

200

FULL BUILDING

POWELL

- FLAGSHIP RETAIL OPPORTUNITY

FOR LEASE
FULL BUILDING AVAILABLE

RARE HARD CORNER
HIGH PROFILE BRAND EXPOSURE
72' OF POWELL FRONTAGE

Ground Floor: ±2,145 SF
2nd Floor: ±2,011 SF
Basement: ±3,894 SF

TOTAL: ±8,050 SF

POTENTIAL FOR CREATIVE
OFFICE/RETAIL

BEAUTIFULLY RENOVATED
ART DECO BUILDING

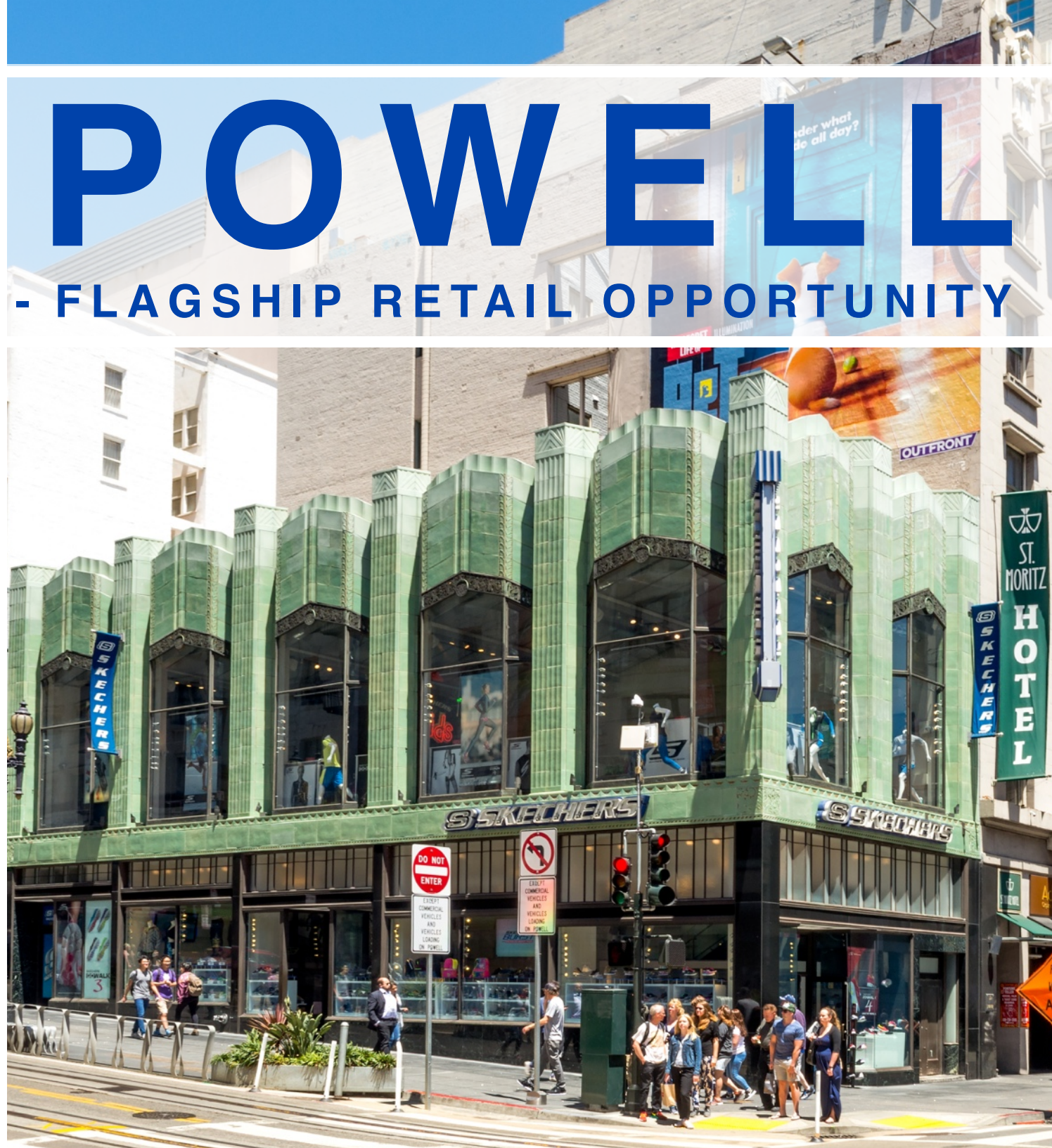
Exclusive Agent
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INCORPORATED
retail property specialists





