



49 Page St. San Francisco, CA 94102

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ANDERSON, JUNG & CO.



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

PROPERTY OVERVIEW



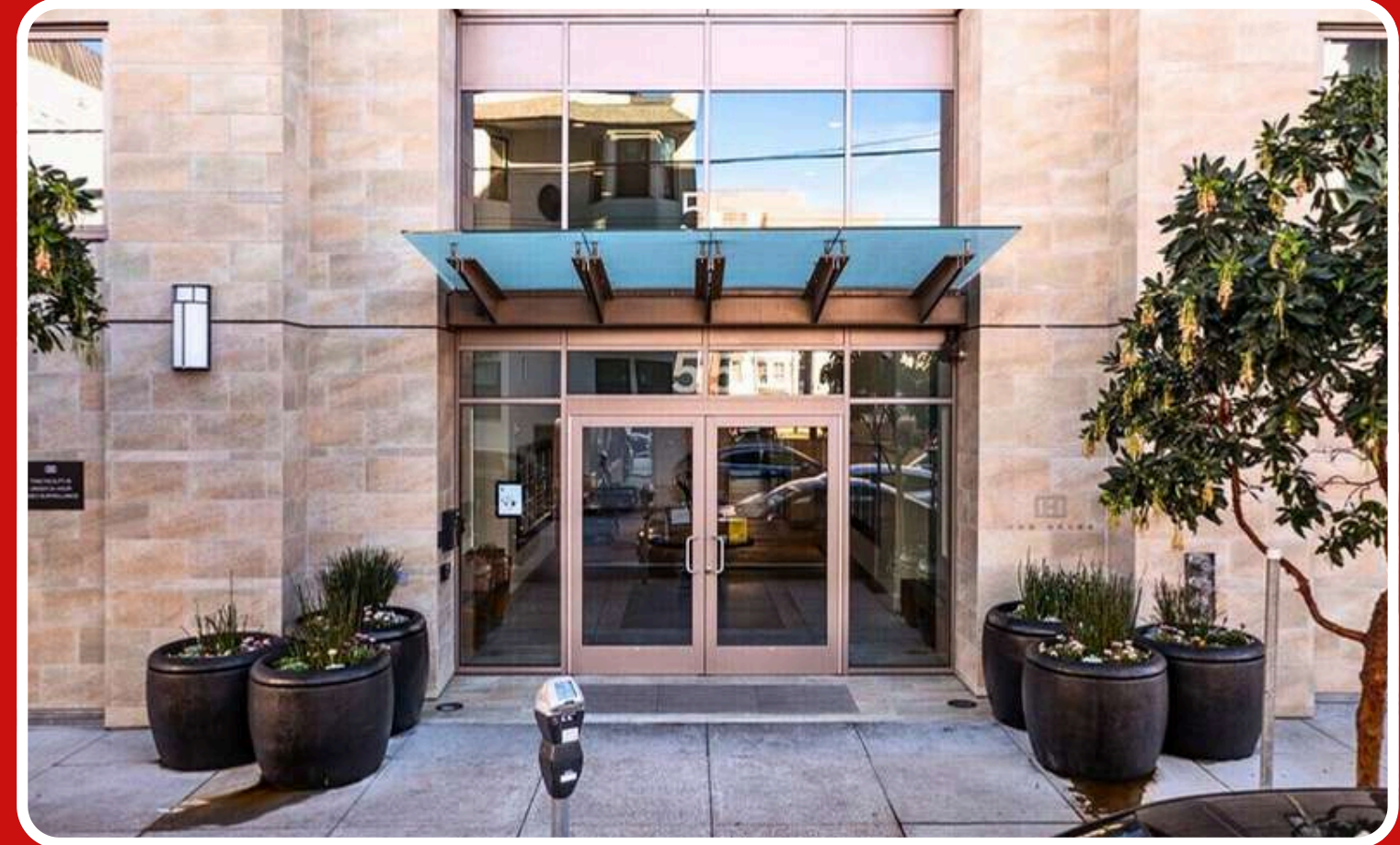
49 Page Street is a modern mixed-use retail property situated at the gateway of San Francisco's vibrant Hayes Valley and Civic Center neighborhoods. Built in 2008, the property sits at the base of a 144-unit luxury residential building and offers $\pm 4,700$ SF of ground-floor commercial space designed for high visibility and accessibility.



The space offers a fully built out daycare ready for the next operator. With excellent frontage, adaptable layouts, and strong foot traffic, it is an ideal opportunity for retail, wellness, or service-oriented tenants seeking visibility in a prime location.



Positioned just steps from Market Street and Van Ness Avenue, 49 Page Street benefits from unmatched connectivity to public transit, including Muni Metro, BART, and Caltrain within minutes. Surrounded by some of San Francisco's most dynamic retail, cultural, and dining destinations, the property is ideally located to capture the energy and growth of the Hayes Valley corridor.

