MB360

1200 4th Street, San Francisco

RETAIL FOR LEASE

ESSEX
PROPERTY TRUST, INC.

JLL®

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THE NEIGHBORHOOD



Join the movement to one of San Francisco's most innovative and rapidly evolving neighborhoods, Mission Bay. Urbanization of the former 303-acre industrial district has earned the global accolades as an urban smart growth model. Bordered by SoMa, China Basin and Dogpatch it's conveniently nestled within San Francisco's eastern edge.Currently the area boasts over 4 million square feet of commercial, medical office and biotechnology research laboratories which includes the likes of Uber, UCSF, Cisco, Chan Zuckerberg Biohub, Old Navy and Kaiser.

It's a transit rich environment served by Muni's new 3rd Street Light Rail system, Caltrain, Highway 280 and on the path of travel to the future Mission Bay ferry terminal and water-taxi landing (2022 completion). Another key part of the astute densification includes over 7,500 residents at an annual growth rate of 4.82% from 2010, more than three times the projected national average.

Mission Bay is proud to welcome the Golden State Warriors to their new home at the Chase Center in the 2019-2020 season where they will be joining MLB's eight time World Champion Giants at the neighboring AT&T Park. It has attracted a vibrant demographic who are keen to the live, work, play environment cultivated by these key components.

WHO LIVES IN MISSION BAY?

Neighborhood Demographics

6,646 Owner Occupied Housing Units

16,472 Renter Occupied Housing Units

$117,486 Average HH Income

Occupation

30.2% Millennials	**60.7%** Single
63.8% Bachelor's Degree or Higher	**96.2%** Employed
44,954 Total Population	**209,141** Daytime Population

