



— 500 —
FOLSOM

FOLSOM STREET AT
FIRST STREET

RETAIL
AVAILABLE



ESSEX
PROPERTY TRUST, INC.



THE EAST CUT HAS ARRIVED

NEIGHBORHOOD DEMOGRAPHICS

3,369

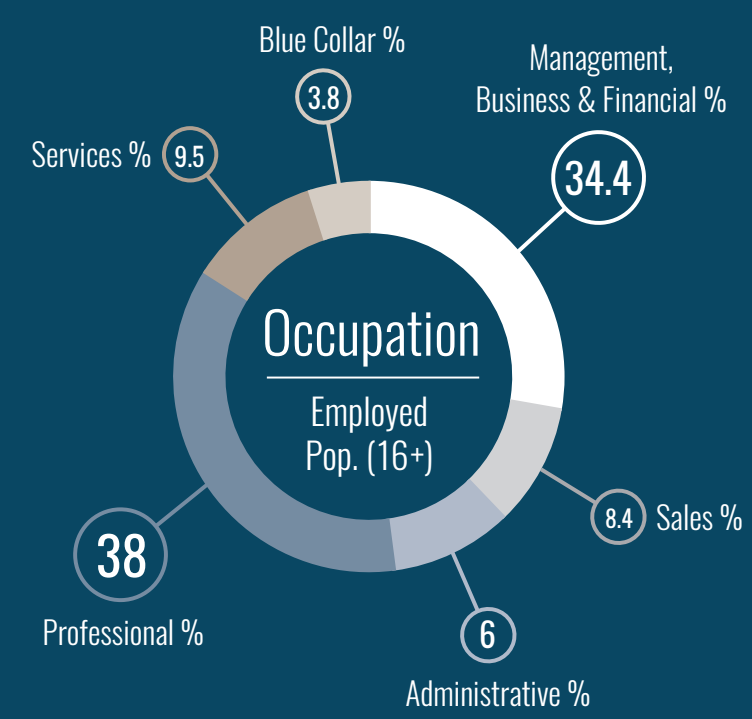
Owner Occupied Housing Units

6,106

Renter Occupied Housing Units

\$191,126

Average HH Income



POPULATION PROFILES

30.2%

Millennials

60.6%

Single

63.8%

Bachelor's Degree or Higher

97.1%

Employed

44,954

Total Population

155,033

Daytime Population

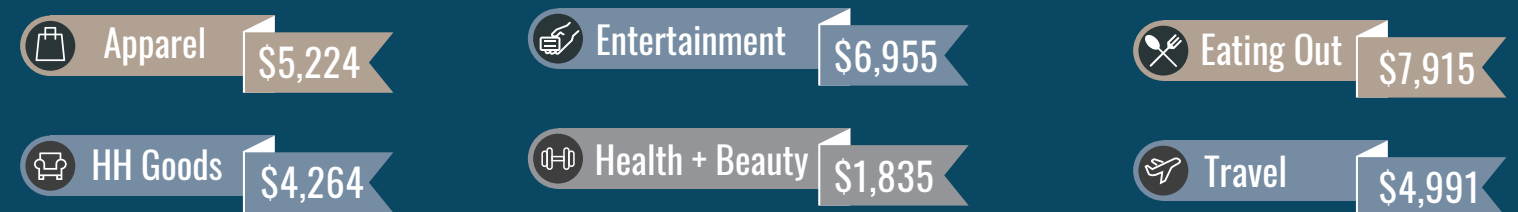
ABOUT

Located in the trendy East Cut neighborhood steps from the Transbay Center, 500 Folsom has two low rise buildings bracketing a high rise tower with 545 residential units. Approximately 3,200 SF of premium designed, ground floor retail space offers incredible opportunity for today's best retailers.

HIGHLIGHTS

- » 8,500 residential units within two blocks
- » 21,631 ADT cars exiting at the Fremont off ramp
- » 45,000 employees in ¼ mile
- » Proximity Office Headquarters: LinkedIn, Charles Schwab, Orrick, Salesforce
- » Iconic building design
- » Frontage on vibrant Folsom corridor
- » Steps from Embarcadero and waterfront
- » Flexibility in use: restaurant, boutique fitness, financial services, retail shops

AVERAGE ANNUAL SPENDING





29,257,866 SF
EXISTING OFFICE

2,176,677 SF
PLANNED OFFICE

5,673
EXISTING RESIDENTIAL UNITS

3,533
PLANNED UNITS

*Planned = all developments either under construction and/or proposed.