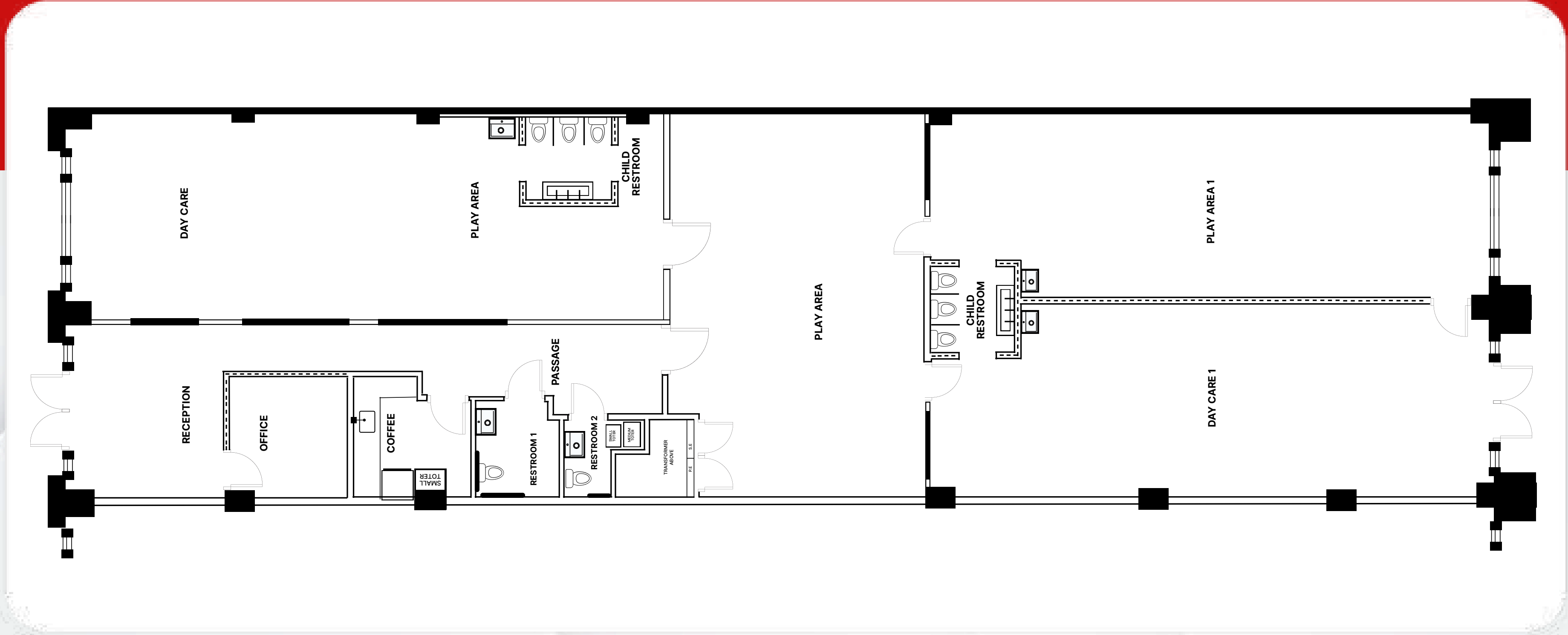


INDOOR PHOTOS



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.