Average Annual Spending

$4,015 Apparel

$3,249 HH Goods

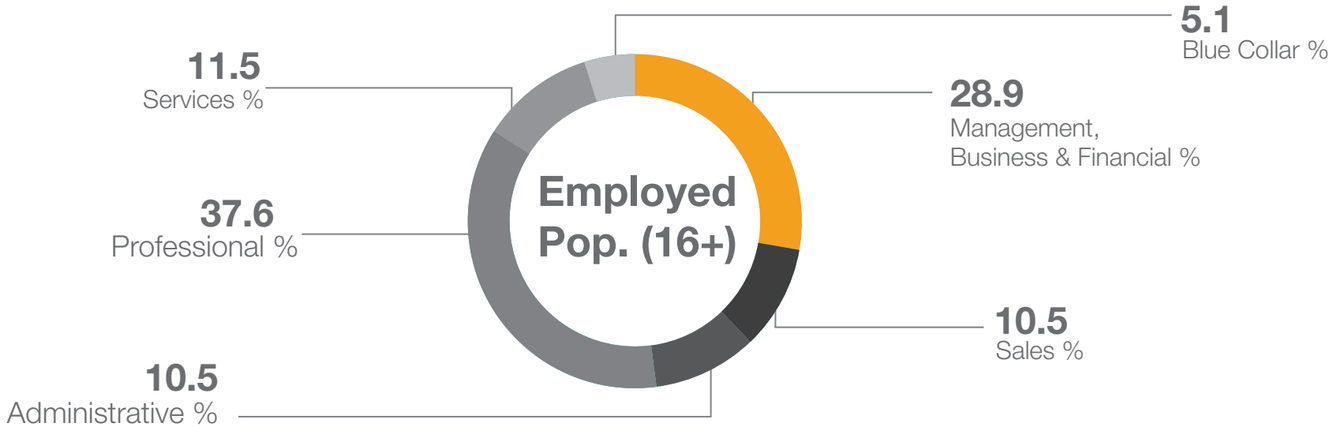
$5,321 Entertainment

$1,378 Health + Beauty

$5,321 Eating Out

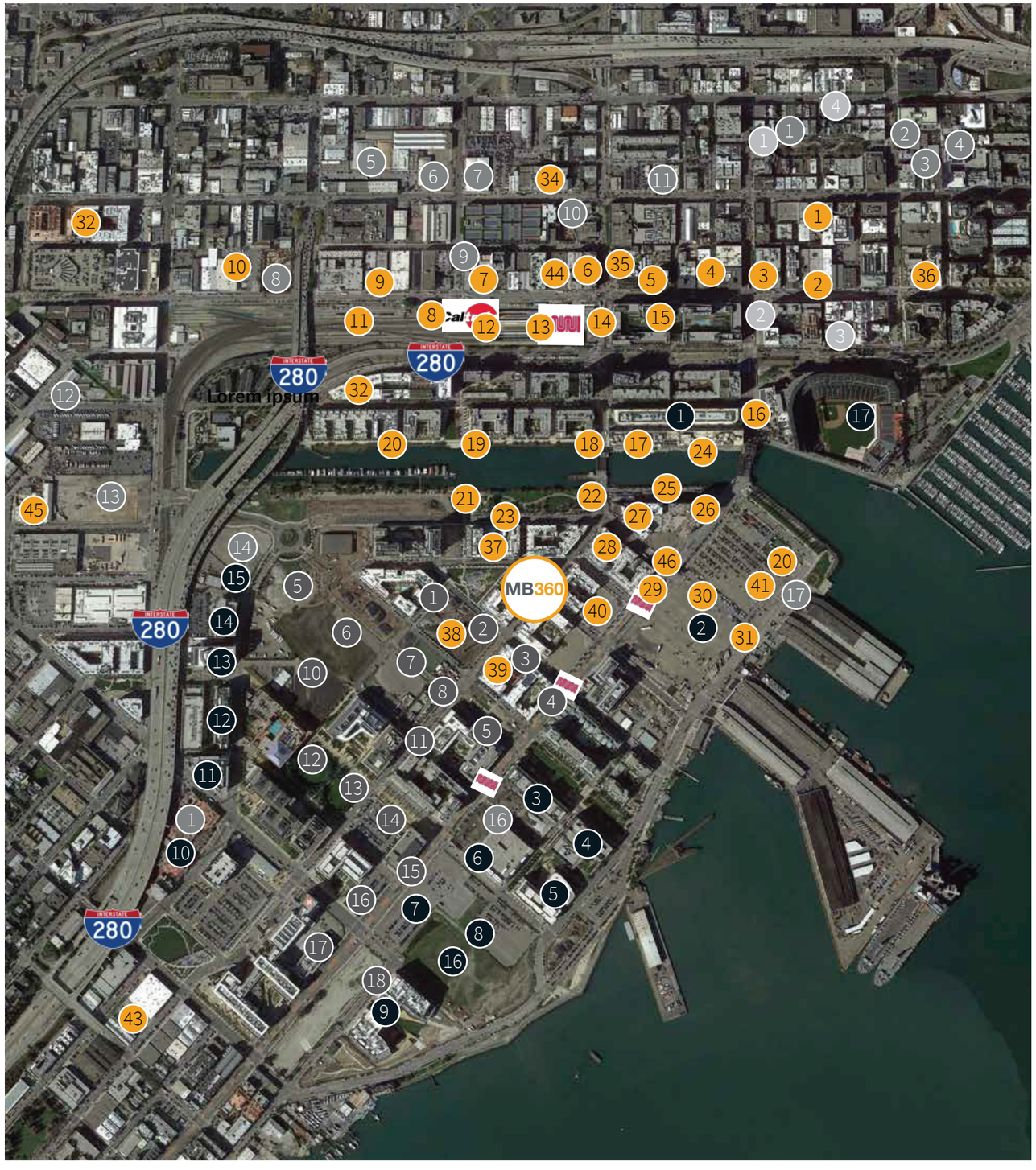
$3,484 Travel

Population Profiles



* Information from ESRI 2016

THE MARKET



RESIDENTIAL & HOSPITALITY

1 The Beacon, 200 King St.
2 The Glassworks, 201 King St.
3 215 King St. - 100 units
4 255 King St. - 250 units
5 301 King St. - 313 units
6 353 King St. - 260 units
7 Arterra, 300 berry St.
8 330 & 335 berry St. - 131 units
9 360 berry St. - 80 units
10 420 berry St. - 236 units
11 355 berry St. - 193 units
12 Park Terrace, 325 berry St.
13 Channel Park, 255 berry St.
14 Signature ii, 235 berry St.
15 225 berry St. - 139 units
16 Marriott hotel
16 100 channel St.
17 1180 4th st. - 150 units
18 90 Long bridge St. - 273 units
19 Arden, block 12 east
20 Blocks 4e,6W, 9/9a, 12W - 500 units
21 701 china basin - 188 units
22 1200 4th St. - 172 units
23 1300 4th St. - 135 units
24 185 channel St. - 315 units
25 1155 4th St. - 147 units
26 1150 3rd St - 100 units
27 1201 4th St. - 192 units
28 Block 7 West - 200 units
29 Block 7 east
30 435 china basin St.
31 330 Mission bay blvd.
32 801 Brannan - St 449 Units
33 360 Berry St 129 Units
34 530 Brannan St - 147 Units
35 655 4th St - 374 Units
36 72 Townsend St -74 Units
37 110 Channel St- 250 Units
38 1300 4th St - 143 Units
39 588 Mission Bay - 198 Units
40 1000 3rd St - 101 Units
41 Pier 48 - 1,500 Units
42 901 16th St - 400 Units
43 566 Minnesota St - 1,000 Units
44 330 Townsend St - 374 Units
45 188 Hooper St - 600 Units
46 One Mission Bay - 350 Units

UCSF

1 Block 15
2 Block 16
