



RETAIL

301 KING STREET

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- **1,640 SF - 4,736 SF Available**
- **Type 2 hood**
- **Former Bakery**
- **Landlord open to multiple retail uses**
- **Access to a shared loading dock**
- **Great Visibility**
- **One block from Oracle Park**
- **Easy access on public transportation**

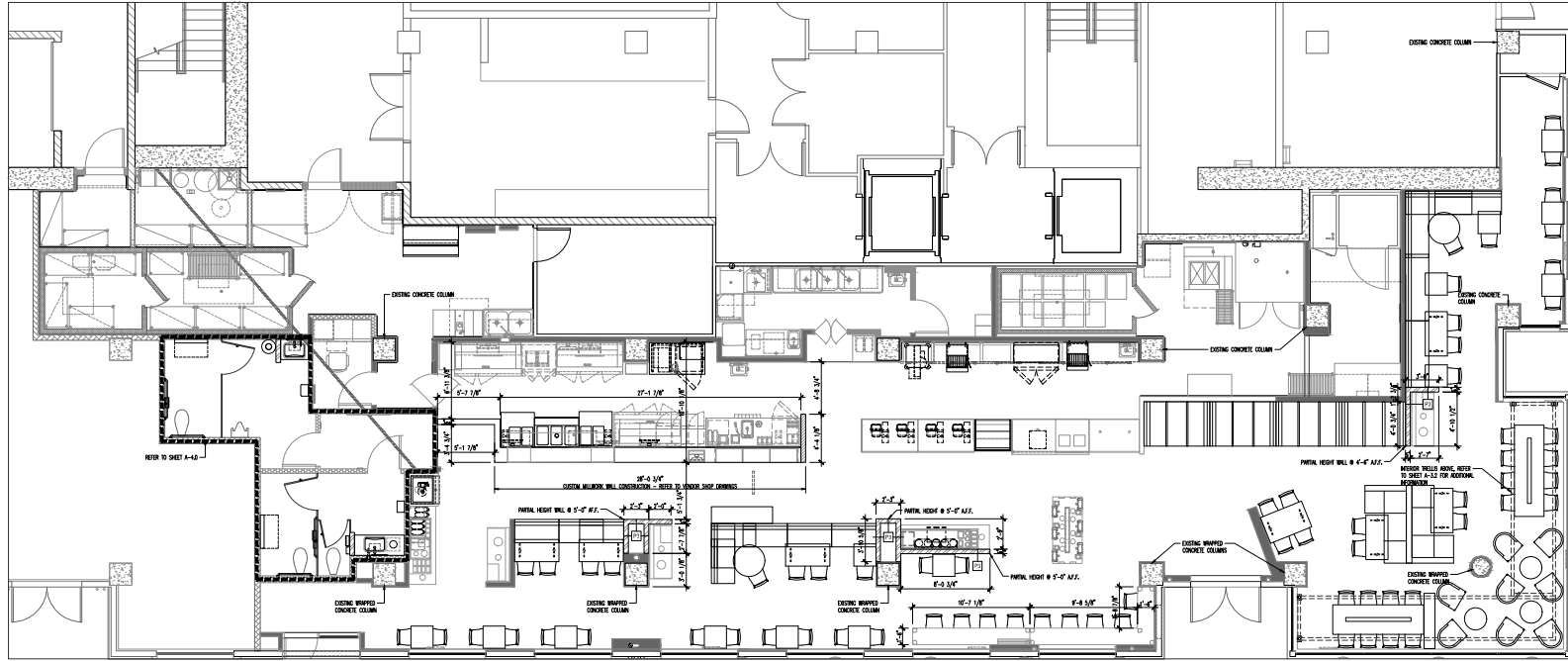
FEATURES

The 1,640 SF - 4,736 SF space is located on the hard corner of 4th and King in Mission Bay/ China Basin just one block from Oracle Park. The space sits across from Cal Trans and the 4th and King Muni line and has excellent visibility. The property is part of Avalon Bay which is home to 823 residential units and surrounded by medical and life science buildings. The retail restaurant space offers 119 feet of frontage on 4th Street and 57 feet of frontage on King. Nearby retailers and restaurants include Gus's Community Market, Safeway, Café Reveille, Joe and the Juice, Philz Coffee and the soon to be opening Noches, a Caribbean cocktail bar.

