

1|7|9|9 FULTON
STREET



SECOND GENERATION CAFÉ ON A PRIME CORNER

+/- 1,200 SF

maven
RETAIL



PAPALOTE

ALTAMIRANO

1|7|9|9 FULTON
STREET

Fulton Street

Masonic Avenue

Compute is a commodity.
Buy it-like one.



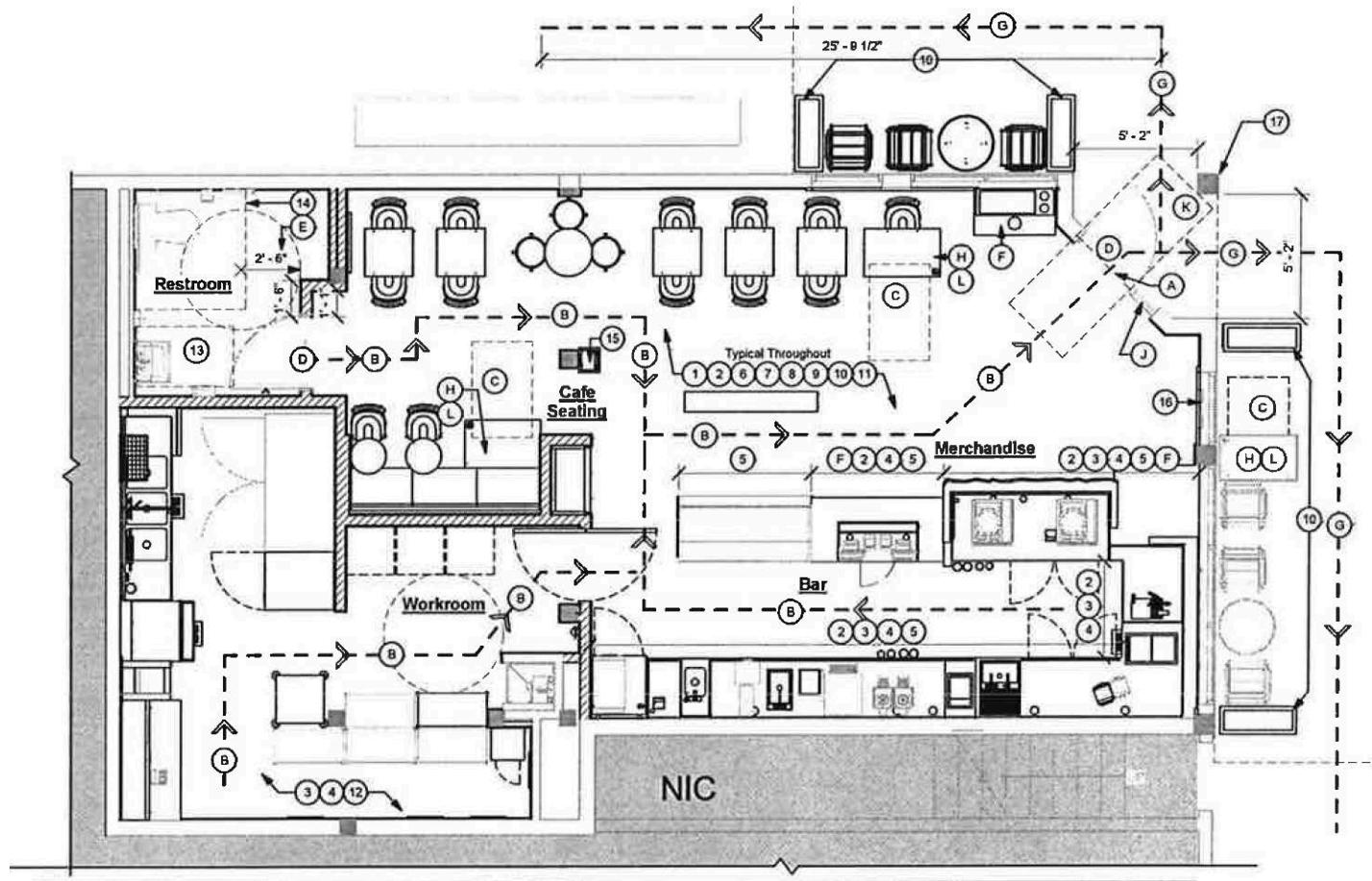
FEATURES

- **+/- 1,200 SF**
- **Second generation café**
- **Prime signalized corner location at Fulton & Masonic**
- **Located on a major bus line/bus stop on the corner**
- **15,000 Average Daily Traffic at the Fulton & Masonic intersection**
- **Free parking available in the Lucky's garage**
- **Great signage opportunity**
- **Recent improvements**
- **Steps from the USF campus and the Panhandle**
- **Nearby businesses include Altamirano, Lucky's, Papalote, Target, Whole Foods, Bob's Donuts, Matching Half, UCSF Hospital, Kaiser Permanente, and many more**

Discover a fantastic opportunity at 1799 Fulton Street, a second-generation café space situated at the high-traffic corner of Fulton & Masonic. This prime location offers excellent visibility and a substantial footfall, enhanced by its position on a major bus line with a convenient bus stop right at the corner. With recent improvements and prime signage potential, this space is ready for a vibrant new concept. Steps away from the University of San Francisco campus and the iconic Panhandle, it's ideally positioned to attract both local residents and the student community. Nearby popular businesses include Altamirano, Lucky's, Papalote, Target, Whole Foods, Bob's Donuts, Matching Half, and healthcare hubs like UCSF Hospital and Kaiser Permanente. This is a rare chance to establish your business in a lively neighborhood with a thriving mix of retail, dining, and lifestyle destinations.