3 Smith Cardiovascular Research Building - - 162,000 SF
4 Helen Diller Family Cancer Research Building - 162,000 SF
5 Block 18a
6 Block 18
7 Sandler Neurosciences Center - 237,000 SF
8 Arthur and Toni Rembe Rock Hall - 170,000 SF
9 Campus Housing - 430 units
10 William J. Rutter Center - 155,000 SF
11 Block 23A - 270,000 SF
12 Genentech Hall - 385,000 SF
13 Byers Hall - 164,000 SF
14 Mission Hall - 263,000 SF
15 Block 25B
16 UCSF's planned - 170,000 SF
17 UCSF Medical Center - 869,000 SF
18 Block 33 - 340,000 SF

OFFICE

1 140 S Park St - 2,143 SF
2 85 Federal St 49,730 SF
3 77 Federal St - 26,500 SF
4 270 Brannan St - 213,000 SF
5 640 Brannan St - 2,000,000 SF
6 610 Brannan St - 27,280 SF
7 598 Brannan St - 700,000 SF
8 510 Townsend St - 300,000 SF
9 88 Bluxome St - 764,000 SF
10 501 Brannan St - 137,446 SF
11 9 Freelon St - 3,705 SF
12 552 Berry St - 173,000 SF
13 100 Hooper St - 400,000 SF
14 UCSF Lot 33 - 340,000 SF
15 1800 Owens St - 740,000 SF
16 1455 3rd St - 410,000 SF - 2018
17 Pier 48 - 125,000 SF - Proposed

COMMERCIAL/SCIENTIFIC/ MIXED USE/RECREATIONAL

1 185 Berry st. - 916,000 SF
2 Mission Rock - 1.3M SF
3 455 Mission Bay Blvd - 210,000 SF
4 Block 26a, 500 Terry Francois blvd. - 298,000 SF
5 Block 28, 550 Terry Francois blvd. - 285,000 SF
6 455 and 1515 Third St. - 422,000 SF
7 Golden state Warriors office - 500,000 SF
8 Golden state Warriors arena
9 409, 499 illinois st. - 450,000 SF
10 1800 owens St. - 700,000+ SF
11 1700 Owens st -153,000 SF
12 1650 Owens st - 180,000 SF
13 1600 Owens st - 216,000 SF
14 1500 Owens st. -160,000 SF
15 1450 Owens st. - 59,000 SF
16 Chase Center - 18,000 Capacity
17 AT&T Park - 41,915 Capacity

