

# 2055 CHESTNUT STREET

SAN FRANCISCO | CA

NEW RETAIL SPACE FOR LEASE



maven  
RETAIL

31,248 SF OF NEW RETAIL SPACE

MARINA DISTRICT

## ..... The Project .....

As one of San Francisco's most anticipated developments, 2055 Chestnut Street sits in the heart of San Francisco's exciting Marina District. The project will consist of a three-story, mixed-use residential project featuring some of San Francisco's best new retail space. The lower level and ground floor retail spaces will feature 15-20 foot ceilings, loading capabilities, and an excellent opportunity for signage. With an anticipated delivery date of 2025, the 2055 Chestnut Street project will highlight what is already one of the busiest daytime and nighttime retail corridors in California.







# Neighborhood

THE PRESIDIO

THE PALACE OF FINE ARTS

sweetgreen

SOUVLA

ROARK

GAP

HermanMiller

2055 CHESTNUT STREET  
San Francisco | CA

A16

CHESTNUT STREET

tacolicious

BUCK MASON



Madewell



BOOKS INC.  
The World's Oldest Independent Bookseller

benefit  
SAN FRANCISCO

SUPER DUPER  
BURGERS

delacasa

Marine Layer

Peets Coffee

DORIAN

bluemercury

PAPER SOURCE

Pacific Catch  
WESTCOAST FISH HOUSE

PIERCE STREET

BARRY'S

LOMBARD STREET



PAPER SOURCE

Pacific Catch  
WESTCOAST FISH HOUSE

GREENWICH STREET

STEINER STREET

sweetgreen

JOYB

DEL MAR  
#DELMARSF





## ..... The Property .....

- Surrounded by some of San Francisco's best local and well-known retailers
- Balanced mix of retailers, services, and eateries
- Chestnut Street has been San Francisco's strongest neighborhood retail corridor during the pandemic period
- Accessible by US 101, MUNI, and other public transportation
- Street and garage parking throughout the neighborhood
- Average Daily Traffic on Lombard Street: 54,848
- 2021 Average Household Income (¼ mile radius): \$232,583
- Median Age (¼ mile radius): 35.3
- Education (¼ mile radius): 79.4% bachelors degree or higher

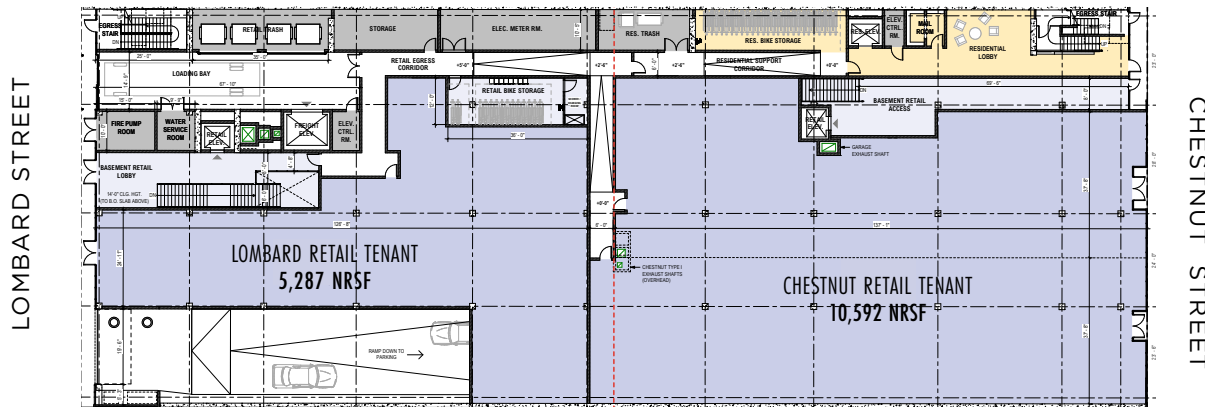
### WALK / BIKE SCORE

Walk Score  
**98**

Bike Score  
**90**

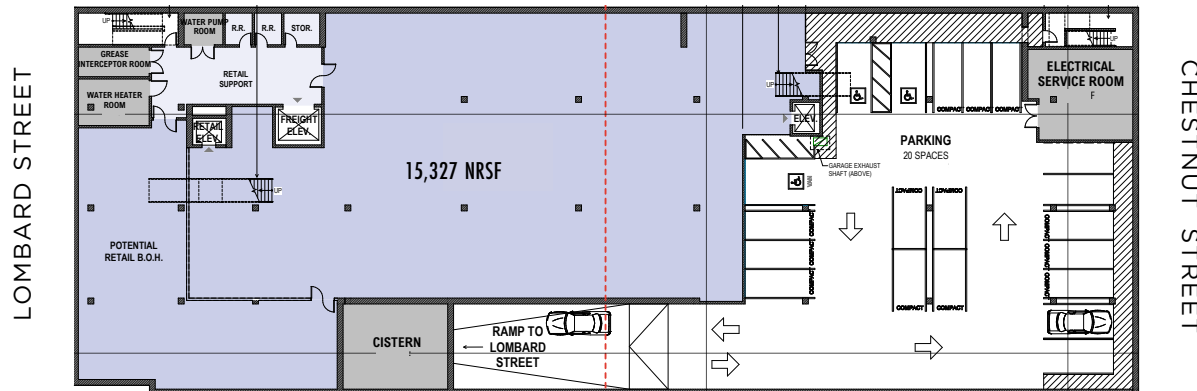
# ..... Floor Plans .....