OUTFRONT

SKECHERS

SKECHERS

S MOR
HOTEL

SKECHERS

SKECHERS

DO NOT ENTER

EXCEPT COMMERCIAL VEHICLES AND VEHICLES LOADING ON POWELL

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STREET SIGN

SAN FRANCISCO UNION SQUARE MARKET

World Class Retail District

- 4 million square feet of retail

International Tourist Destination

- Over 16 million annual visitors
- Over 20,000 hotel rooms within the immediate area

Affluent Residential Population & Strong Daytime Demographics

- Over 7.2 million residents within the San Francisco Bay Area
- Average Household Income of \$136,334 with 3-mile radius
- Per capita income within the City of San Francisco is 60% higher than for the U.S. as a whole
- 300,000 daytime employees within 1-mile radius

Union Square is located in the heart of downtown San Francisco, bordered by the Financial District, the Yerba Buena area (including Moscone Center), and Chinatown. Because of its preeminence as a shopping district, Union Square attracts 65% of San Francisco's total annual visitors. San Francisco's financial and retail districts have a daytime population of over 1.1 million people.

The Union Square shopping District continues to showcase the world's top retailers and brands including **Apple, H&M, Niketown, Sephora, Tiffany & Co., UNIQLO,** and **Victoria's Secret** in addition to the flagship department stores of **Barneys New York, Bloomingdale's, Macy's, Neiman Marcus, Nordstrom,** and **Saks Fifth Avenue.**

Union Square's traffic counts rival those of New York's Times Square and London's Oxford Street, with Powell Street from Sutter to Market having some of the highest pedestrian traffic counts in the City. For the third consecutive year, total visitor spending in San Francisco for 2016 exceeded \$9 Billion.



SUPERIOR LOCATION & ACCESS



200 Powell is located one block south of Union Square and just two blocks from the 1.5 million square foot Westfield San Francisco Centre.

200 Powell is easily accessible via MUNI bus lines, BART underground railway, multiple parking garages including two city-subsidized garages, and the world famous San Francisco Cable Car and street car systems. The property is also situated within one block of the new Central Subway system (scheduled opening 2019).

Over the last 10 years, Powell Street has emerged as one of the most desirable retail corridors surrounding Union Square. Strategically located on the cable car line between Union Square and Market Street, Powell Street experiences consistently high levels of traffic attracting leading international retailers to open flagship locations. 200 Powell street co-tenancies include: **H&M, UNIQLO, Victoria's Secret, Urban Outfitters, Sephora, MAC Cosmetics, Swarovski, Swatch, Skechers, and Lush.**



SUTTER STREET

POWELL STREET



Sir Francis Drake Hotel
Grand Hyatt Hotel
Chase
Saks Fifth Ave
Tiffany & Co.
Williams Sonoma
Apple

Nike
Zara
Brooks Brothers
Kiton
Harry Winston

Banana Republic
Coach
The North Face

UNION SQUARE

Gucci
Maison Margiela
Theory
Burberry
Fendi
Cartier
Moncler
Chanel
Bottega Veneta
Yves Saint Laurent
Valentino
Hermès

