



# THE 51 PAGE STREET



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**Please consult with the listing agent for more details.**





# PROPERTY OVERVIEW

51 Page Street offers a unique opportunity to lease approximately  $\pm 2,200$  square feet of raw ground-floor commercial space with **dual frontage** and the potential to be demised into two separate units. Located in the heart of Hayes Valley—one of San Francisco's most dynamic and design-forward neighborhoods—this space is ideal for office, medical, wellness, or creative use.

Delivered in shell condition with high ceilings, concrete floors, and utility stubs in place, the layout provides a clean slate for customized tenant build-outs. The open floor plan allows for flexible configurations and maximum adaptability, making it well-suited for businesses seeking high visibility and long-term growth in a prime corridor.

Zoned NCT-3, the property supports a variety of commercial uses and is surrounded by dense residential developments, established retail, and top-tier cultural institutions. With excellent transit access, including Civic Center BART, MUNI lines, and proximity to City Hall, 51 Page Street is an ideal location for a flagship concept or multi-tenant use in a walkable, transit-rich neighborhood.



# LEASING OVERVIEW



## ASKING PRICE

\$48 PER SF/YR \$12 CAM

51 PAGE STREET, SAN FRANCISCO, CA.

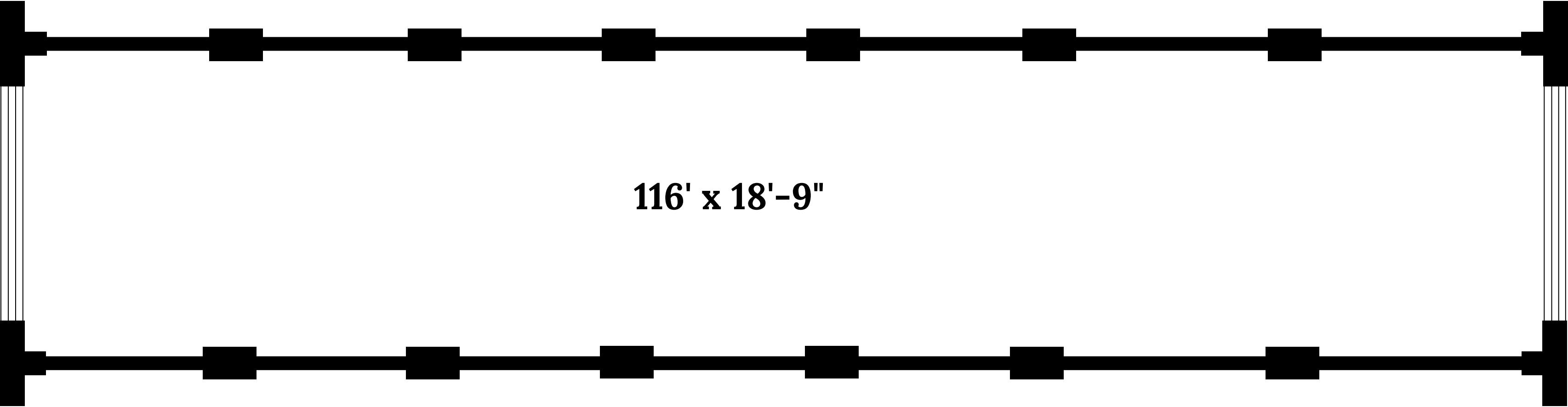
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Availability:	Now
Leasing type:	Triple Net
Zoning:	NCT-3
Square Feet:	±2200 sqft
Space Condition:	Raw Shell
Accessibility:	Ground Floor
Year Built:	2008
Restroom:	None
Electrical Capacity:	Flexible
HVAC:	None





FLOOR PLAN



Floor plan is for illustrative purposes only. All dimensions are approximate and subject to verification. No warranty is made as to accuracy or current condition.



# NEIGHBORHOOD OVERVIEW

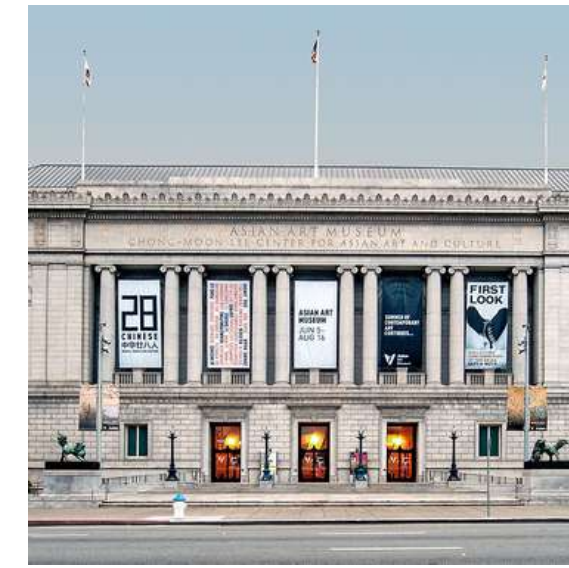
51 Page Street is located in the heart of Hayes Valley, one of San Francisco's most vibrant and walkable neighborhoods. The area attracts steady foot traffic from nearby tech offices, creative studios, and the growing "Cerebral Valley" innovation cluster.

