE STONESTOWN GALLERIA



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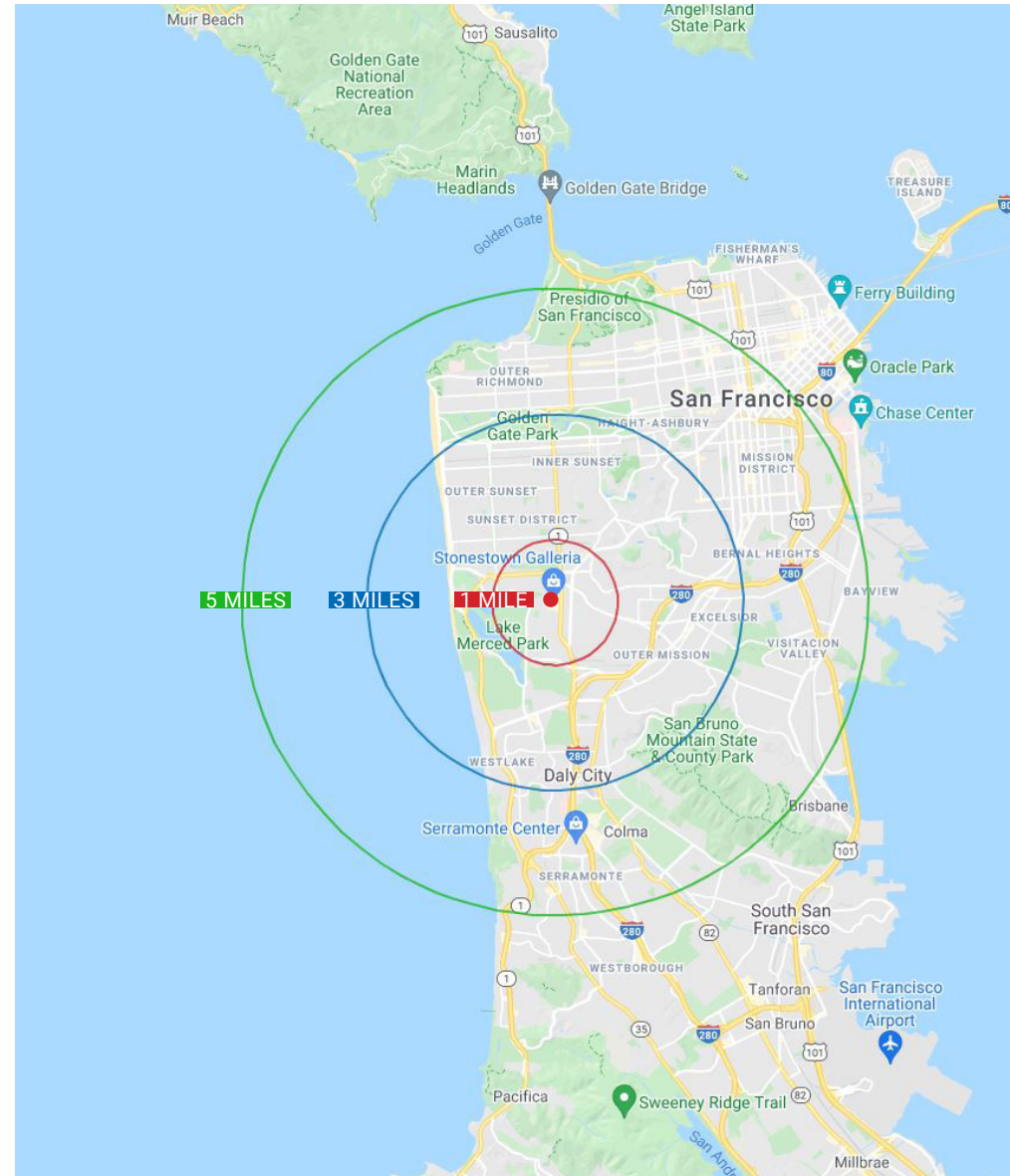
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 Total Population	36,574	329,076	771,465
2027 Population	35,715	320,956	758,154
Pop Growth 2022-2027	2.35%	2.47	1.73%
Average Age	40	42	41
2022 Total Households	12,530	116,359	296,227
HH Growth 2022-2027	2.59%	2.58%	1.77%
Median Household Inc	\$122,056	\$123,625	\$124,429
Avg Household Size	2.70	2.70	2.50
2022 Avg HH Vehicles	2.00	2.00	1.00
Median Home Value	\$1,118,919	\$1,068,415	\$1,054,949
Median Year Built	1947	1948	1949

Source: Loopnet



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