Dior
Giorgio Armani
Gump's
Maiden Lane
Goyard
Agent Provocateur
Vince
ACNE

KEARNY STREET

Marriott St. Francis Hotel

Victoria's Secret

Express
UGG
Starbucks

Swarovski
Macy's
Loro Piana
Louis Vuitton

Neiman Marcus
100 Stockton
Tumi
CH Carolina Herrera

Nespresso
Ted Baker
Hakkasan

STOCKTON STREET

GRANT AVENUE

MARKET STREET

THIRD STREET

Uniqlo
Skechers

H&M
Crate & Barrel
AIX Armani Exchange
CB2
T-Mobile
Ellis/O'Farrell Garage Retail Parking

Barneys New York
Barneys Men
Forever 21
Marshall's

O'FARRELL STREET

Equinox
Four Seasons Hotel & Residences
Park Central San Francisco Hotel
Neiman Marcus Last Call

ELLIS STREET

POWELL & MARKET CABLE CAR TURNTABLE

Urban Outfitters
Gap
Anthropologie
Converse
Diesel

Ross
Old Navy
Levi's

Jewish Museum
Marriott Hotel

MISSION STREET

Lolli & Pops
Sephora
AT&T

WESTFIELD SAN FRANCISCO CENTRE
Container Store
Timberland
Michael Kors



200 POWELL STREET



SON S



AWARD-WINNING ARCHITECTURE

200 Powell Street offers the rare opportunity for full building, corner identity in prime Union Square with over 72 feet of frontage on Powell Street - Union Square's most trafficked pedestrian and cable car corridor.

The three-level property was completely restored in 2008, winning two prestigious architectural awards for the meticulous renovation of an almost 100 year old Art Deco structure.