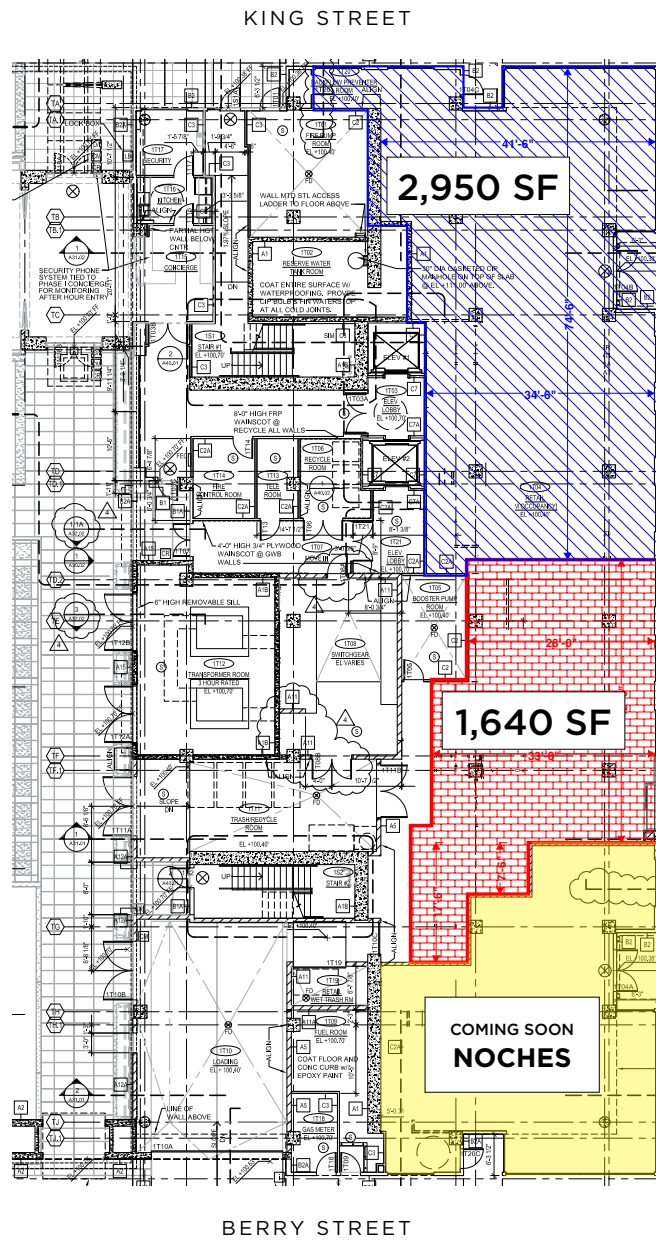




FLOOR PLAN



FLOOR PLAN





ALEXANDER STEAKHOUSE

MARLOWE

LOCAL BREWING CO.

WABI-SABI

TAKSIM

ROOFTOP 25

SAFeway

NOCHES

PHILZ COFFEE

HOUSE OF TADU

CASEY PIZZA

CAFÉ REVEILLE

KAISER PERMANENTE

UCSF MEDICAL CENTER

THE SOCIALITE

SAJJ MEDITERRANEAN

THE BRIXTON

MERKADO

ALCHEMIST BAR

KAIYO ROOFTOP

NAMA SUSHI

UNDERDOGS CANTINA

NEW BELGIUM TAPROOM

GUS'S COMMUNITY MARKET

JOE AND THE JUICE

WALK SCORE



93

TRANSIT SCORE



83

BIKE SCORE



92



JOE & THE JUICE



LUCKY STRIKE



DISTRICT



BLUE BOTTLE COFFEE



GUS'S COMMUNITY MARKET



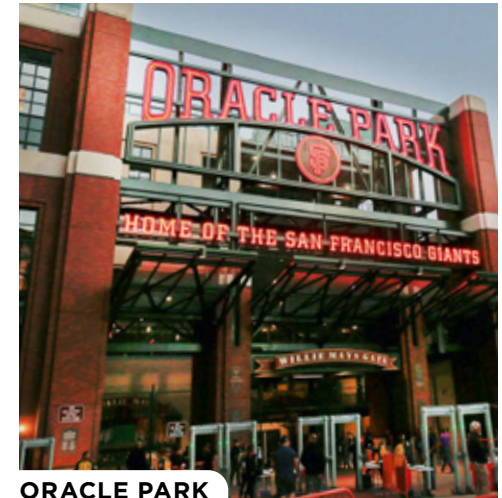
SAFEWAY



CAFE RÉVEILLE



NAMA SUSHI



ORACLE PARK

MISSION BAY

Mission Bay is San Francisco's newest neighborhood, which means it is populated by the Bay Area's most tech-centric residents.

Mission Bay is unlike any other neighborhood in San Francisco. It has a history, but it lives in the present — and the future. It has a vast coastline to explore (not to mention it is adjacent to AT&T Park), and is poised for exciting growth. This is the new San Francisco, full of the seekers and dreamers who've always come to San Francisco, but with a twist: Mission Bay is sleek and bustling. It is San Francisco's future, the first neighborhood to establish itself in the city for over a century.



Contact

CATHERINE NEUNIER

Office 415.806.5566

catherine@mavenproperties.com

DRE #01843732

HALLIE FORMAN

Office 415.426.7808

hallie@mavenproperties.com

DRE #02252563

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466 Green Street Suite #203

San Francisco, CA 94133

415-781-770

www.mavenproperties.com