**Espetus Brazilian
Steakhouse**



**The International School
of San Francisco**



Martuni's



**Kanbar Performing
Arts Center**



**Alamo Square
Park**



The Buoy

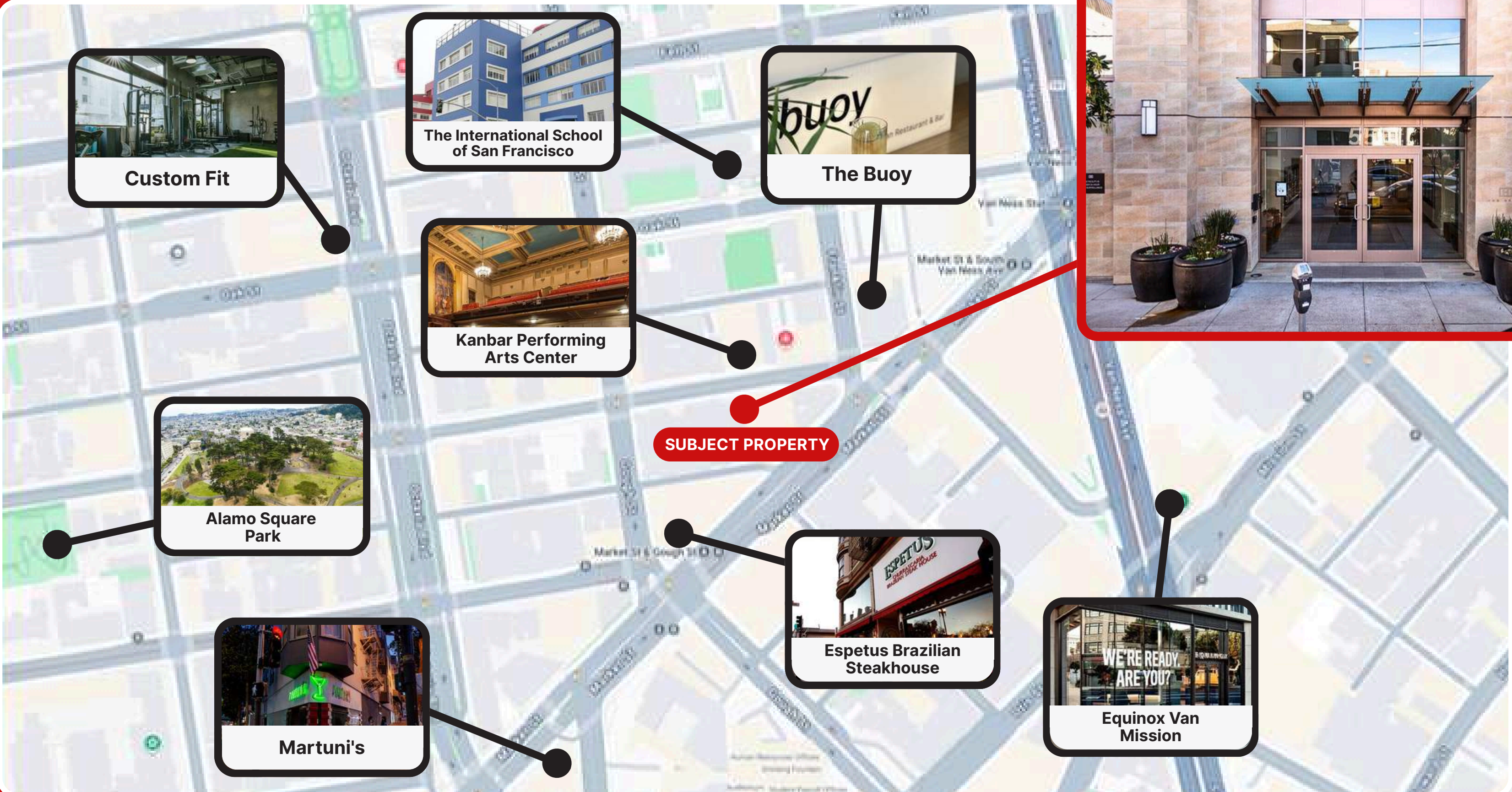
NEIGHBORHOOD OVERVIEW

49 Page Street is located in the heart of Hayes Valley, one of San Francisco's most vibrant and walkable neighborhoods. The area is known for its boutique retail, top-tier dining, art galleries, and cultural venues like the SFJAZZ Center and San Francisco Symphony. At its core is Patricia's Green, a popular park and gathering space that anchors community life.

Hayes Valley has undergone major revitalization since the removal of the Central Freeway, transforming into a hub for young professionals, families, and affluent renters. The neighborhood offers excellent public transit, bike, and pedestrian access, with strong foot traffic and easy connections to Market Street, Civic Center, and Van Ness.

With its mix of historic charm and modern development, Hayes Valley provides an energetic, trend-forward environment that makes 49 Page Street an attractive location for retail, service, or lifestyle-oriented tenants.

NEIGHBORHOOD MAP



LEASING OVERVIEW

Asking Price
\$48 PER SF/YR
\$12 CAM

49 PAGE ST.
SAN FRANCISCO, CA

Availability: August 1st, 2025

Leasing type: Triple Net (NNN)