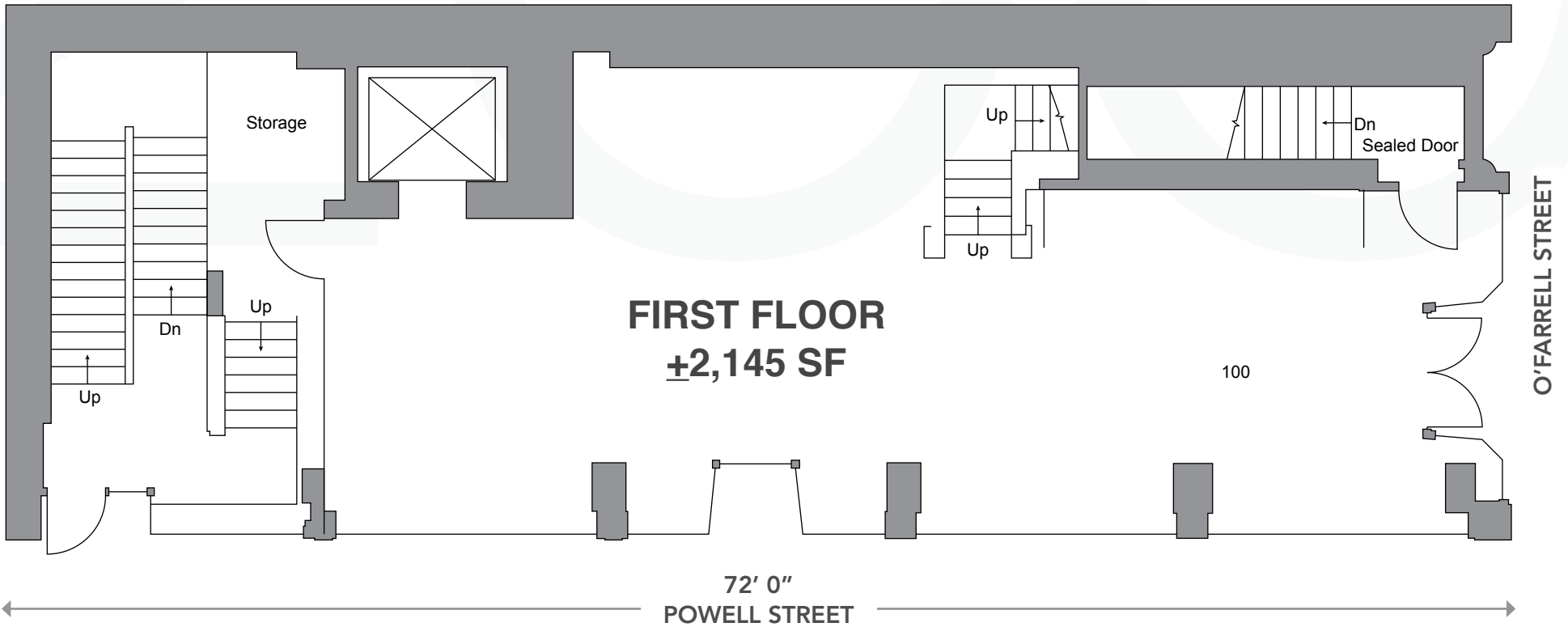
GROUND FLOOR: +2,145 SF

2nd FLOOR: +2,011 SF

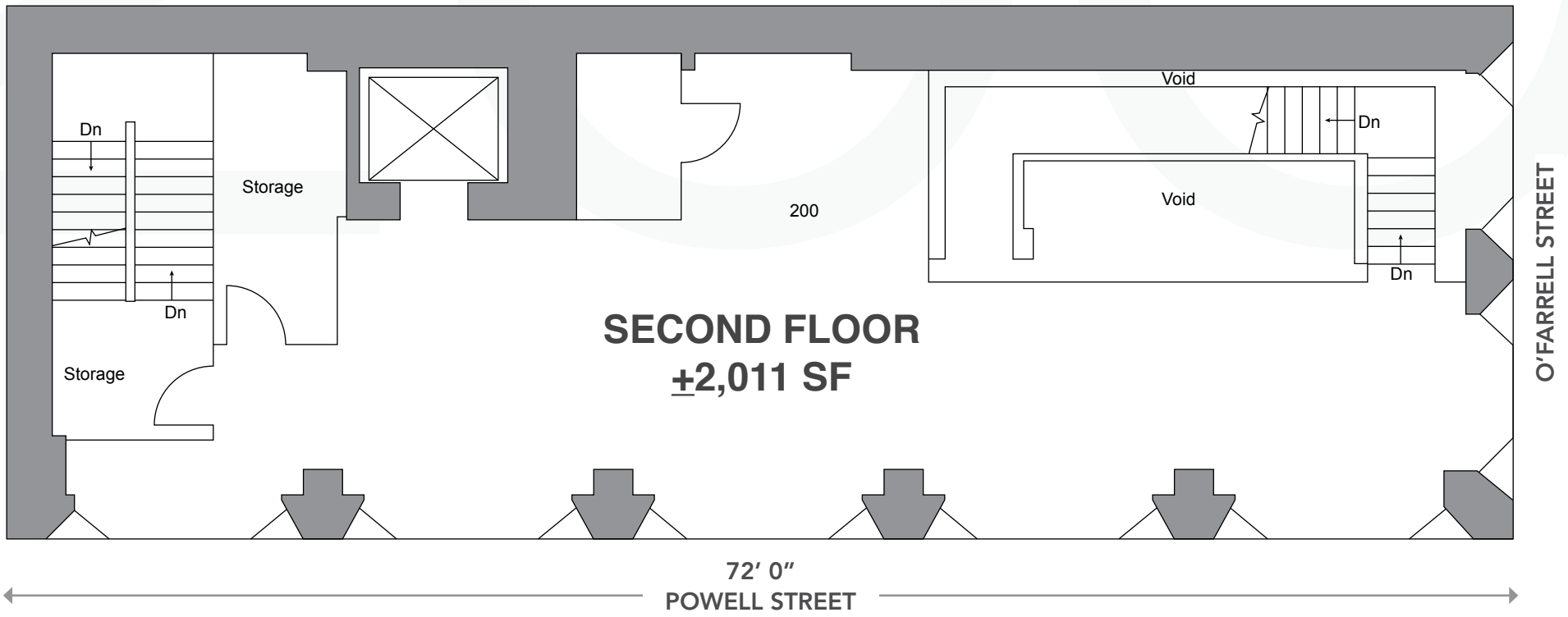
BASEMENT: +3,894 SF

TOTAL: +8,050 SF





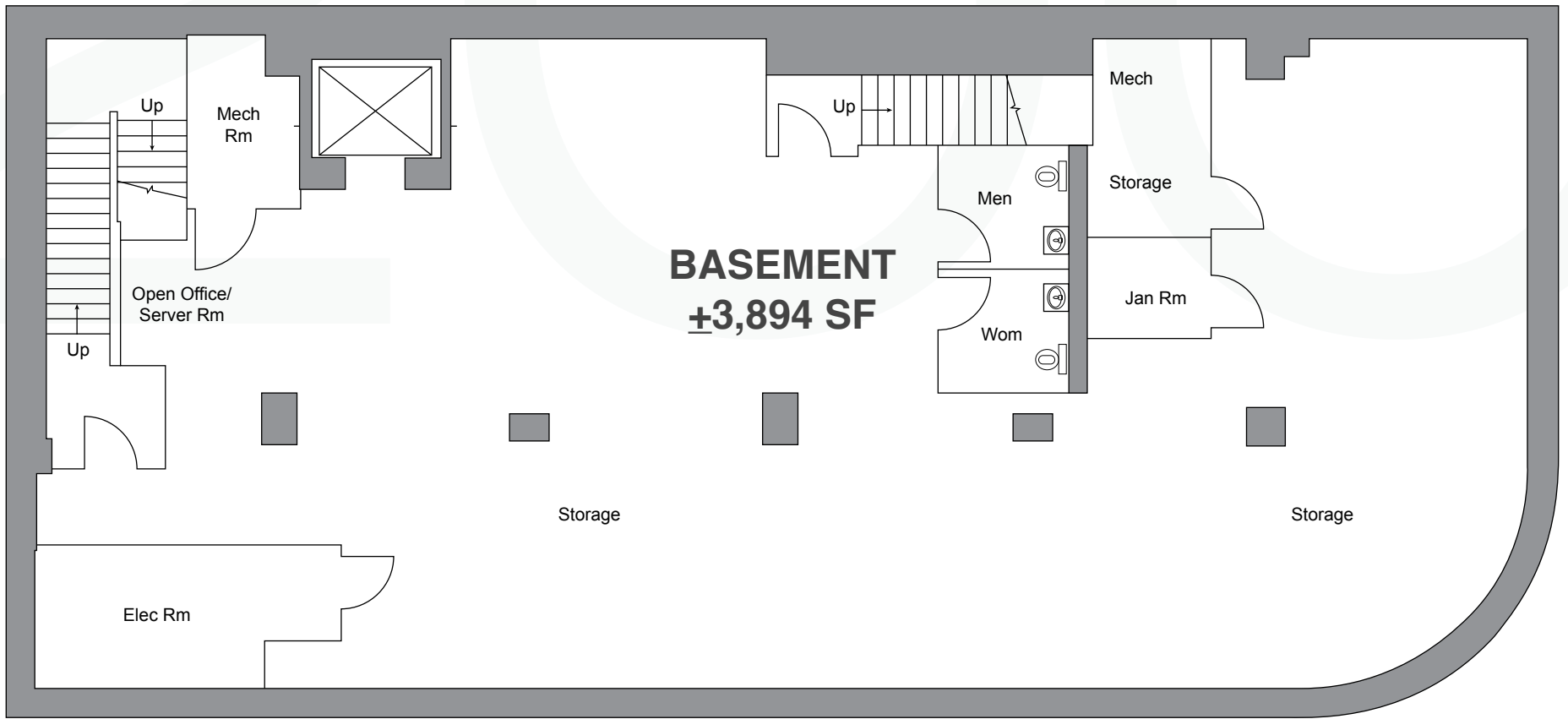
FLOOR PLANS



**SECOND FLOOR
±2,011 SF**

72' 0"
POWELL STREET

O'FARRELL STREET



BASEMENT
+3,894 SF

POWELL STREET

O'FARRELL STREET

FLOOR PLANS

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UNION SQUARE -

POWELL

SAN FRANCISCO

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