

SUB-LEASE OPPORTUNITY

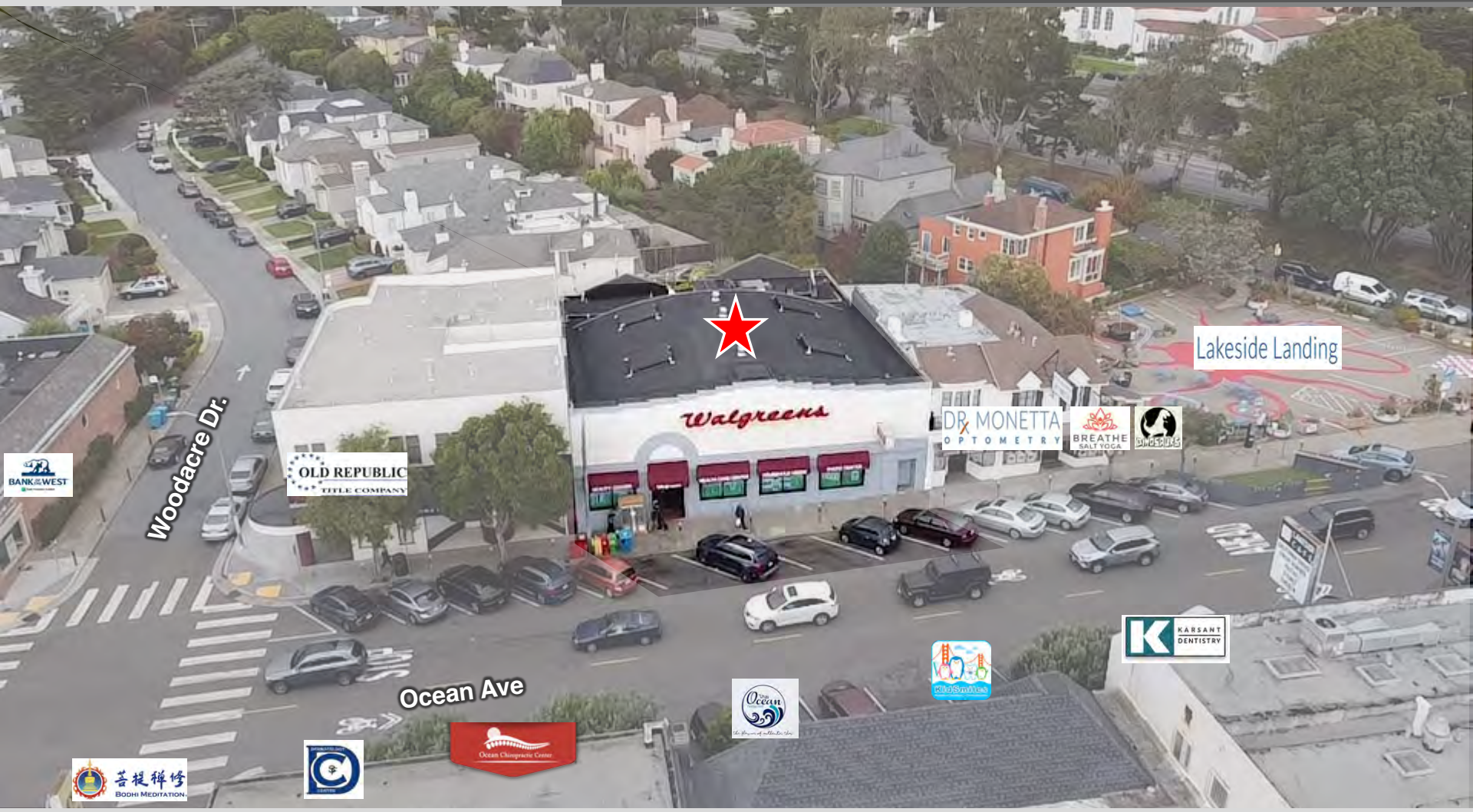
SAN FRANCISCO, CA



Walgreens #2005

±6,906 SF | Jul '28 | \$110K/yr, MG

2550 OCEAN AVE



Lakeside Landing

Woodacre Dr.