Zoning: NCT - 3

Square Feet: ±4,700 sqft

Space Condition: Fully Built Daycare

Accessibility: Ground Floor

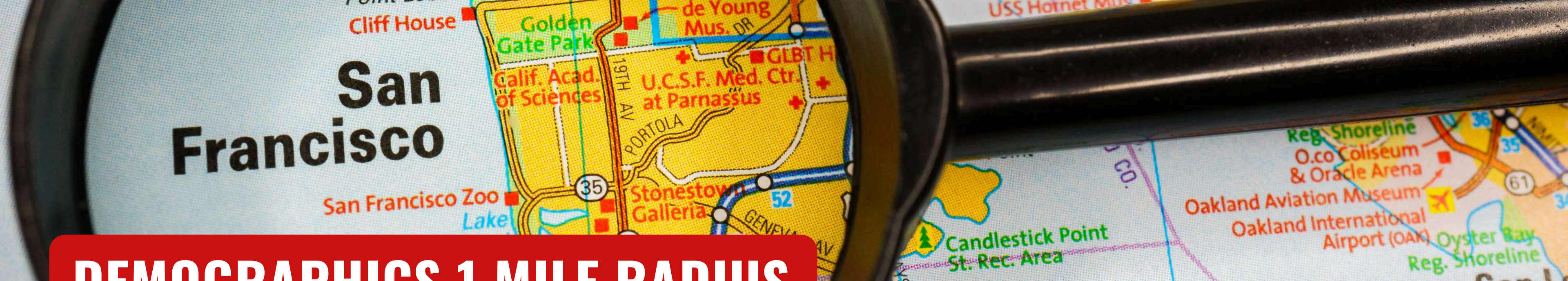
Year Remodeled: 2020

Restroom: 2

Electrical Capacity: 200 Amp 3-Phase

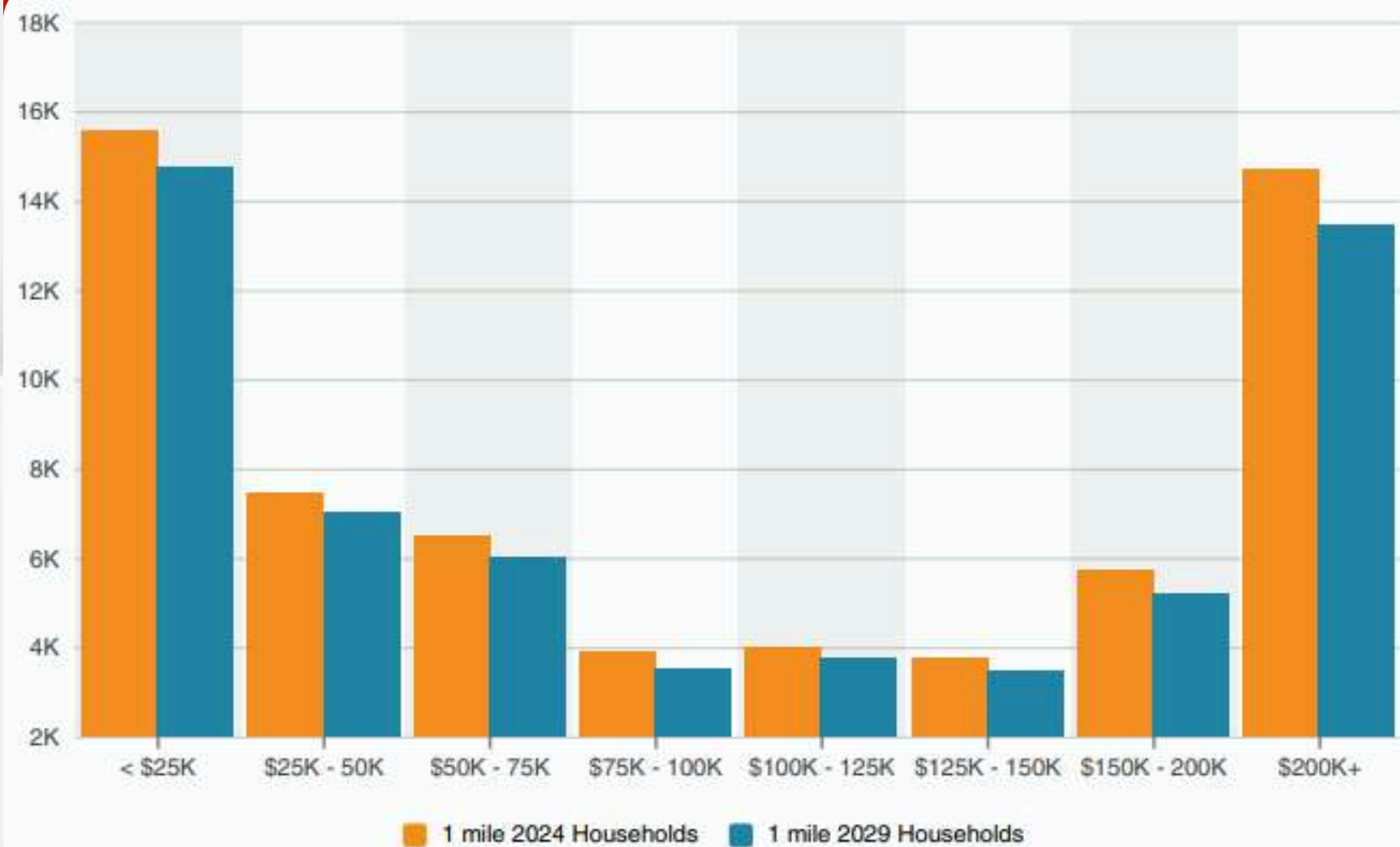
HVAC: Heating and Cooling



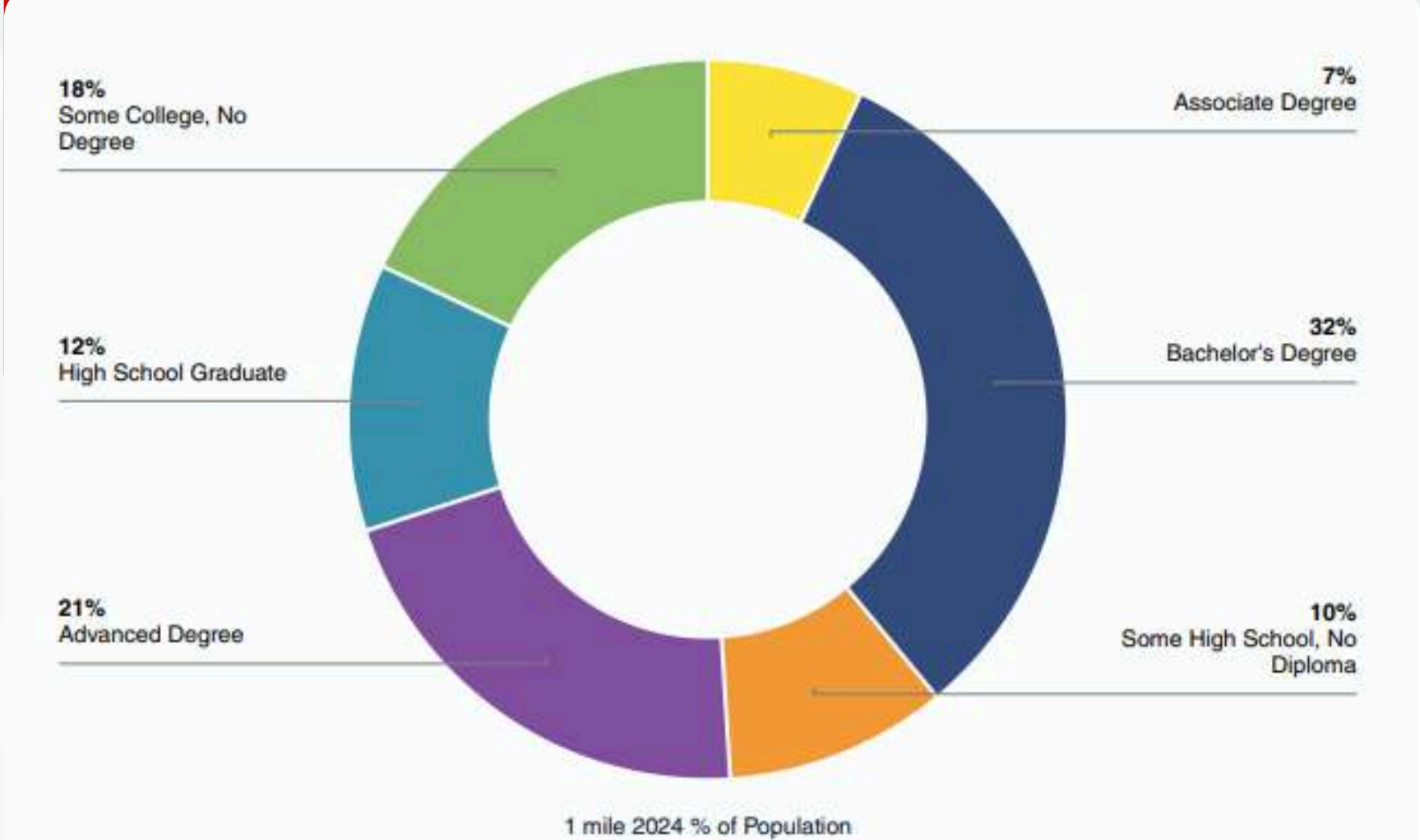