OFFICE

- 1 Salesforce
- 2 Ferry Building
- 3 Uber
- 4 WeWork
- 5 Oracle
- 6 Fitbit
- 7 LinkedIn
- 8 DropBox
- 9 Yelp
- 10 Gap
- 11 Slack
- 12 First Republic
- 13 PG&E
- 14 Splunk
- 15 Salesforce Transit Center
- 16 The Avery

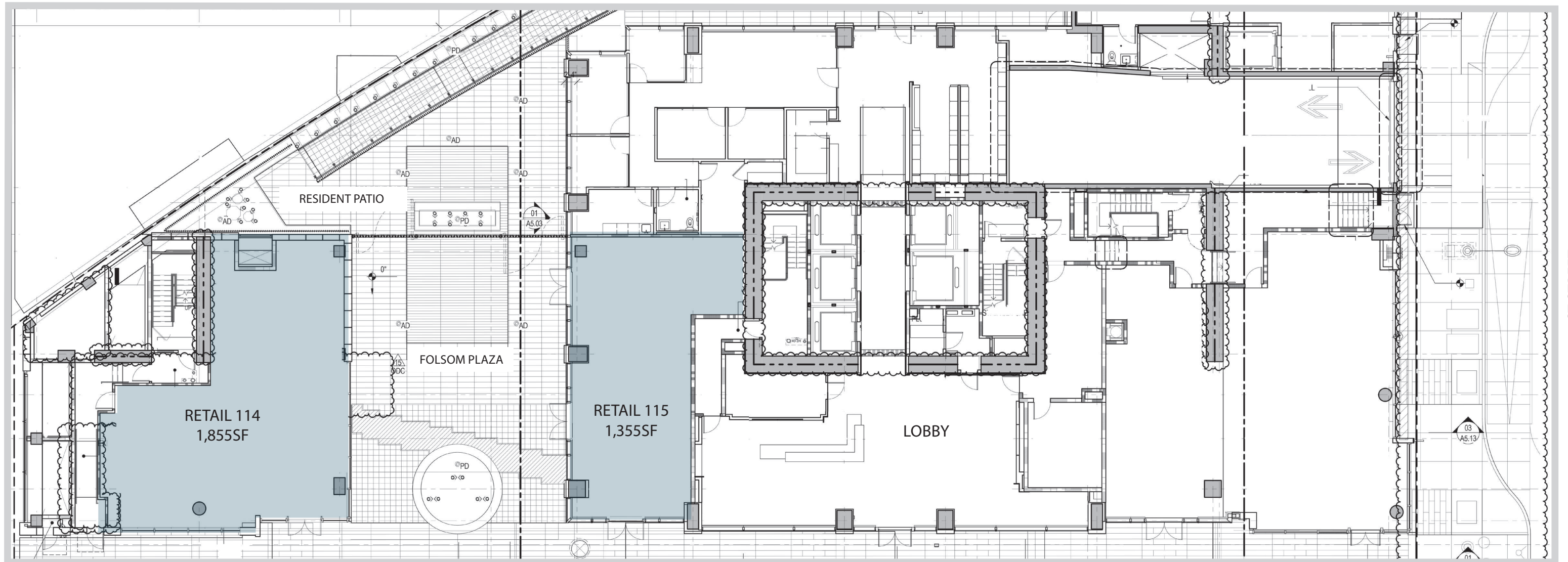
RESIDENTIAL

- 1 Paramount
- 2 Rincon
- 3 Solaire
- 4 Transbay Block 6
- 5 Lumina
- 6 Jasper
- 7 399 Fremont
- 8 Infiniti
- 9 388 Beale
- 10 340 Fremont
- 11 Bayside Village
- 12 Yerba Buena Commons
- 13 33 tehama



RESIDENTIAL





FOLSOM STREET

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1ST STREET



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