

FOR LEASE

AJ & CO.

ANDERSEN, JUNG & CO.

REAL ESTATE

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96 GOUGH STREET

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



PROPERTY OVERVIEW

Located at the intersection of Gough and Page, 96 Gough Street offers ±1,400 SF of highly visible corner retail space in the dynamic heart of Hayes Valley—one of San Francisco's most walkable and trend-forward neighborhoods. Surrounded by boutique shops, top-tier dining, and cultural landmarks, this location delivers exceptional exposure to both foot and vehicle traffic.

Previously operated as a pet café, the space comes equipped with a partial kitchen buildout, including , sink, and plumbing infrastructure—ideal for food and beverage concepts or boutique retail. Zoned NCT-3, the property allows for a wide array of uses including wellness, gallery, creative studios, or personal services.

Additional highlights include high ceilings, excellent natural light, and a private ADA-compliant restroom. Just steps from the Van Ness Muni line and Market Street transit, and surrounded by notable neighbors like SFJAZZ Center, Salt & Straw, CorePower Yoga, and Souvla, this is a turnkey opportunity in one of the city's most sought-after retail corridors.

LEASING OVERVIEW



ASKING PRICE

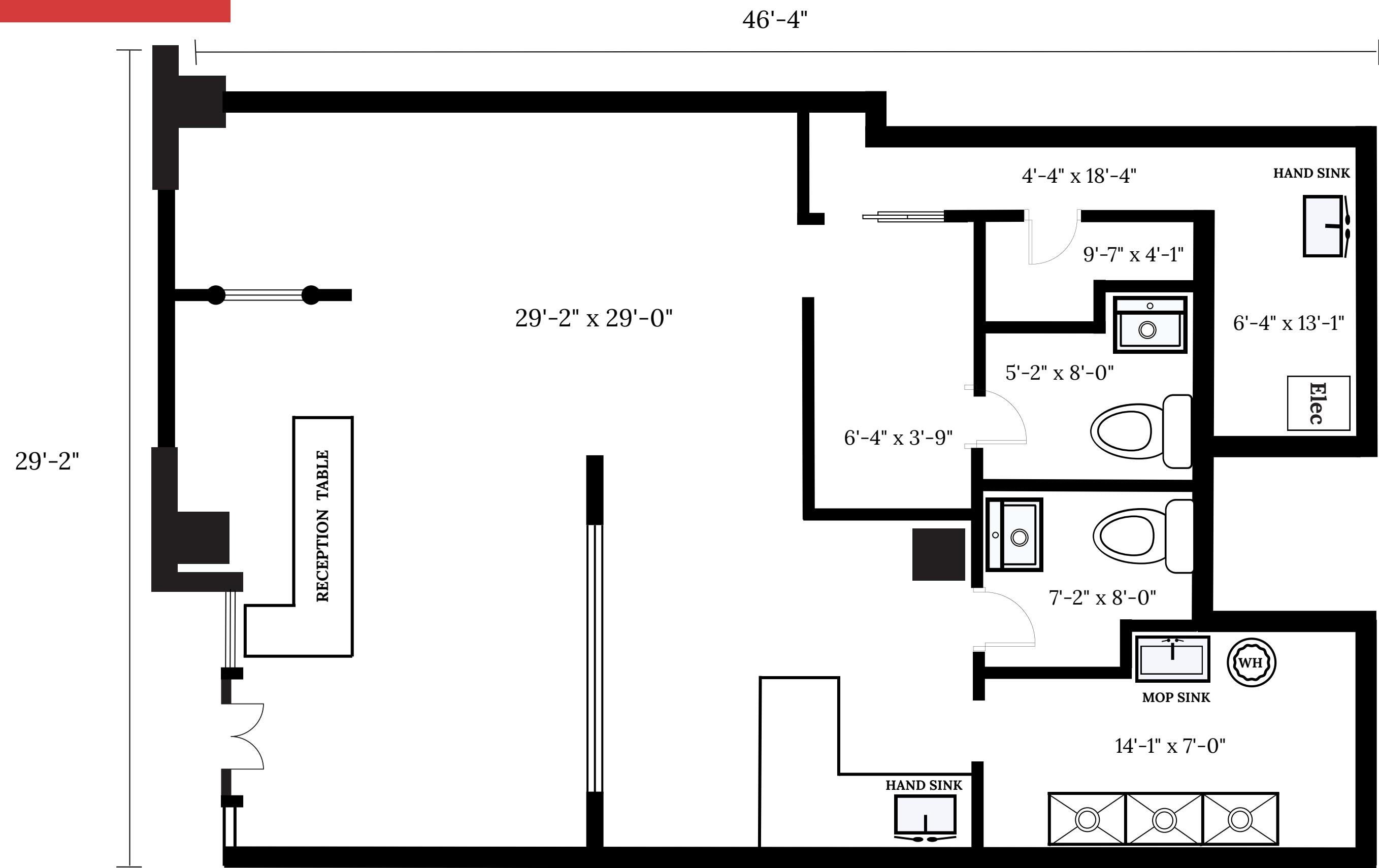
\$48 PER SF/YR \$12 CAM

96 GOUGH STREET, SAN FRANCISCO, CA.

Availability:	Now
Leasing type:	Triple Net
Zoning:	NCT -3
Square Feet:	±1,400 sqft
Space Condition:	Turn-Key
Accessibility:	Ground Floor
Year Remodeled:	2015
Restroom:	2
Electrical Capacity:	250 amp, 3-Phase
HVAC:	Heating and Cooling



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.

INTERIOR PHOTOS



Neighborhood Overview

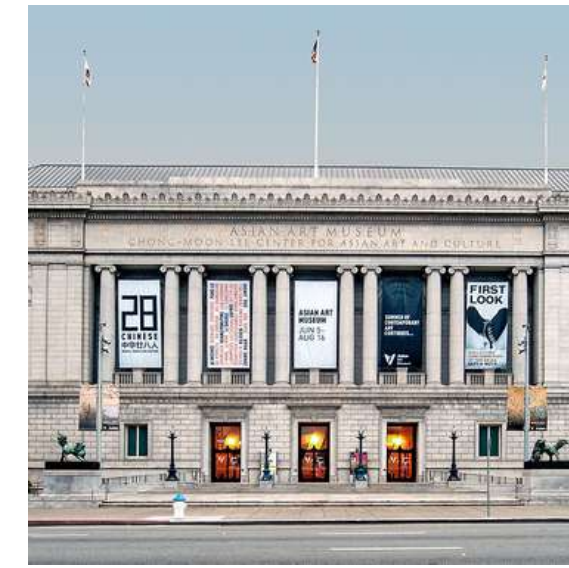
Positioned at the gateway to Hayes Valley, 96 Gough Street sits in one of San Francisco's most high-traffic, design-forward commercial hubs. This corner location benefits from strong visibility and steady foot traffic drawn by the area's blend of boutique retail, destination dining, and the emerging "**Cerebral Valley**" tech scene.

Surrounded by cultural icons like SFJAZZ and the Opera House, and just steps from transit, it's an ideal spot for a café, cocktail bar, or retail brand looking to stand out in a vibrant, style-conscious neighborhood.

Surrounded by brands like One Medical, CorePower Yoga, Salt & Straw, and Souvla, 96 Gough benefits from strong and steady foot traffic. With flexible NCT-3 zoning and existing kitchen infrastructure, it's a turnkey opportunity in a high-demand corridor.