Ocean Ave





Junipero Serra Blvd. - 35,667 VPD



Woodacre Dr.

Ocean Ave - 7,530 VPD

Lakeside Landing

OLD REPUBLIC

DR. MONETTA OPTOMETRY

BREATHE MALIBU

LEUNG, LOUIE, IP

KARSANT DENTISTRY

Wang Doe Bak



Mystic Garden



INTERO REAL ESTATE SERVICES

BANK OF WEST

usbank

Fitness2Function

Lakeside Medical Center

SAN FRANCISCO FEDERAL CREDIT UNION

COLDWELL BANKER

AMBROSIA

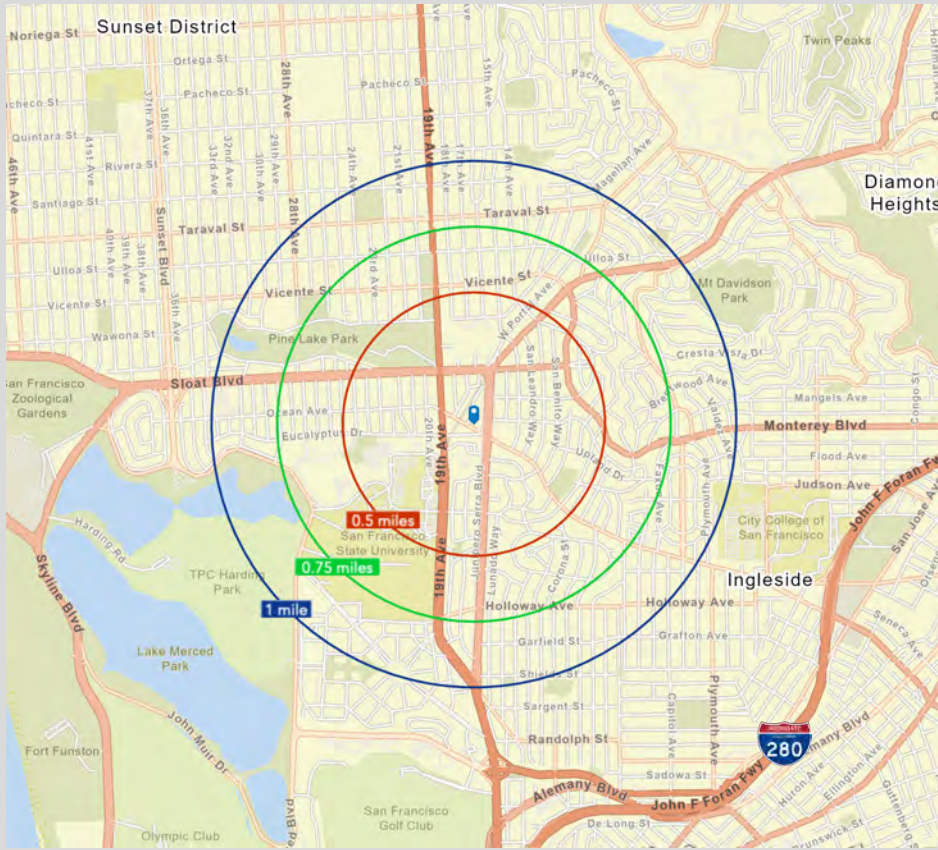
Villa D'Este RESTAURANT

菩提禅修 BOHDI MEDITATION

Eucalyptus Dr. - 6,878 VPD

Property Overview

- **Size.** ±6,906 SF (±5,686 SF – ground floor)
- **Mezzanine.** ±1,220 with conveyor belt
- **Parking.** Streetfront + nearby 19<sup>th</sup> & Ocean city lot
- **Zoning.** NCD (LV neighborhood commercial)
- **Organized, Supportive Community.** Friends of Lakeside supports local business, organizes events and provides after-school programming.
- **Location.**
  - Lakeside District, centrally located between 19<sup>th</sup> Ave & Junipero Serra Blvd
  - Adjacent to Lakeside Landing Town Square
  - M-line + K-line (Ocean) – ½ block
  - Stern Grove (concert venue) - .5 miles
  - Stonestown Galleria - .5 miles
