



RETAIL BUILDING FOR LEASE OR SALE

311 GRANT AVENUE

SAN FRANCISCO, CA 94108



 the econic company®

PROPERTY

HIGHLIGHTS

-  Fully Vacant Union Square Building for Lease or Sale
-  Modern Renovations Throughout
-  ±6,667 SF with Approximately ±1,200 SF Floor Plates
-  Elevator Access
-  Bonus Basement Space

DEMOGRAPHICS

	0.25 Miles	0.5 Miles
Daytime Population	58,003	171,784
Avg. Household Income	\$115,024	\$121,029
Total Population	4,641	27,373

TRAFFIC COUNTS

Source: esri 2025

Grant Ave	5,606 ADT
Stockton St	14,409 ADT
Kearny St	27,427 ADT

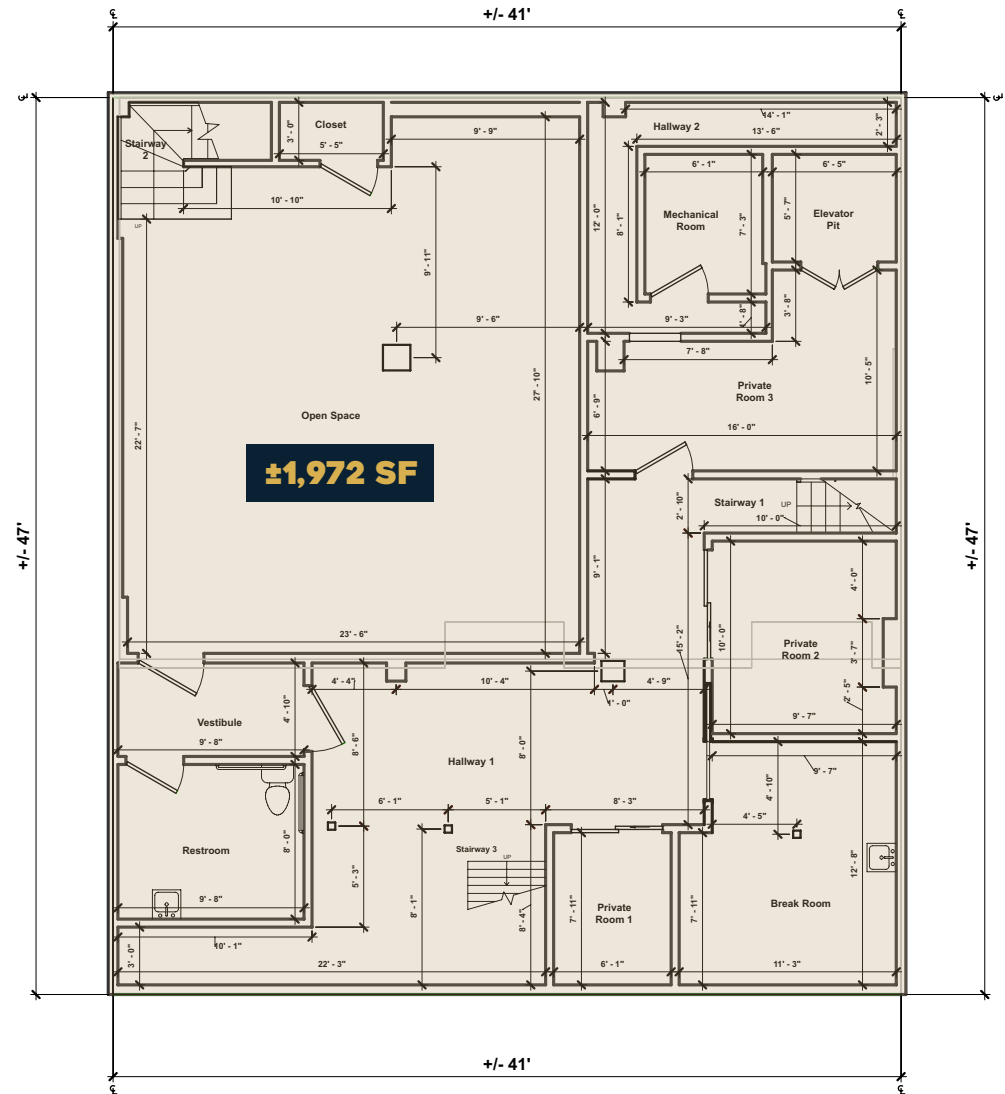


FLOOR PLAN

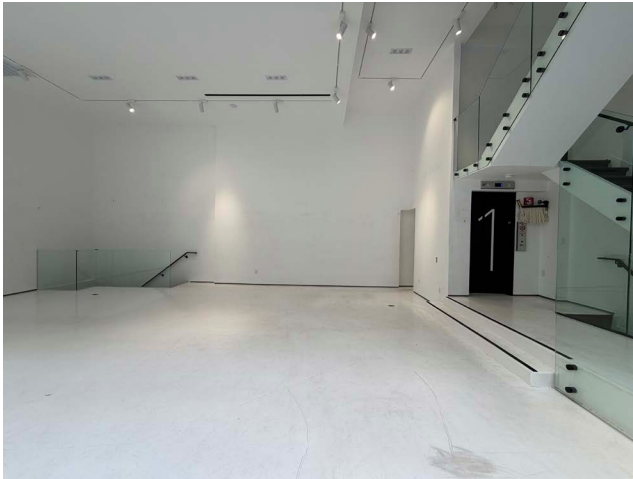
BASEMENT



REAR



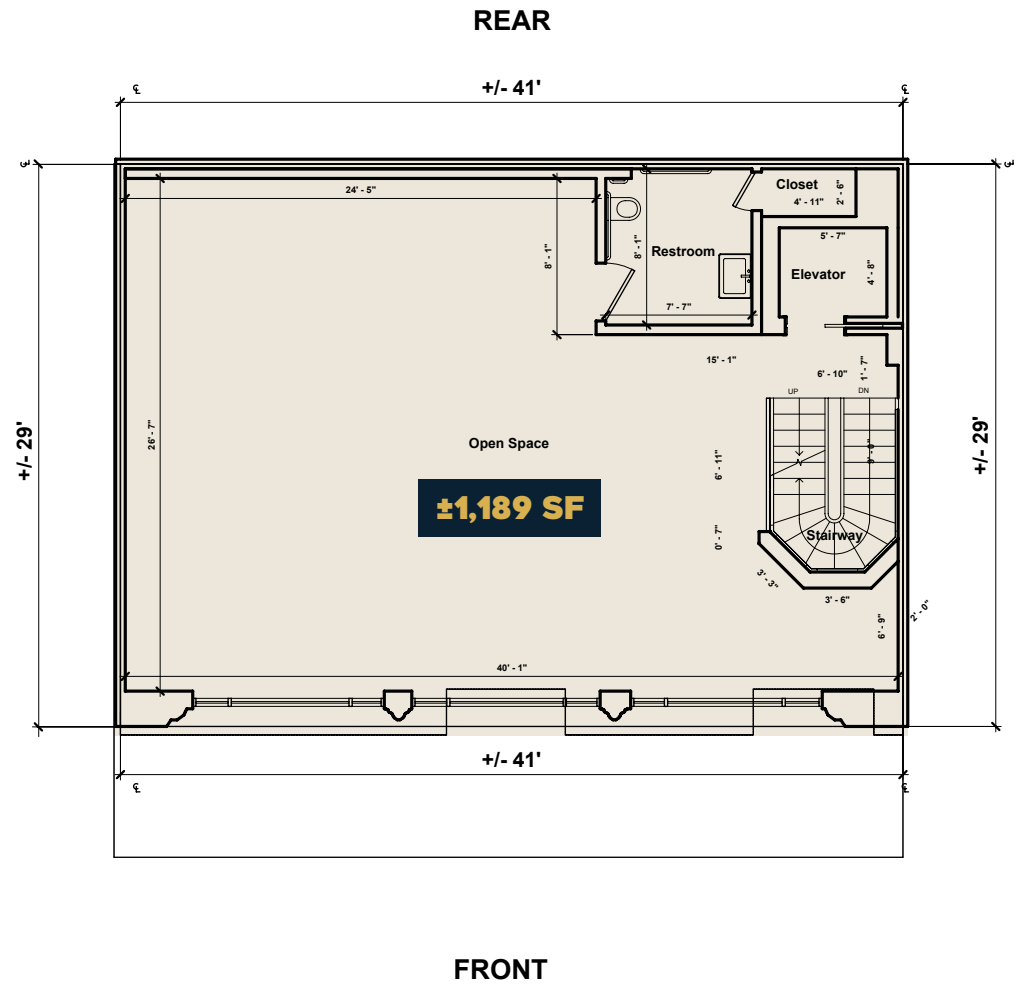
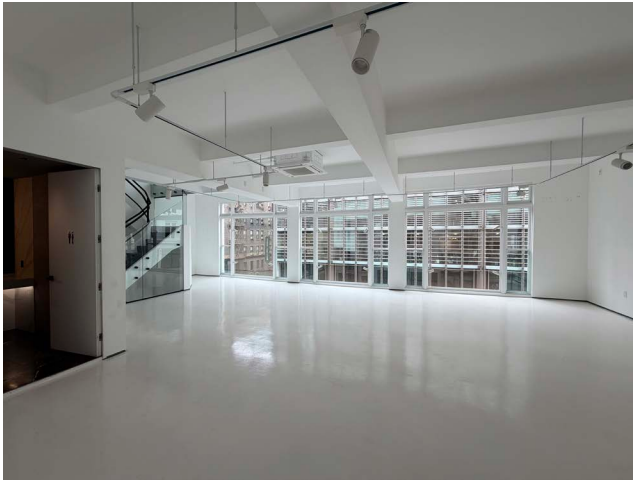
FRONT