SAN FRANCISCO SYMPHONY



ASIAN ART MUSEUM



ALAMO SQUARE PARK



DUMPLING HOME



CHEZ MAMAN WEST



NOJO RAMEN TAVERN



SFJAZZ CENTER



PAPITO HAYES



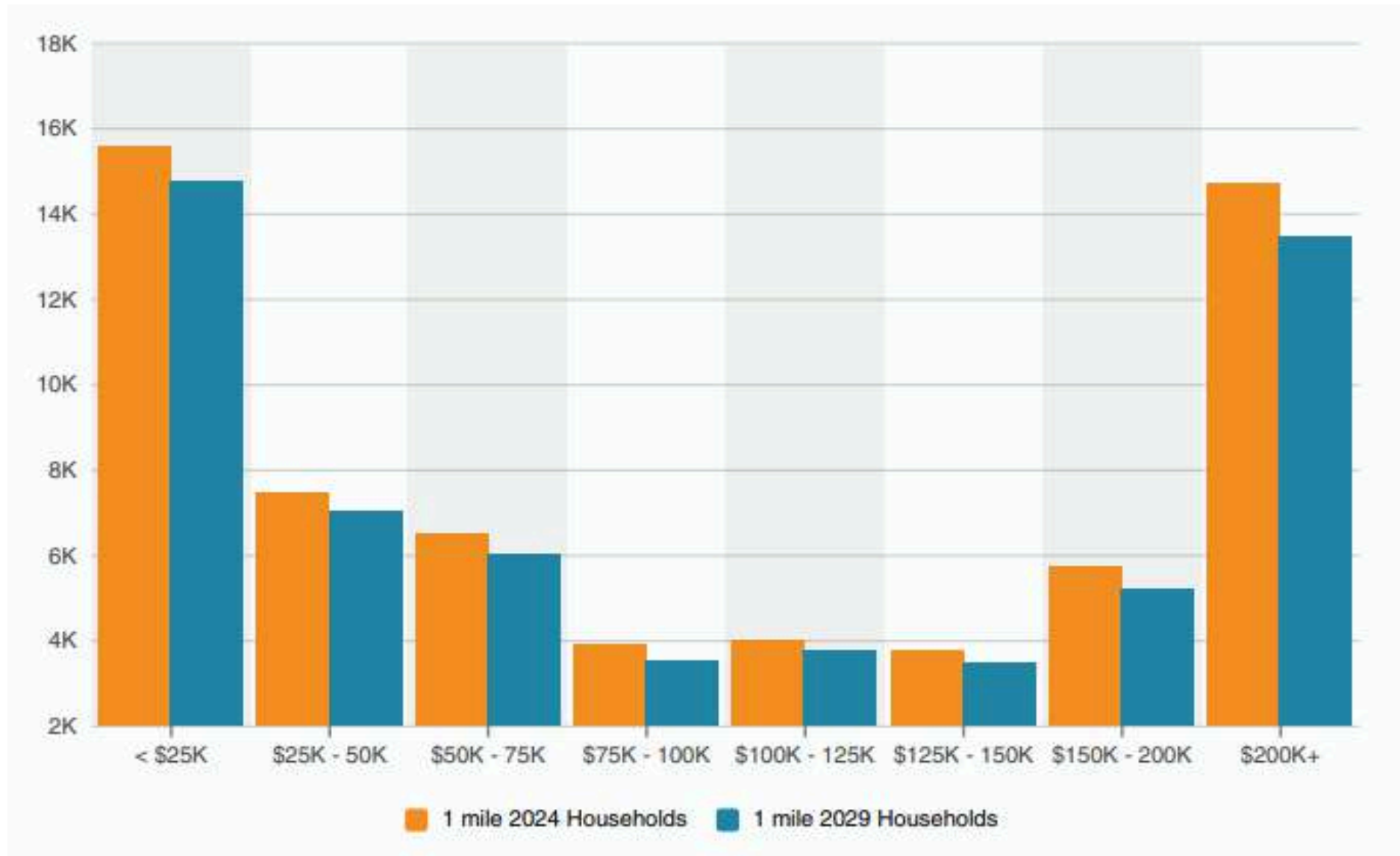