FLOOR PLANS





WALK/BIKE/TRANSIT SCORE

96

WALK SCORE

77

BIKE SCORE

96

TRANSIT SCORE

BUS LINES:

5, 21, 31, 43

USF

Koret Health and
Recreation Center



UNIVERSITY OF
SAN FRANCISCO



GOLDEN GATE PARK

TRADE JOE'S ▲



CITY CENTER



PAPALOTE
MEXICAN
VILLAGE
AT PETRINI PLACE
Lucky

BISTRO
CENTRAL
PARC

CENTRAL COFFEE
TEA & SPICE

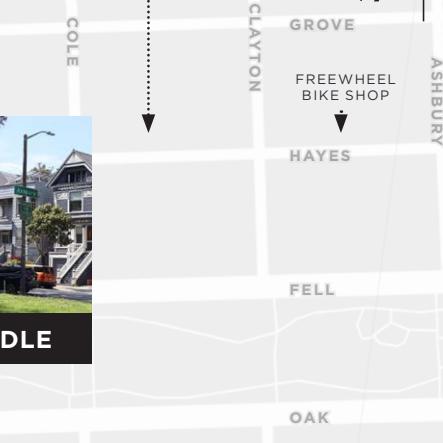


MANITAS CAFE

1 7 9 9 FULTON STREET



THE PANHANDLE



FLYWHEEL COFFEE
AMOEBA MUSIC
LAGUNA CAFE
CHI CHA CHA
ESCAPE FROM NEW YORK
BOOKSMITH
JOHN FLUEVOG
CAFE COLE
DECADES OF FASHION
INDIGO CO-OP
STREET TACO
HELD OVER
ABU
SLICE HOUSE
CLUB DELUXE
AVIATOR NATION
RVCA
RELIC
FLIPPIN BURGER
COOKIE CLOTHING
COFFEE TO THE PEOPLE
TWISTED THISTLE
BOUND TOGETHER

MAD DOG
WHAT THE CLUCK
BORDERLANDS
CANTATA COFFEE
S.F. MERCANTILE
WASTELAND
FTFC
2ND STREET
MENDELS
GUS'S MARKET
BEN & JERRY'S
PIEDMONT BOUTIQUE
WAKE CUP
LOVE ON HAIGHT
4128 HAIGHT
MAGNOLIA BREWING
CEIBA
CANDY'S
FIREBIRD YARNS
RITUAL COFFEE

OAK
HAIGHT
PAGE



BUENA VISTA PARK

BAKER

BOB'S
DONUTS

ALTAMIRANO

LYON
CENTRAL

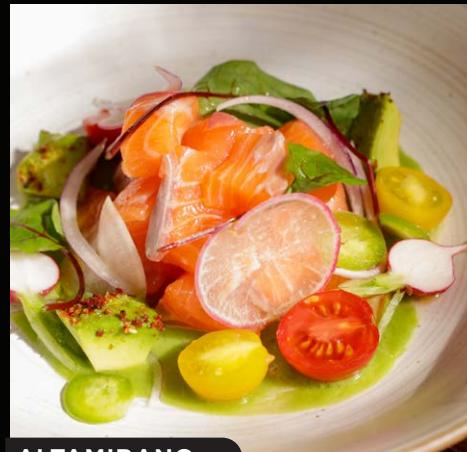
USF



BISTRO CENTRAL PARC



EARLY TO RISE



ALTAMIRANO



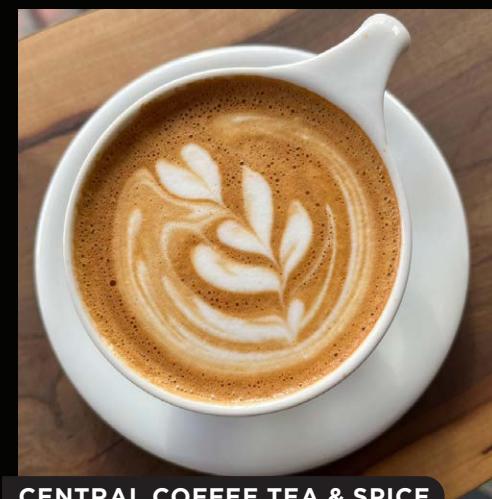
BOB'S ON BAKER STREET



PAPALOTE



UNIVERSITY OF SAN FRANCISCO



CENTRAL COFFEE TEA & SPICE

NOPA

1799 Fulton Street is located in the NOPA neighborhood. The North of Panhandle (NOPA) neighborhood in San Francisco is a vibrant and diverse area characterized by its residential density, proximity to cultural and academic institutions, and emerging commercial opportunities.

At the heart of this community is the Masonic Avenue corridor, a vital thoroughfare that combines residential charm with increasing retail potential. This dense residential area attracts a diverse population, including families, young professionals, and students, thanks to its accessibility and community-oriented vibe. A major highlight of the neighborhood is its proximity to the University of San Francisco (USF). This draws a steady flow of students, faculty, and visitors, contributing to the area's vibrant energy and increasing demand for local services, particularly casual dining and coffee establishments. The Masonic corridor serves as a central artery for the neighborhood, benefiting from consistent pedestrian and vehicular traffic. It is well-connected to public transportation and features key destinations such as the Panhandle, a popular green space. Despite its prime location, the area currently has limited competition in the coffee and café sector, presenting significant opportunities for new operators to cater to the community's growing needs.



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