

535

PACIFIC AVENUE
San Francisco, California
The Little Fox Theater
Prime Jackson Square Location



3rd floor for lease

highlights

- The entire 3rd floor for lease totaling at 7,829 RSF.
- Available August 1, 2016.
- A great mix of private offices and open area.
- Character filled, historic, Little Fox Theater Building.
- Excellent Jackson Square District location between Kearny and Montgomery Street.
- Views of San Francisco.
- Outside terrace access.
- Exposed brick wall's interior.

**Newmark
Cornish & Carey**

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JACKSON SQUARE

535 Pacific is ideally located in Jackson Square, a premier historic district at the northern border of the Financial District. It is widely considered one of the most attractive and architecturally significant neighborhoods in San Francisco, offering an ideal combination of diverse businesses, exceptional shopping and dining, and beautiful streets and landscaping. The neighborhood offers a gradual transition between the Financial District and adjacent neighborhoods of North Beach and Chinatown, enabling access to a plethora of amenities in an atmosphere unlike any other. Jackson Square has a rich history as one of San Francisco's oldest commercial neighborhoods, historically serving as the gateway for sailors and merchants during the Gold Rush in the mid-1800s and then as an art-centric business district following the earthquake of 1906. The distinct architecture within Jackson Square is well-preserved, deeply reflective of the neighborhood's character, and like nowhere else in San Francisco. Many of the commercial buildings feature exposed red-brick exterior with others styled in ornate cast-iron or marble edifices. The highly-desirable neighborhood is home to well-known San Francisco establishments such as BIX, Kokkari, Bocadillos and Tommaso's and Sydney Walton Square, a tranquil urban park.

JACKSON SQUARE





RESTAURANTS

- 1 Quince 470 Pacific Ave
- 2 Kokkari Estiatorio 200 Jackson St
- 3 Roka Akor..... 801 Montgomery St
- 4 Coi 373 Broadway
- 5 BIX 56 Gold St
- 6 Tommaso's..... 1042 Kearny St
- 7 Cotogna 490 Pacific Ave
- 8 Trestle 531 Jackson St
- 9 Tosca Café 242 Columbus Ave
- 10 The Stinking Rose 325 Columbus Ave
- 11 Hunan's Home 622 Jackson St
- 12 Chiaroscuro 550 Washington St
- 13 House of Nanking 919 Kearny St

- 14 Old Ship Saloon 298 Pacific Ave
- 15 Bocadillo's 710 Montgomery
- 16 R&G Restaurant 631 Kearny St
- 17 Kusakube 584 Washington St

CAFES

- 18 The Station 596 Pacific Ave
- 19 Reveille Coffee Co 200 Columbus Ave
- 20 Café Zoetrope 916 Kearny St
- 21 Jackson Place Café... 633 Battery St
- 22 Café Greco 423 Columbus Ave
- 23 Café Trieste 609 Vallejo St
- 24 Brioche Bakery 210 Columbus Ave
- 25 Stella Pastry & Café .. 446 Columbus Ave

LOUNGES

- 26 Vesuvio 255 Columbus Ave
- 27 Li Po Cocktail 916 Grant Ave
- 28 Comstock Saloon 155 Columbus Ave
- 29 The Devil's Acre 256 Columbus Ave
- 30 15 Romolo 15 Romolo Pl
- 31 The Saloon 1232 Grant Ave
- 32 The Cigar Bar 850 Montgomery

SHOPPING

- 37 Eden & Eden 560 Jackson St
- 38 Legion 678 Commercial St
- 39 Urban Sidewalk 218 Columbus Ave
- 40 Iron & Resin 7 Columbus Ave
- 41 Alton Lane 499 Jackson St
- 42 Isabel Mirant 455 Jackson St
- 43 Tailor's Keep 261 Columbus Ave
- 44 Shinola 722 Montgomery St
- 45 Point Grey Couture 654 Commercial St
- 46 Wingtip 550 Montgomery St
- 47 Goorin Bros 1612 Stockton St
- 48 Glamour Closet 114 Columbus Ave
- 49 Novela Bridal 557 Pacific Ave

BANKS

- 33 Chase Bank 1318 Stockton St
- 34 Bank of America 944 Stockton St
- 35 Wells Fargo Bank 1160 Grant Ave
- 36 Bank of the West 480 Columbus Ave

- *"SF's Jackson Square is Dressed to the Nines: New fashion retailers are invading the historic design district."*
 — Retail Trends, SF Business Times
- *"A Fashion Hub Emerges At Nexus Of Jackson Square, FiDi And Chinatown: The tailors are seeing more and more customers from the tech field not just lawyers and finance types."*
 — Hoodline
- *"Jackson Square is the new Sand Hill Road, said venture capitalist Greg Gretsch, managing director at Sigma West, which has \$1.5 billion under management, and recently moved their offices from Menlo Park to San Francisco's Jackson Square neighborhood, a historic part of the city dating back to the 1850s that is now attracting the new digerati."*
 — Wall Street Journal

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PROMINENT RESTAURANTS



QUINCE



KOKKARI ESTIATORIO



ROKA AKOR



COI



BIX



TOMASSOS



COTOGNA



TRESTLE



TOSCA CAFÉ

NEARBY CAFES



REVEILLE COFFEE CO



CAFÉ ZOETROPE



THE STATION

NEARBY LOUNGES



VESUVIO



COMSTOCK SALOON



THE DEVIL'S ACRE



15 ROMOLO



LI PO COCKTAIL

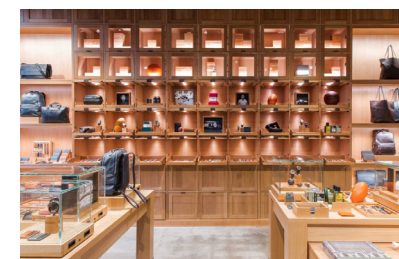


THE SALOON

SHOPPING



GLAMOUR CLOSET



SHINOLA



LEGION



URBAN SIDEWALK



IRON & RESIN



ALTON LANE

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Class C Building | Prime Jackson Square Location

3rd Floor



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