DEMOGRAPHICS 1 MILE RADIUS

HOUSEHOLD INCOME



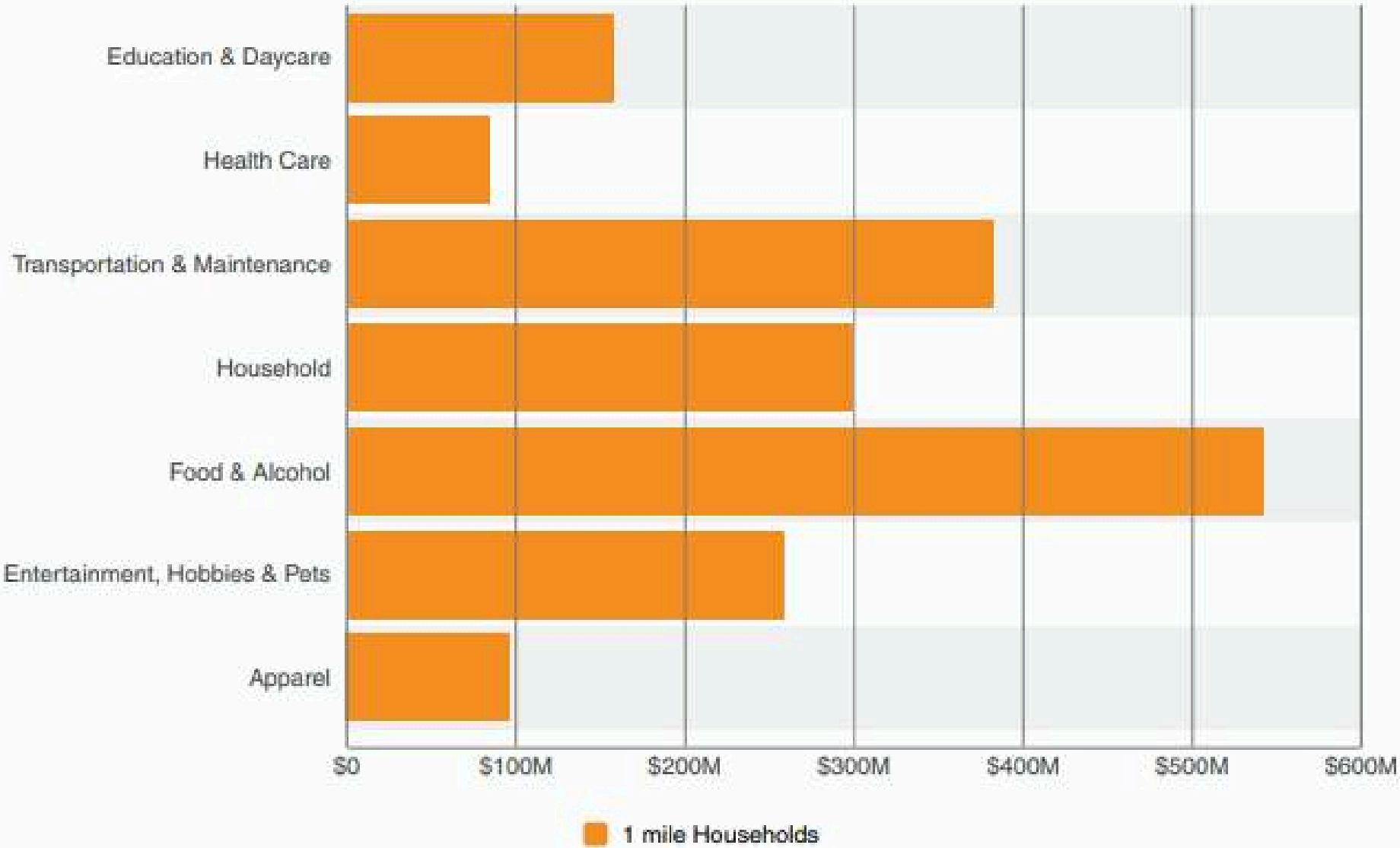
LEVEL OF EDUCATION



DEMOGRAPHICS 1 MILE RADIUS



CONSUMER SPENDING



VEHICLE TRAFFIC

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

ZONING INFORMATION

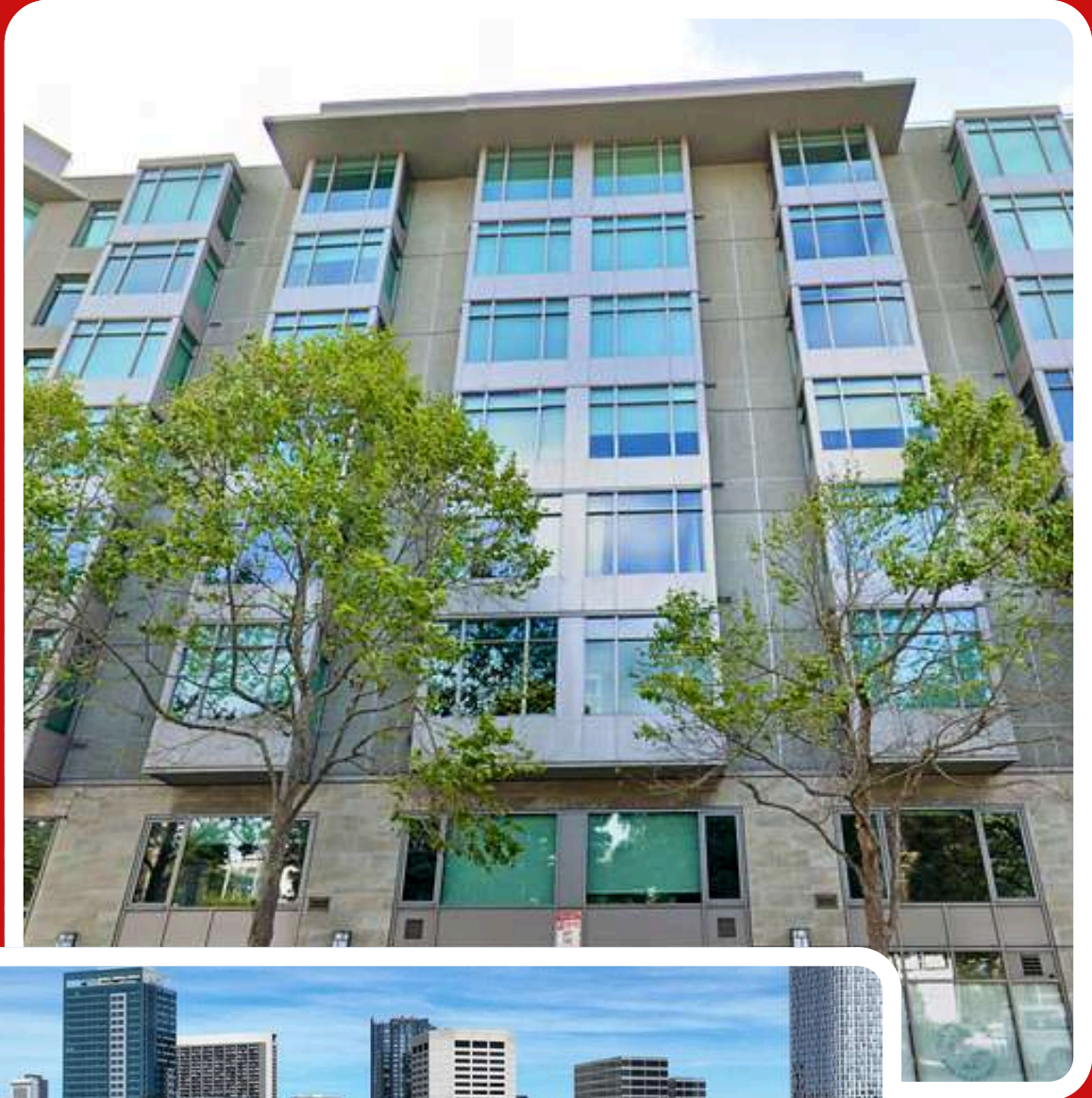
SALES AND SERVICE USE CATEGORY		STATUS	SALES AND SERVICE USE CATEGORY		STATUS
Retail Sales and Service Uses		P	Tobacco Paraphernalia Establishment		C
Animal Hospital		P	Trade Shop		P
Bar		P	Catering		P
Cannabis Retail		C	Design Professional		P
Flexible Retail		P	Service, Non-Retail Professional		C
Liquor Store		C	Storage, Commercial		C

