455 North Point
Retail Anchor Opportunity
THE LOCATION

455 NORTH POINT STREET

THE LOCATION

- Serves prime north San Francisco neighborhoods
- Easy access
- Abundant free on-site parking
- Formula retail permitted
- Functional loading

INCREDIBLE ANCHOR RETAIL OPPORTUNITY
### Comparable Markets (10 Minute Drive Times)

<table>
<thead>
<tr>
<th>Location</th>
<th>Population</th>
<th>Number of Households</th>
<th># Households w/Income $200k+</th>
<th>Median Home Value</th>
<th>Median HH Income</th>
<th>College Degree or Higher</th>
</tr>
</thead>
<tbody>
<tr>
<td>455 North Point</td>
<td>133,462</td>
<td>75,860</td>
<td>20,282</td>
<td>$1,664,156</td>
<td>$108,981</td>
<td>66.2%</td>
</tr>
<tr>
<td>Palo Alto Stanford Shopping Ctr</td>
<td>106,367</td>
<td>40,583</td>
<td>17,167</td>
<td>$2,000,001</td>
<td>$162,894</td>
<td>79.6%</td>
</tr>
<tr>
<td>Burlingame Avenue</td>
<td>105,420</td>
<td>41,559</td>
<td>13,340</td>
<td>$1,509,000</td>
<td>$123,334</td>
<td>57.9%</td>
</tr>
<tr>
<td>Broadway Plaza Walnut Creek</td>
<td>81,960</td>
<td>36,476</td>
<td>9,374</td>
<td>$945,500</td>
<td>$111,683</td>
<td>67.0%</td>
</tr>
</tbody>
</table>

~10 Minute Drive Time

- NORTH WATERFRONT
- MARINA
- RUSSIAN HILL
- NORTH BEACH
- COW HOLLOW
- NOB HILL
- PACIFIC HEIGHTS
- FIDI
- SAN FRANCISCO
Retail establishments that are categorized as formula retail are required to submit a conditional use application for approval by the Planning Commission. The Planning Commission is required to give a 30 day notice to neighbors prior to a formula retail hearing.

A formula retail establishment must go through the conditional use application process. There are also other special restrictions unique to these zones as prescribed by the Planning Commission to secure the objectives of the formula retail code.

Formula retail establishments are not restricted in these areas and are not required to submit a conditional use application.

Formula retail businesses are not permitted to operate in these locations under most circumstances. Formula Retail present in these areas existed before formula retail restrictions came into place.
TOTAL SF AVAILABLE: ±92,836 SF
FLOOR PLANS - 2552 TAYLOR - GROUND FLOOR

2552 TAYLOR STREET

TOTAL SQUARE FOOTAGES

- COMMON AREAS: DOCK AREA = 482 SF, LOBBY = 336 SF, TOTAL = 818 SF
- 2552 TAYLOR STREET - 1ST FLOOR:
  - TOTAL = 24,637 SF

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GROUND FLOOR

SECOND FLOOR

SQUARE FOOTAGES
TOTAL = 7,222 SF

TOTAL = 6,569 SF
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