  - San Francisco State – enrollment ±27K, 1 mile
- **Nearby Businesses.** Old Republic Title, Bank of the West, US Bank, medical offices, and dining.
- **Nearby Schools.** Commodore Elementary, Alpha Academy, Waldorf High, Aptos Middle, St. Stephens, Lowell, Lakeshore Elementary, West Portal Lutheran, several preschools and Chinese American International School (coming fall '22).
- **Restricted Use.** Pharmacy



'20 Estimates	0.5 Mile	0.75 Miles	1 Miles
<b>Population</b>	<b>6,058</b>	<b>18,849</b>	<b>38,934</b>
<b>Households</b>	<b>2,240</b>	<b>6,199</b>	<b>13,177</b>
<b>Median HH Inc.</b>	<b>\$196,727</b>	<b>\$170,077</b>	<b>\$149,470</b>

san francisco, ca

2550 OCEAN AVE



Woodacre Dr.



Lakeside Landing

Ocean Ave



INTERO  
REAL ESTATE SERVICES



OLD REPUBLIC  
TITLE COMPANY

Walgreens

DR MONETTA  
OPTOMETRY

BREATHE  
SALT YOGA



菩提禅修  
BODHI MEDITATION



Ocean Chiropractic Center

Ocean  
The Power of Mother Earth

KidSmiles  
Pediatric Dentistry & Orthodontics

KARSANT  
DENTISTRY

LEUNG,  
LOUIE, IP



Lakeside Medical Center  
SAN FRANCISCO  
FEDERAL CREDIT UNION

us bank



INTERO  
REAL ESTATE SERVICES

BANK OF WEST

Woodacre Dr.