P = Permitted

This means the item is generally allowed by right in that zoning district. You don't need special approval beyond the normal building permits, as long as you comply with the applicable standards.

C = Conditional

This means the item is allowed, but only with a Conditional Use Authorization from the Planning Commission. That usually requires a public hearing, neighbor notification, and Planning Department review. Approval is not automatic they'll consider whether the project fits the neighborhood, zoning intent, and community impacts.



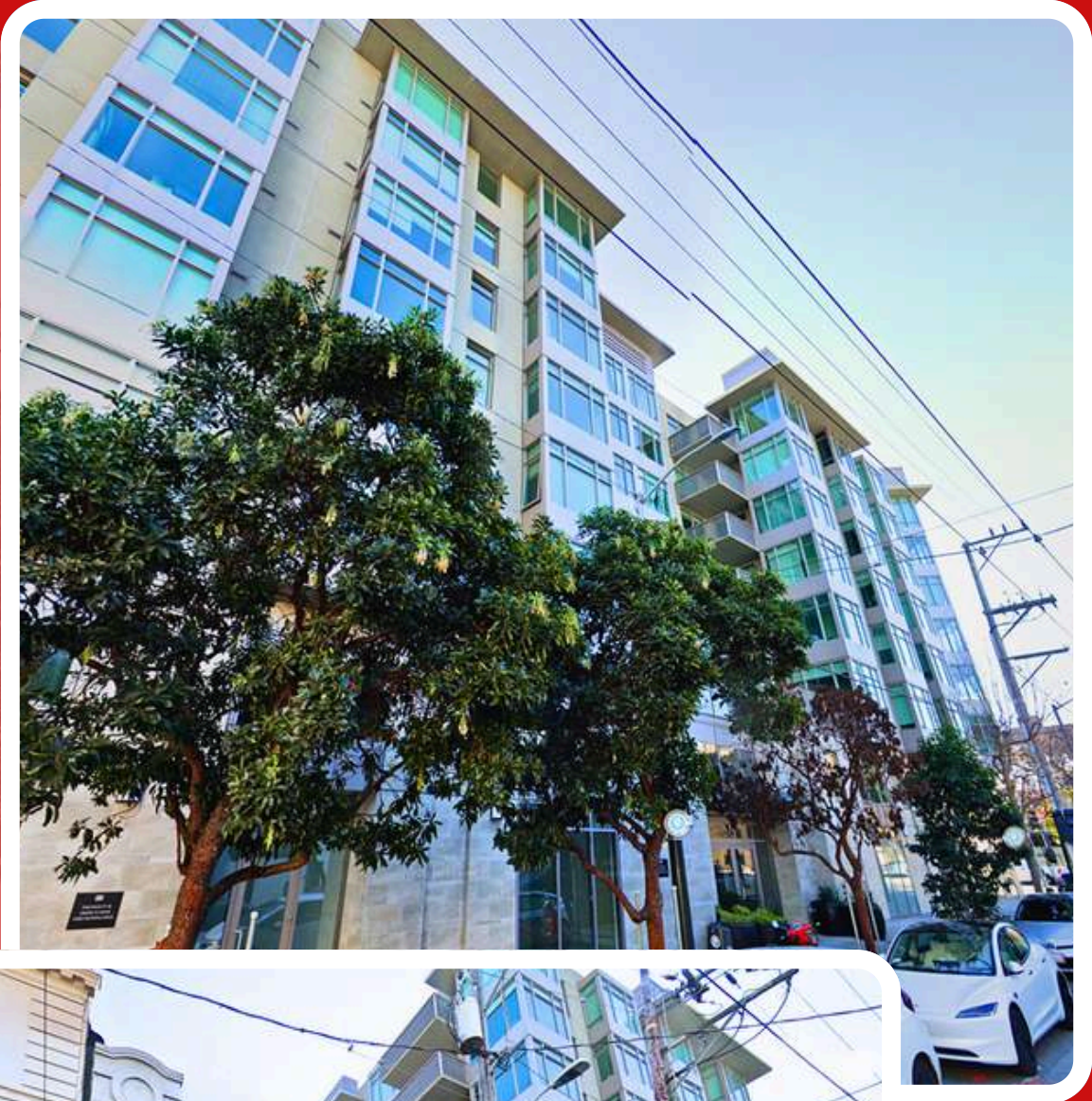
ZONING INFORMATION

SALES AND SERVICE USE CATEGORY		STATUS
Massage Establishment		P
Massage, Foot/Chair		P
Restaurant		P
Restaurant, Limited		P
Service, Financial		P
Services, Limited Financial		P
Services, Retail Professional		P