SOTTO MARE

NEIGHBORHOOD MAP

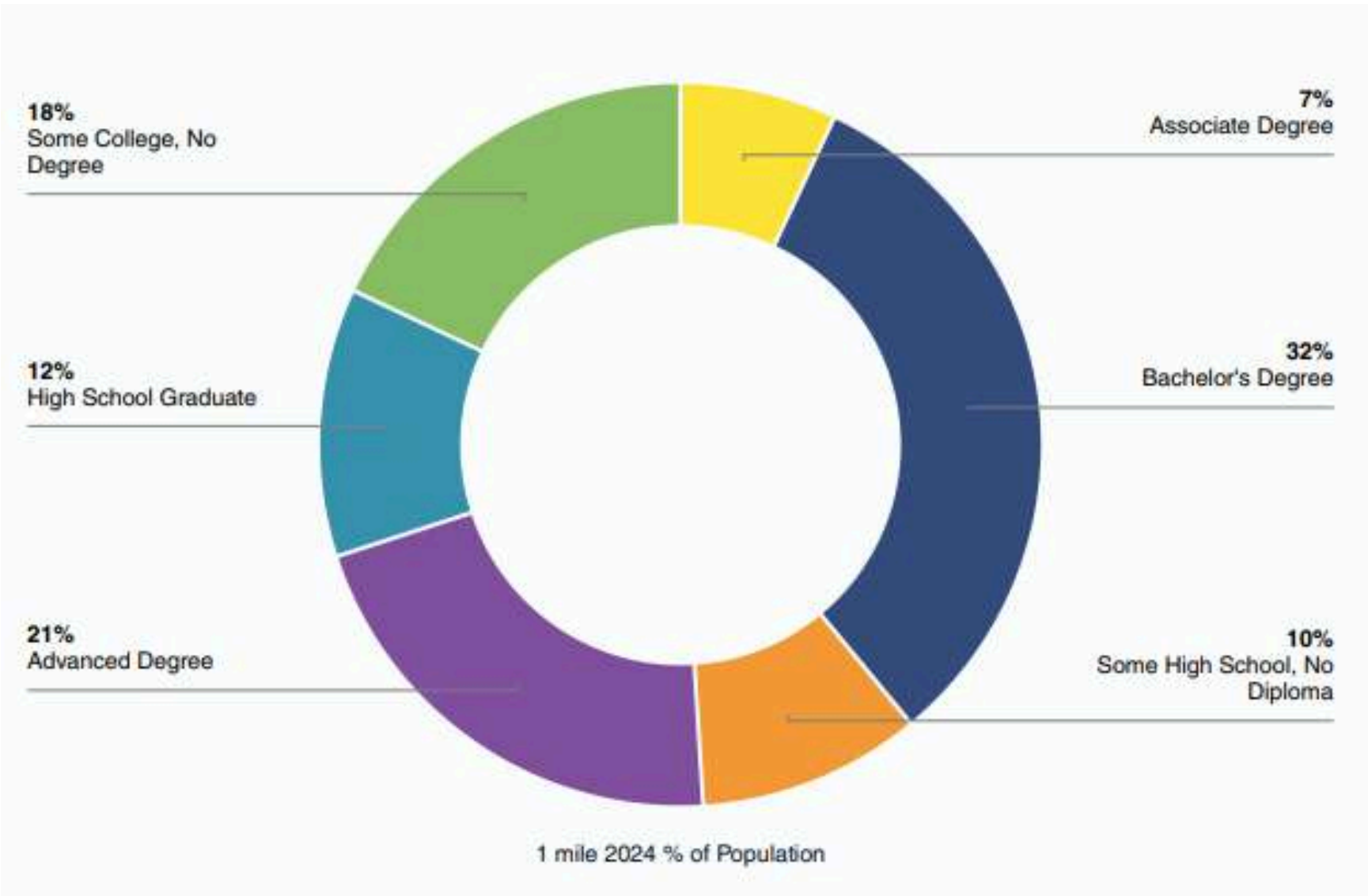


DEMOGRAPHICS 1 MILE RADIUS

HOUSEHOLD INCOME

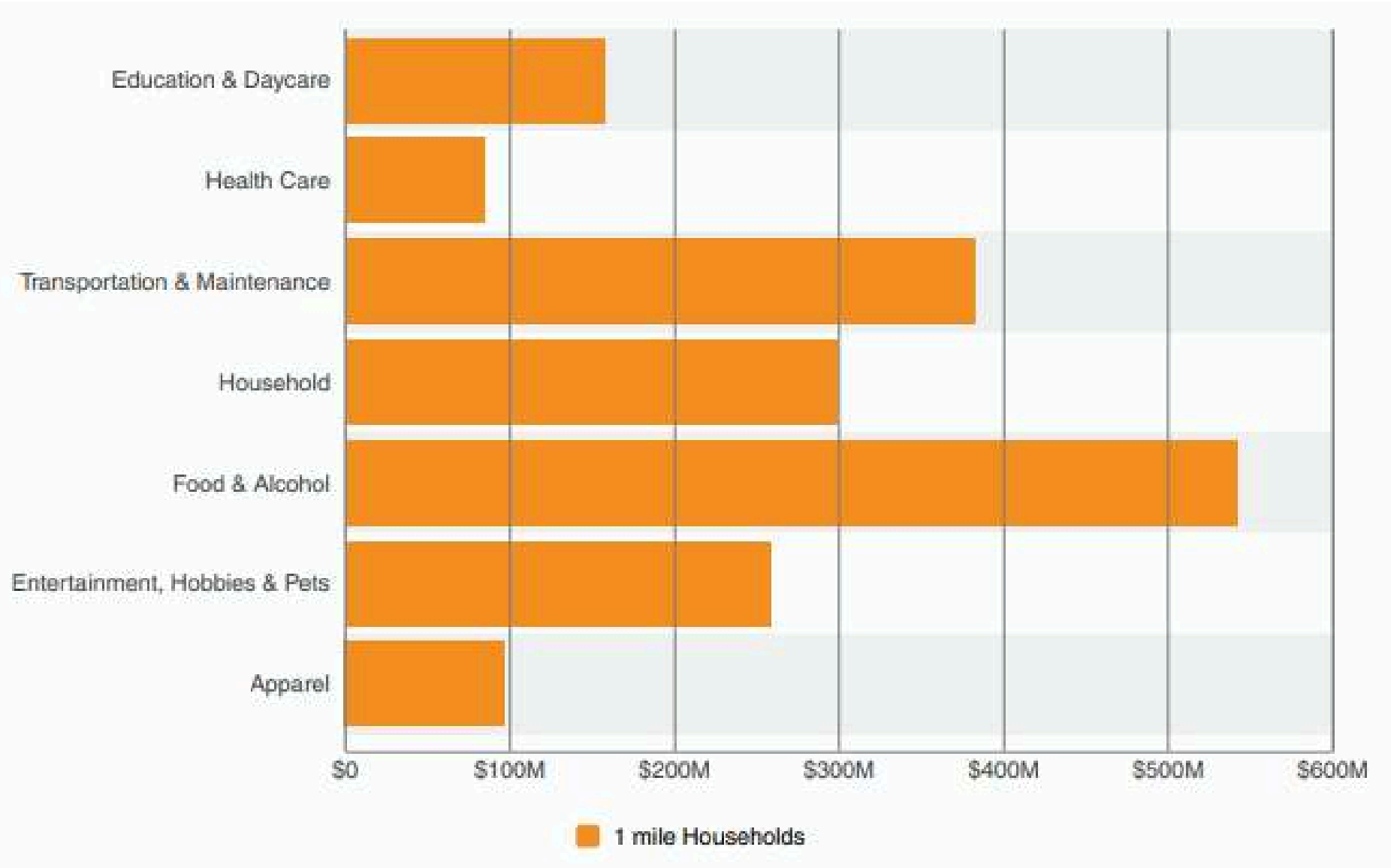


LEVEL OF EDUCATION



DEMOGRAPHICS 1 MILE RADIUS

CONSUMER SPENDING



VEHICLE TRAFFIC

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

[CLICK HERE FOR MORE DETAILS](#)

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