## GROUND FLOOR



- 15,879 SF
- Great Chestnut Street visibility
- Can be demised
- High ceilings (16'6" Clearance)
- Mezzanine potential

## BASEMENT LEVEL



- 15,327 SF
- Vertical transportation
- Signage on Chestnut and Lombard
- Loading on Lombard
- High ceilings (11'6" - 16'6" Clearance)
- 20 Parking spaces





# Marina District

SAN FRANCISCO, CA

2055 Chestnut is located in San Francisco's Marina district, one of the most popular and upscale neighborhoods in San Francisco. With a variety of trendy restaurants and shops, and its proximity to Marin County, the Golden Gate Bridge and downtown, Chestnut Street lures the locals and visitors alike. The property sits on a fantastic transportation hub, just blocks from the Apple, Google, eBay, Facebook and Yahoo private bus line stops, as well as four different public Muni bus lines. The project will provide an amazing opportunity to add another anchor to the bustling retail and restaurant scene with its ample floor plan and transparent storefront. The development project will be topped by two levels of first-class residential space (49 units), with anticipated delivery on 2025.





**APPLE**



**DELAROSA**



**BLUE BARN**



**SUPER DUPER**



**MADEWELL**



**A 16**



**MARINE LAYER**



**MAMANOKO**



**SUSIE CAKES**



# The Map .....



## FILLMORE STREET

Joy Bird	2000
T-Mobile	2016
Horseshoe Tavern	2024
Los Hermanos	2026
Taylor Stitch	2030
Zenbi Nails	2032
Sweetgreens	2040

## MALLORCA WAY

The Humidor/ Redevelopment	2050
Deleuse & Son Jewelry/ Redevelopment	2054
Jaq Jaq Bird Art Classes /Redevelopment	2056
Bluemercury	2060
In Lease	2066
The Woodbridge Salon	2072
American Giant	2076
Peet's Coffee	2080
Madewell	2084
	2090

## STEINER STREET

Pottery Barn	2100
Marine Layer	2106
Herman Miller	2108
New Tenant Coming	2110
Lucca's Delicatessen	2124
Two Skirts	2128
Sunglass Hut	2132
Starbucks Reserve	2138
Marina Lounge	2142
Dragon Well	2144
Over the Moon	2146
Aesop/ Available	2148
Black Wood	2150
City Optix	2154
Someday Health	2156
Chase Bank	2166
GNC	2172
Ei	2176
Citibank	2198

## PIERCE STREET

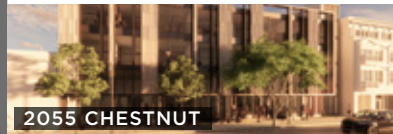
Bank of America	2200
Buck Mason	2220
Nice Cuts	2224
Aggregate Supply	2228
Margaret Elizabeth	2230
Project Juice	2234
Cracked & Baked	2240
San Francisco Optics on Chestnut	2244
San Francisco Optics	2248

## AVILA STREET

Tacolicious	2250
Rolo/ Available	2260
Walnut Cleaners/ New Tenant Coming	2266
Local Food Hall	2268
Souvla	2272
Sushi In	2280
Savvy Hair Salon	2284
Photograph & Frame	2298

## SCOTT STREET

2001	The Dorian
2015	Castagna
2017	Arlene's Cleaners
2025	Monkey on Chestnut
2027	Pacific Catch (Restaurant)
2031	Asian Box



2061	Paper Source
2065	Private Residence
2075	Noah's Bagels
2085	Brandy Melville
2095	The Glaze

2101	Y & I Clothing Store
2105	World Wraps
2109	Susie Cakes
2113	California Wine Merchant
2117	Fireside Camera
2125	Apple

2141	Walgreens
2151	Marina Theater
2159	Gap/Gap Kids
2169	Baby Gap
2175	Delarosa
2185	Roark
2197	TriCounties Bank

2203	Super Duper Burger
2209	Clockwork
2219	BeneFIT Cosmetics

2231	Tipsy Pig
2233	Studio on Chestnut
2235	Partita Custom Jewelry
2241	Campus Bar

2251	Books, Inc
2255	Bonita Taqueria
2257	Bonita Taqueria
2263	Squat & Gobble
2269	The UPS Store
2271	Dress
2275	Jack's
2277	Ciao Bella Nail Salon
2281	Dentistry
2291	The New Nail Salon
2299	Marina Deli & Liquor







**maven**  
RETAIL

## Contacts

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### **PAM MENDELSON**

office 415.404.6650

[pam@mavenproperties.com](mailto:pam@mavenproperties.com)

DRE #00953050

### **LORRAINE CAMPOS**

Marketing Associate

office 415.335.3013

[lc@mavenproperties.com](mailto:lc@mavenproperties.com)

### **GLORIA NORDBAKK**

Marketing Associate

office 415.225.0626

[gloria@mavenproperties.com](mailto:gloria@mavenproperties.com)

DRE #02207407

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466 Green Street Suite #203 | San Francisco, CA 94133  
415-781-7700 | [www.mavenproperties.com](http://www.mavenproperties.com)