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

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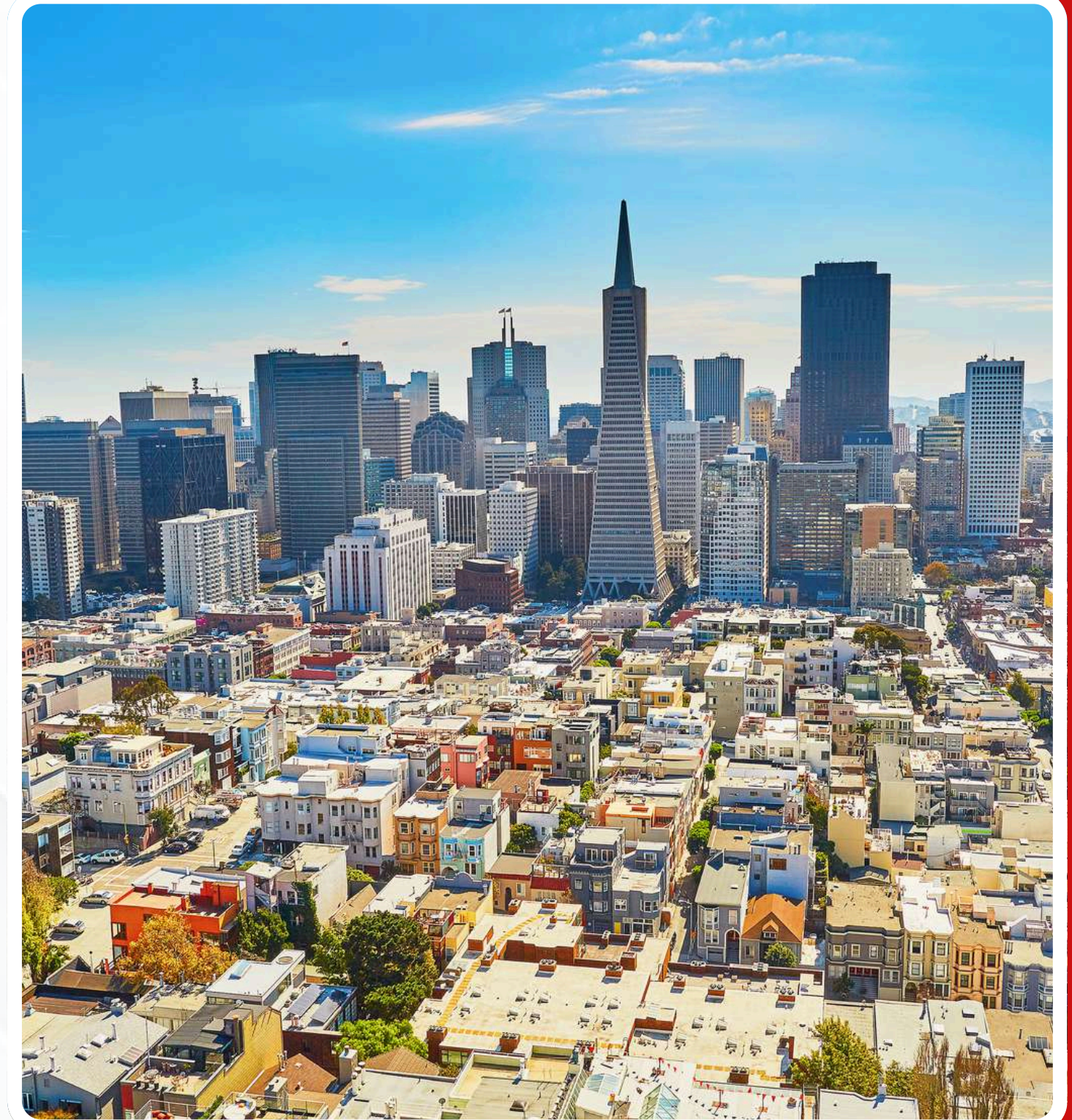
SAN FRANCISCO, CALIFORNIA

San Francisco is a city that always stays important, even when times get tough. After the pandemic, more people are coming back to live and work here. This makes the housing market strong again.

One reason to invest in San Francisco is that rental demand is strong, which means apartment owners enjoy steady income. Homes rarely stay empty, so investors can feel confident that people will keep looking for places to live. With many tech and AI jobs growing in the city, workers continue to choose San Francisco as their home, making it a reliable market for housing.

Another reason is that the luxury market is strong. Rich buyers continue to look for fancy homes, and these sales bring big returns. At the same time, the city is working to build more affordable housing, which opens chances for new projects.

In the end, San Francisco's market is special because it is resilient. Even when prices change, the city always bounces back. That is why investing in real estate here whether apartments, luxury homes, or mixed projects can be a smart move for the future.



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