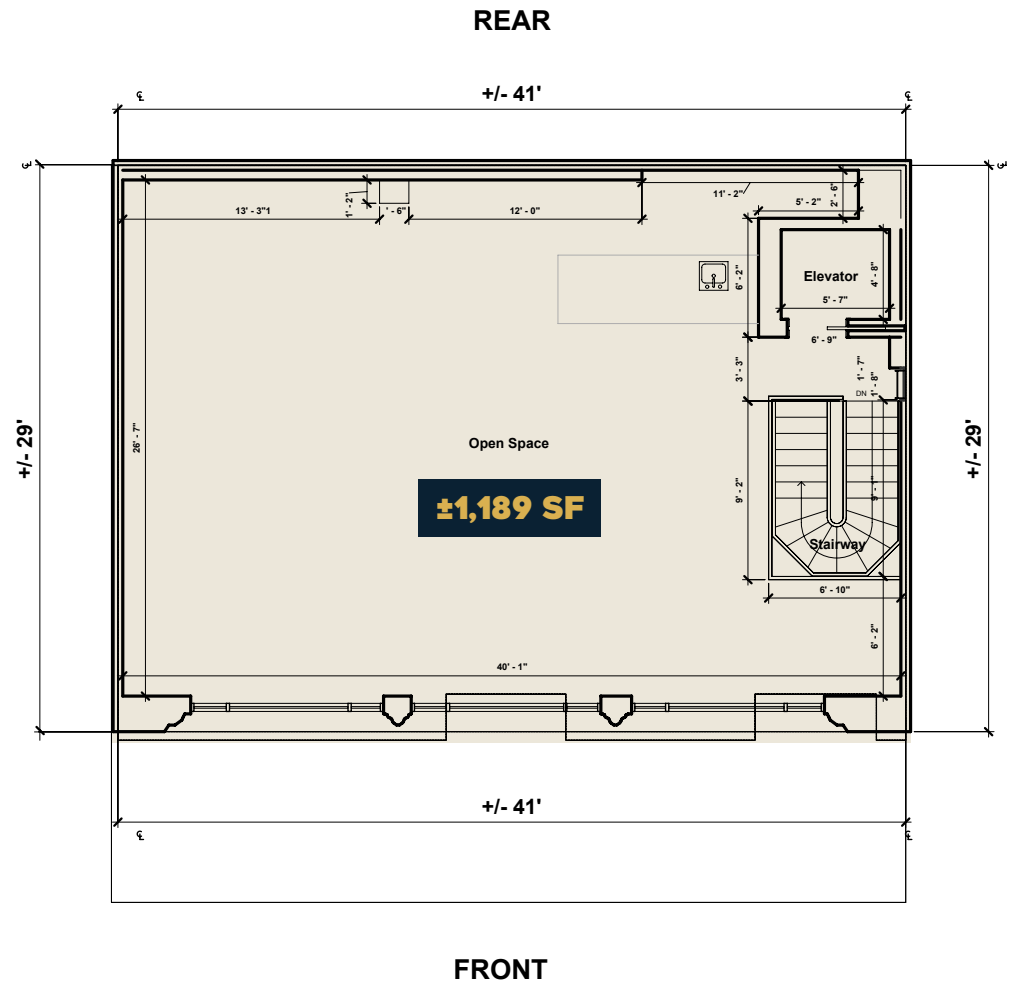
FLOOR PLAN

THIRD FLOOR



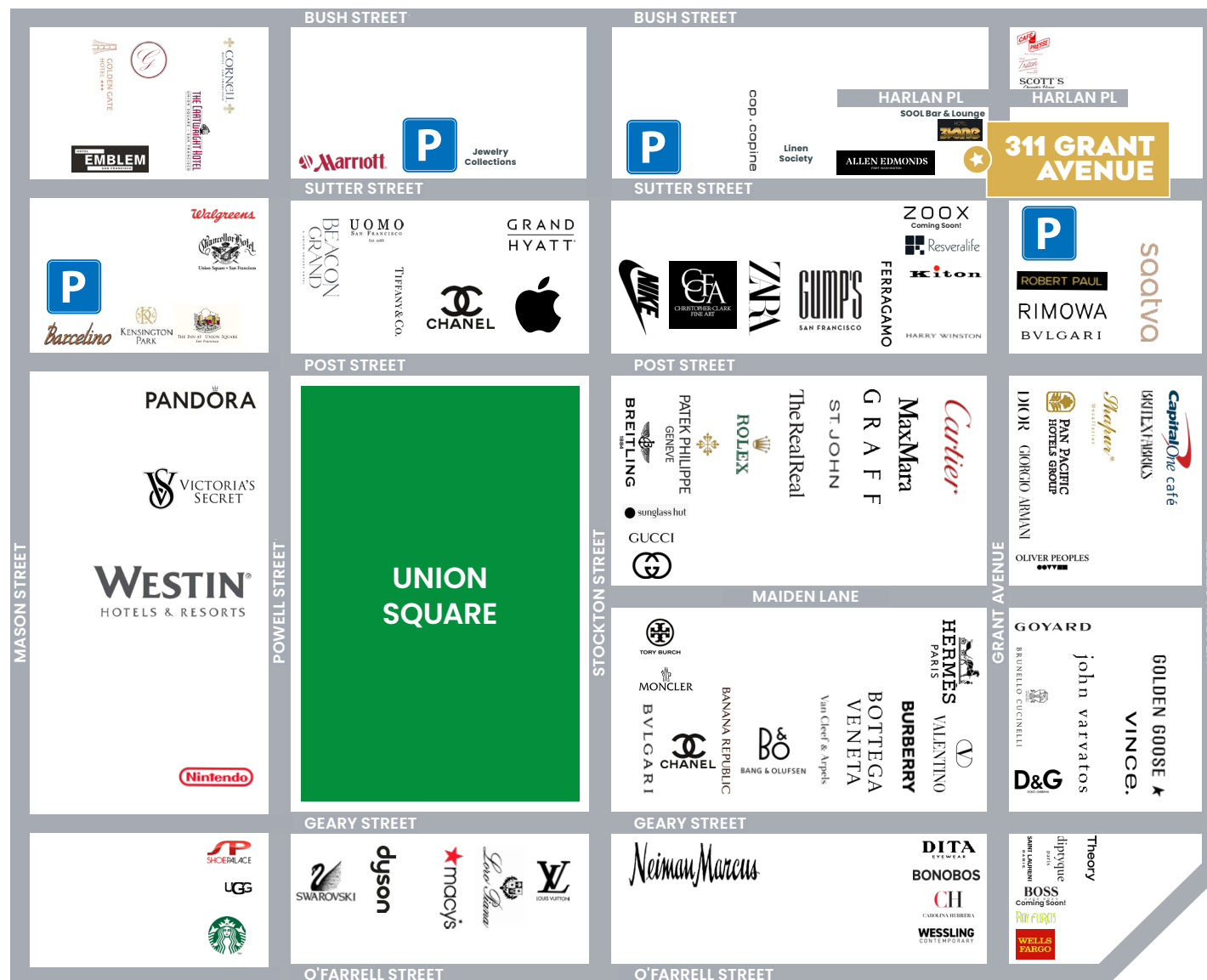
FLOOR PLAN

FOURTH FLOOR



AERIAL

UNION SQUARE



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MEGAN MCARTHUR

(408) 964-8047 / mmcarthur@theeoniccompany.com / LIC: 02089762

JAMES CHUNG

(408) 400-7017 / jchung@theeoniccompany.com / LIC: 01408190