HOTEL

1 102 Park St - xxx Rooms
2 701 3rd St - 225 Rooms
3 144 King St - 132 Rooms
4 22 Park St - xxx Rooms

MISSION BAY RETAIL











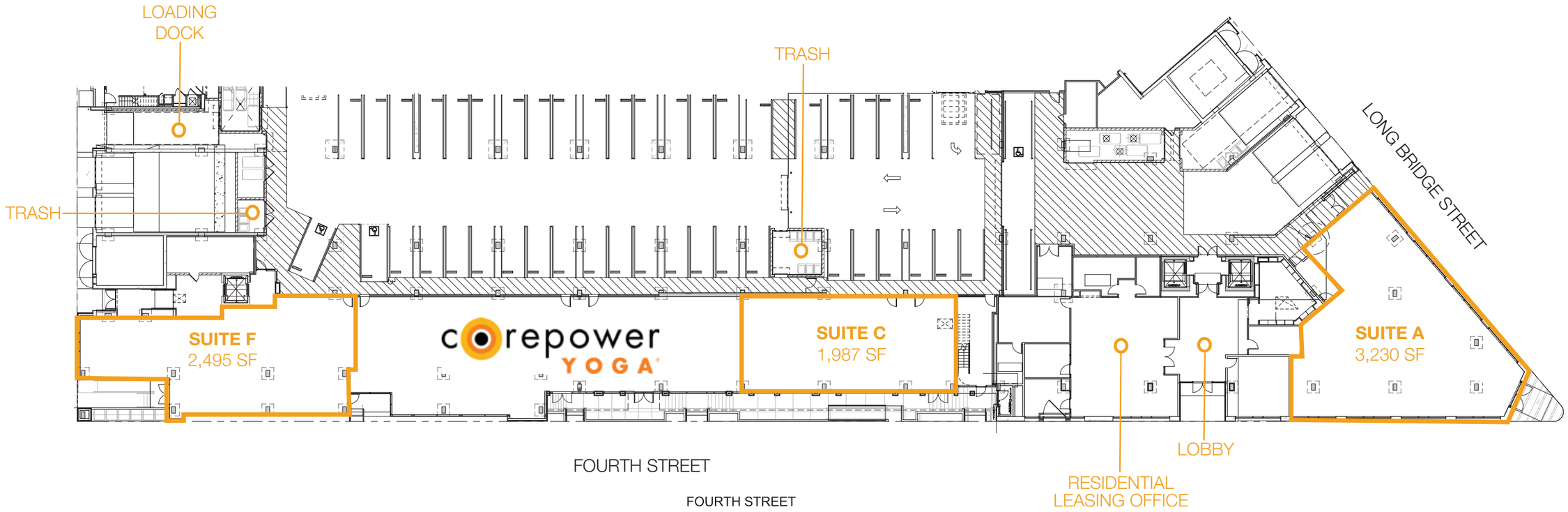








THE PROJECT



About MB360

MB360 is located in lively Mission Bay, a neighborhood with high population density and outstanding transit. Neighbors include well-known companies such as Chan Zuckerberg Biohub, UCSF, Uber, Kaiser, Cisco and Old Navy. The Golden State Warriors will soon join the eight time World Champion San Francisco Giants in Mission Bay for the 2019-2020 season at the newly constructed Chase Center. The highly anticipated stadium will cost over one billion dollars to build and will seat 18,000 people. Commuter-friendly, MB360 is just blocks away from the Caltrain Station and a short walk from the Powell Street BART Station.

Retail Space Highlights

- Heart of Fourth Street corridor
- Ground floor retail in MB360 Apartment building
- High ceilings
- Glass storefronts
- Existing gas line in Suites A and C
- Type 1 venting possible for all spaces
- Potential outdoor patio

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