COLDWELL BANKER G

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AMBROSIA

菩提禅修  
BOHAI MEDITATION



Ocean Chiropractic Center

OLD REPUBLIC  
TITLE COMPANY



DR. MONETTA  
OPTOMETRY

BREATHE  
SALTY YOGA



Ocean Ave

Ocean  
The Power of Authenticity

KidSmiles  
Dental for Kids

KARSANT  
DENTISTRY

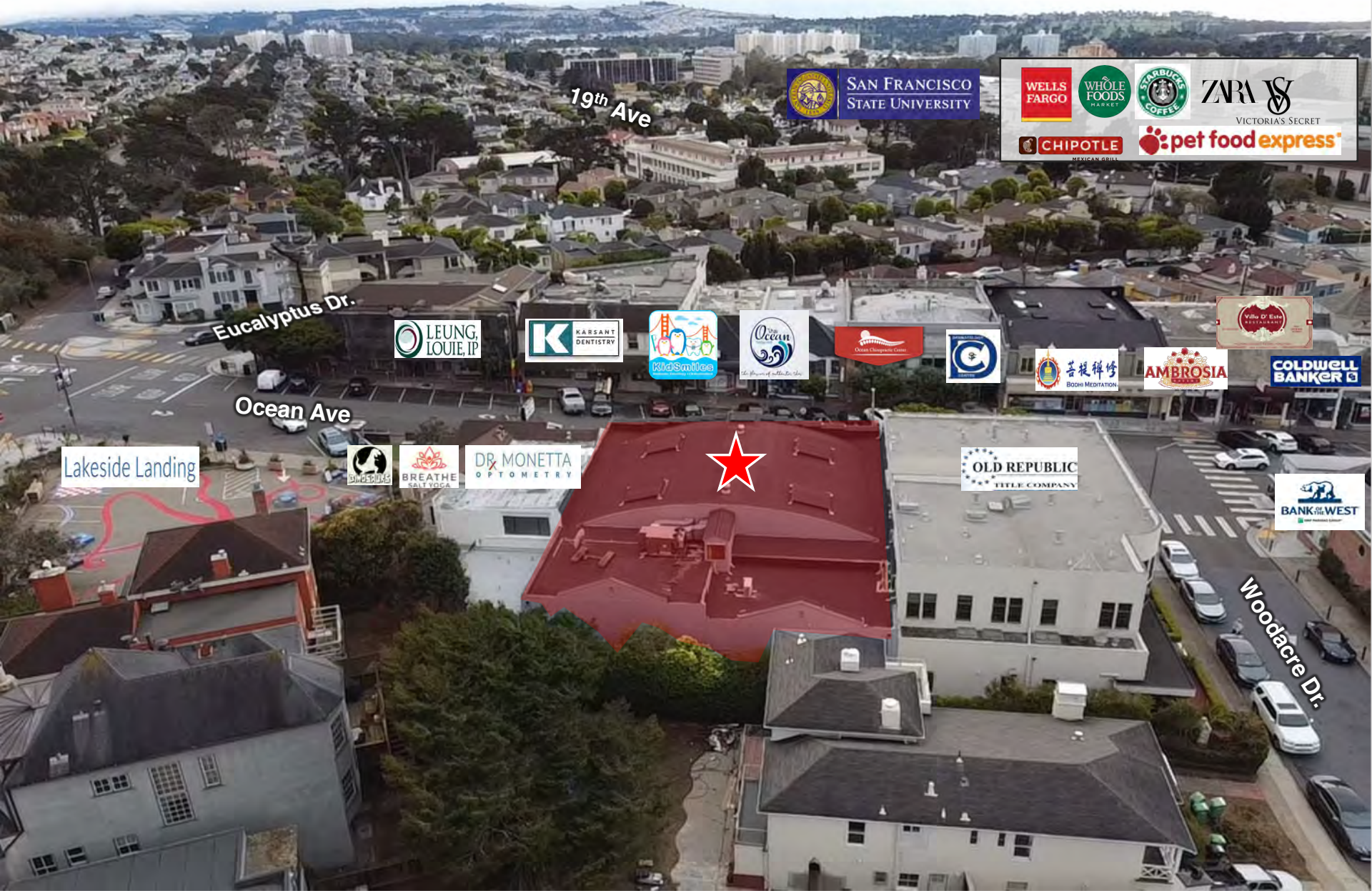
Lakeside Landing

LEUNG,  
LOUIE, IP

Eucalyptus Dr.

san francisco, ca

2550 OCEAN AVE



19th Ave



Eucalyptus Dr.