Just steps from Civic Center BART, SFJAZZ, and the Opera House, the property offers excellent transit access and proximity to the city's top cultural institutions.

Surrounded by brands like One Medical, CorePower Yoga, Salt & Straw, and Souvla, 51 Page benefits from strong co-tenancy and visibility. With flexible zoning and a high-exposure location, it's an ideal setting for a custom build-out in a dynamic commercial corridor.



**SAN FRANCISCO SYMPHONY**



**ASIAN ART MUSEUM**



**ALAMO SQUARE PARK**



**DUMPLING HOME**



**CHEZ MAMAN WEST**



**NOJO RAMEN TAVERN**



**SFJAZZ CENTER**



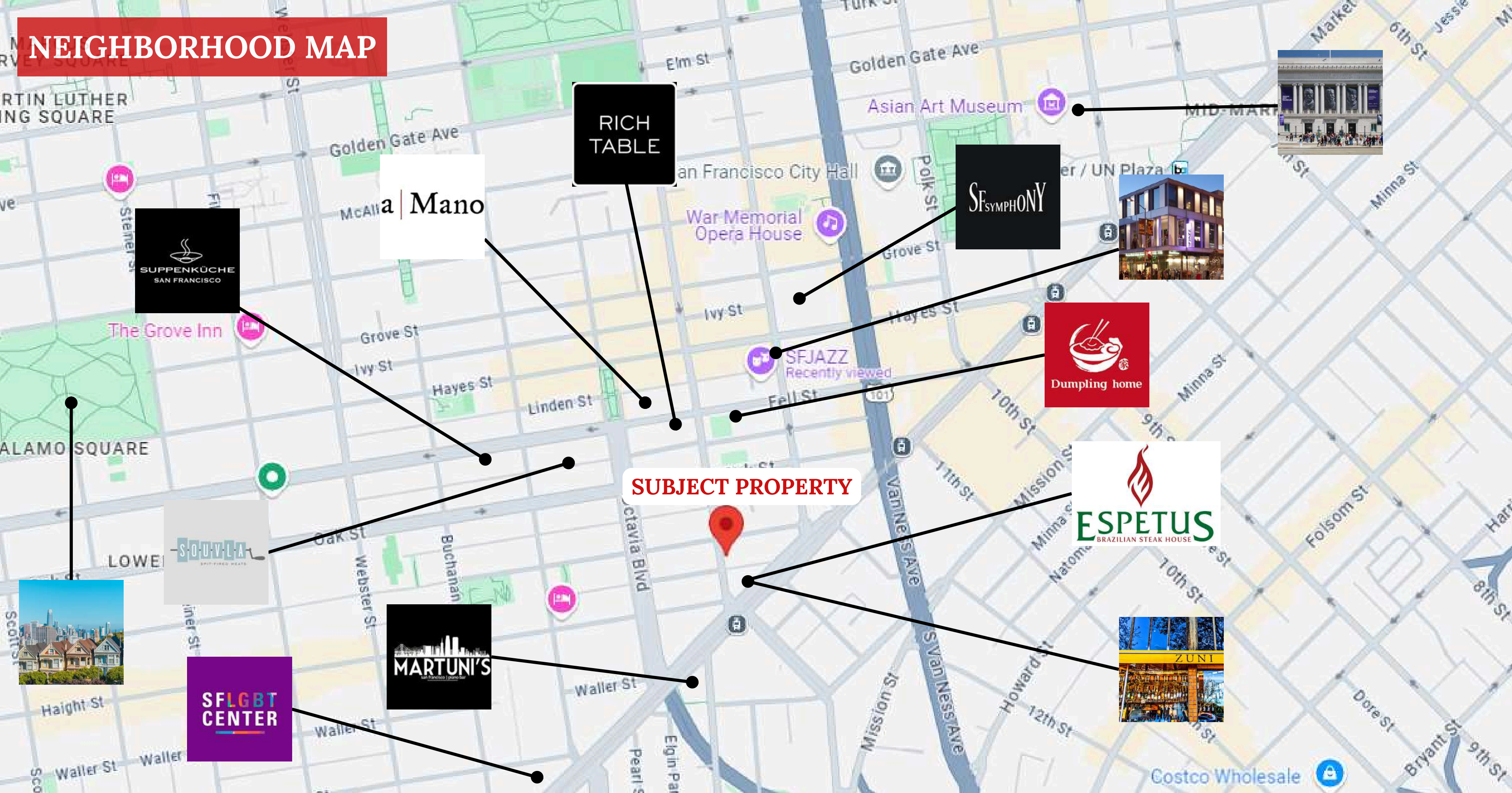
**PAPITO HAYES**



**SOTTO MARE**

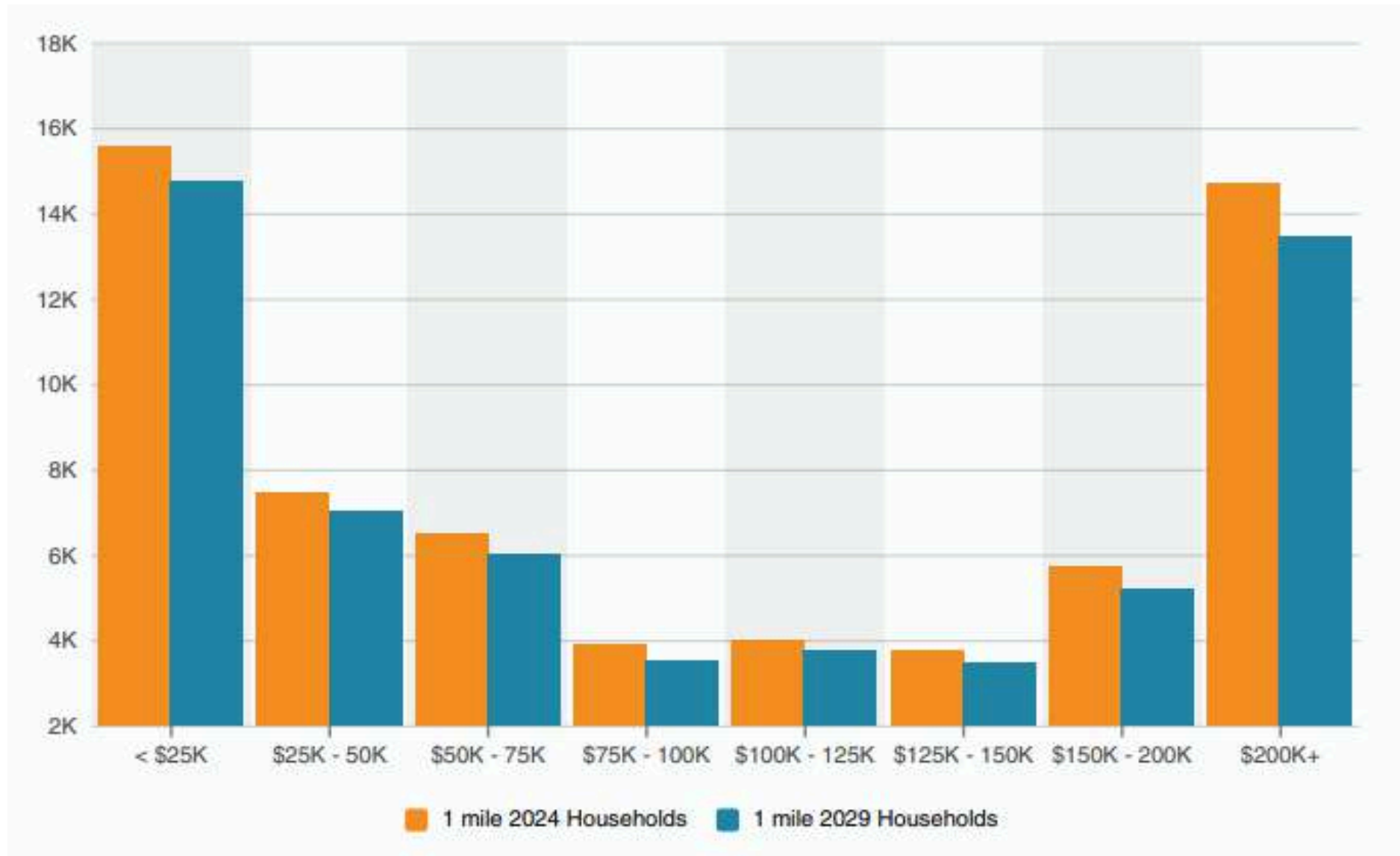


# NEIGHBORHOOD MAP

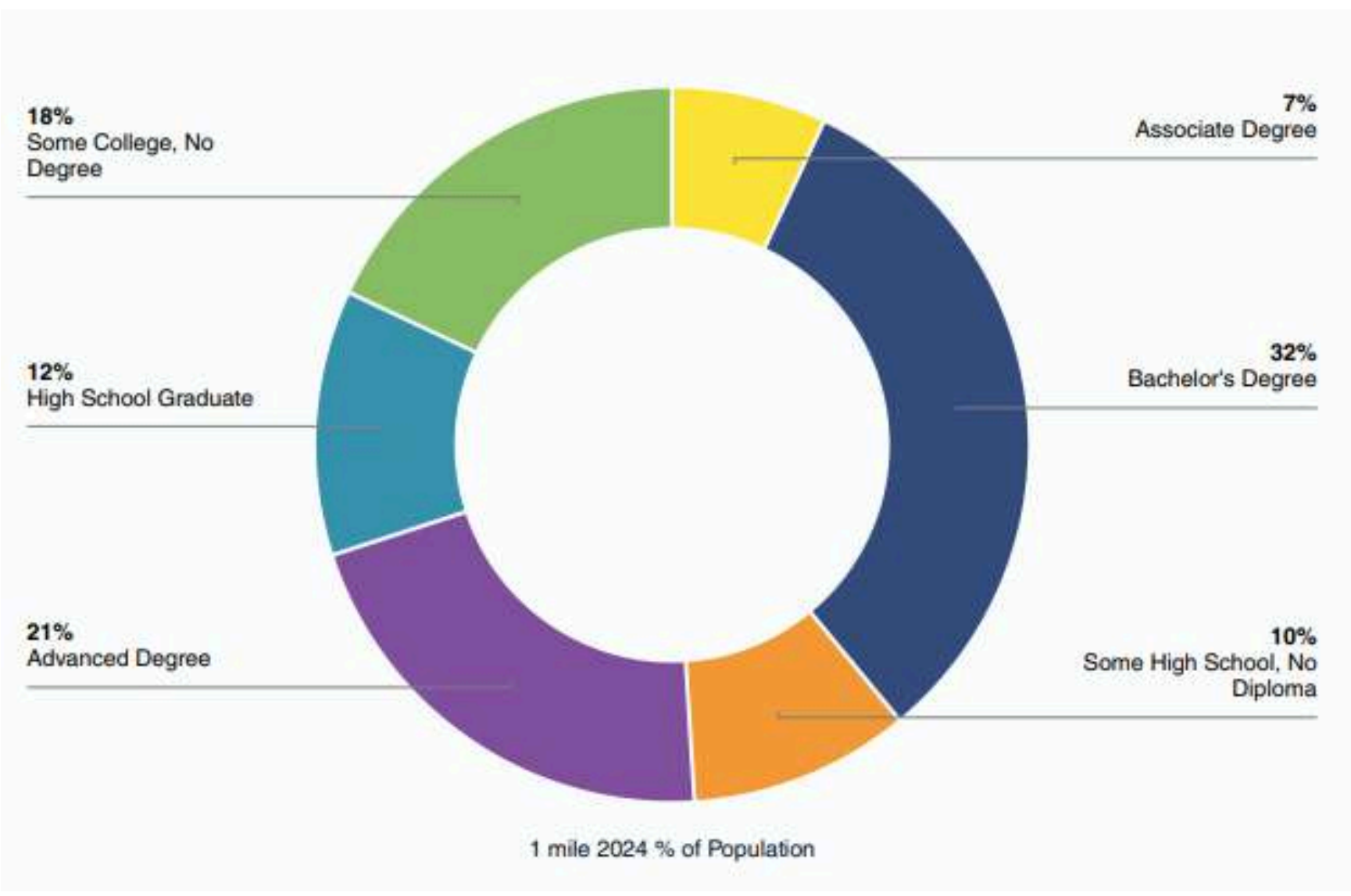


# DEMOGRAPHICS 1 MILE RADIUS

## HOUSEHOLD INCOME



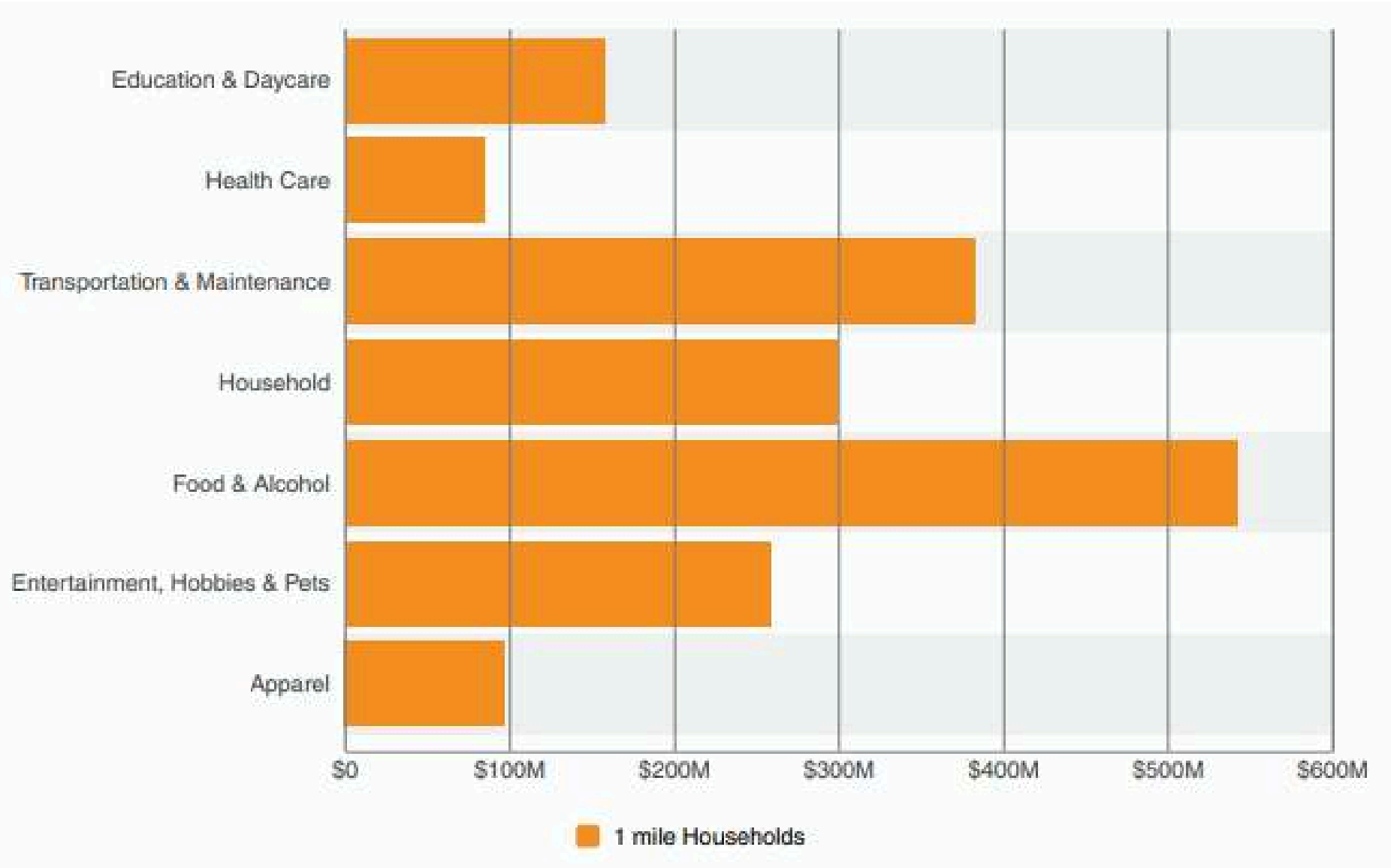
## EDUCATIONAL ATTAINMENT





DEMOGRAPHICS 1 MILE RADIUS

CONSUMER SPENDING



TRAFFIC VOLUME

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE
GOUGH STREET	HAIGHT STREET	36,690	2025	0.04 mi.



# ZONING INFORMATION

Sales and Service Use Category	STATUS
Retail Sales and Service Uses	P
Animal Hospital	P
Bar	P
Cannabis Retail	C
Flexible Retail	P
Liquor Store	C

Sales and Service Use Category (Cont.)	STATUS
Tobacco Paraphernalia Establishment	C
Trade Shop	P
Catering	P
Design Professional	P
Service, Non-Retail Professional	C
Storage, Commercial	C

Entertainment, Arts and Recreation	STATUS
Arts Activities	P
Entertainment, General	P
Entertainment, Nighttime	P
Movie Theater	P
Open Recreation Area	C
Cafe/Restaurants	P
Passive Outdoor Recreation	C

Sales and Service Use Category (Cont.)	STATUS
Massage Establishment	P
Massage, Foot/Chair	P
Restaurant	P
Restaurant, Limited	P
Service, Financial	P
Services, Limited Financial	P
Services, Retail Professional	P

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