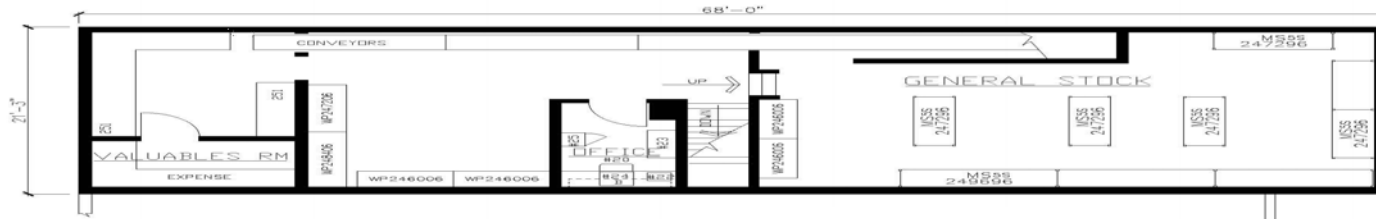


Ocean Ave

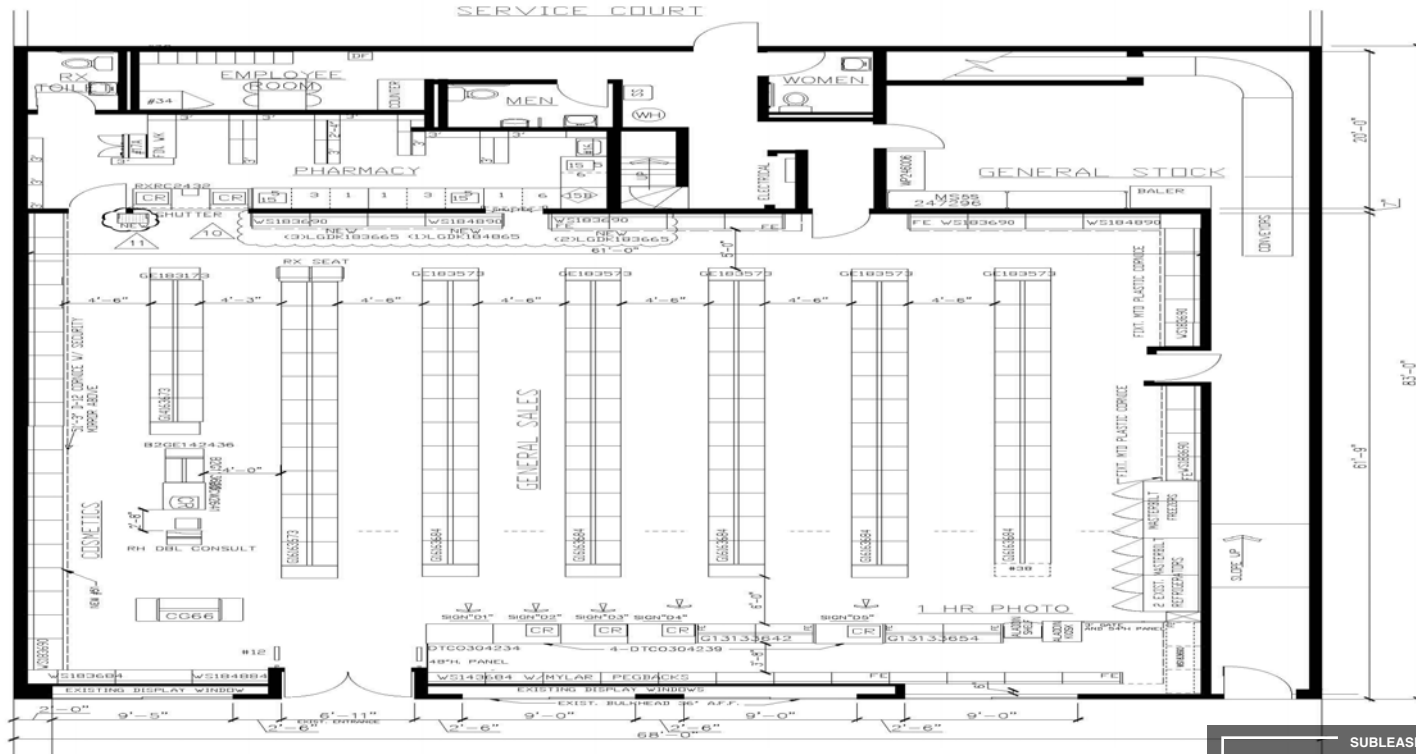
Lakeside Landing



Woodacre Dr.



±1,220 SF  
MEZZANINE



±5,700 SF  
GROUND FLOOR

REPRESENTATIVE FLOOR PLAN - FIXTURES & SHELVING NOT INCLUDED

SUBLEASE OPPORTUNITY



san francisco, ca

2550 OCEAN AVE





# SUB-LEASE TERMS

SUGGESTED RENT\*

\$110,000 / year  
*(inclusive of RET; R&M, insurance, utilities separate)*

MAXIMUM TERM

7/31/28

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

*\*Price + terms, along with all offers, are subject to approval of Walgreen Co.’s Real Estate Committee*

## CONTACT

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SUBLEASE OPPORTUNITY

**RetailNet**  
REAL ESTATE