

601, 639 & 645 14th Avenue, San Francisco, CA 94118

Modern Turnkey School Facility - San Francisco



FOR SUBLEASE

Up to approx. 32,703 ± SF

Extremely rare state-of-the-art school campus - Central Richmond District, SF

CUP in place for School Use





The Opportunity

Exceptional Turn-Key School Facility Opportunity in Central Richmond, San Francisco

This offering represents a rare opportunity to secure a state-of-the-art, fully operational school campus in one of San Francisco's most desirable, family-oriented neighborhoods—the Central Richmond District. The property consists of **three well-maintained buildings at 601, 639, and 645 14th Avenue**, featuring **16 modern classrooms**, dedicated administrative areas, and an **exceptional full-court gymnasium with a performance stage**. The main instructional building underwent a comprehensive renovation in 2017–2018, delivering a contemporary, purpose-built educational environment. Onsite parking is available at no additional cost, a valuable amenity in this submarket.

The campus carries an existing **Conditional Use Permit for up to 300 students**, enabling an incoming operator to launch or expand a program immediately—avoiding the extensive entitlement timelines typically associated with school facilities in San Francisco. The sublease extends through the **end of the 2031–2032 school year**, offering long-term operational security for a school planning multi-year enrollment strategies.

A direct deal with the ownership may also be possible, providing additional flexibility for operators seeking a lasting and strategic foothold in San Francisco's highly constrained educational real estate market.

CAMPUS OVERVIEW

Sublessor spent in excess of \$7,800,000 improving the space in 2017/2018



601-639 14th Ave

- Multiple offices
- Bullpen space
- Conference Rooms
- Executive offices

645 14th Ave

- 16- classrooms
- Large gym with stage
- Large library space
- Outdoor recreation spaces
- Reception
- Staff Break Room
- Nurse Station/Sick Room
- Warming Kitchen
- Teacher Offices
- Directors' Office

SUBLEASE OFFERING

645 14th Avenue

Lease Rate as of 7/1/2026

\$3.00/SF/Mo. NNN

Estimated NNN Expenses

\$0.69/SF/Mo.*

Total Rentable Area

22,868 SF

Sublease Term:

Through 9/30/2032

Zoning

RM-1 (Residential-Mixed, Low Density)

Parking

16 spaces

Conditional Use Permit

Up to 300 students

601 – 639 14th Avenue

Lease Rate as of 7/1/2026

\$3.00/SF/Mo. NNN

Estimated NNN Expenses

\$0.69/SF/Mo.*

Total Rentable Area

9,835 SF

Sublease Term:

Through 9/30/2032

Zoning

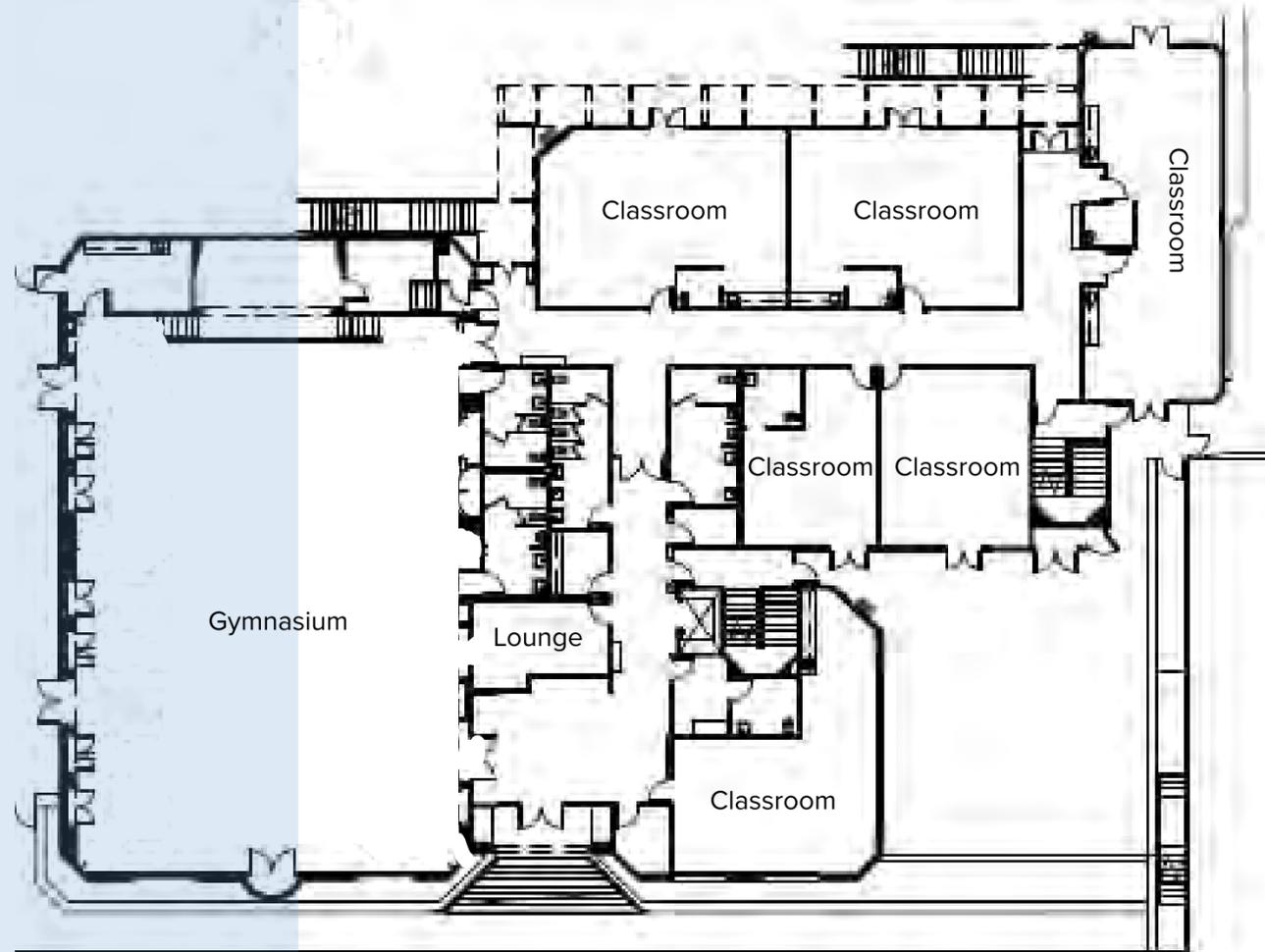
RM-1 (Residential-Mixed, Low Density)

**Based on current tenant's usage of entire property. Does not include utilities.*

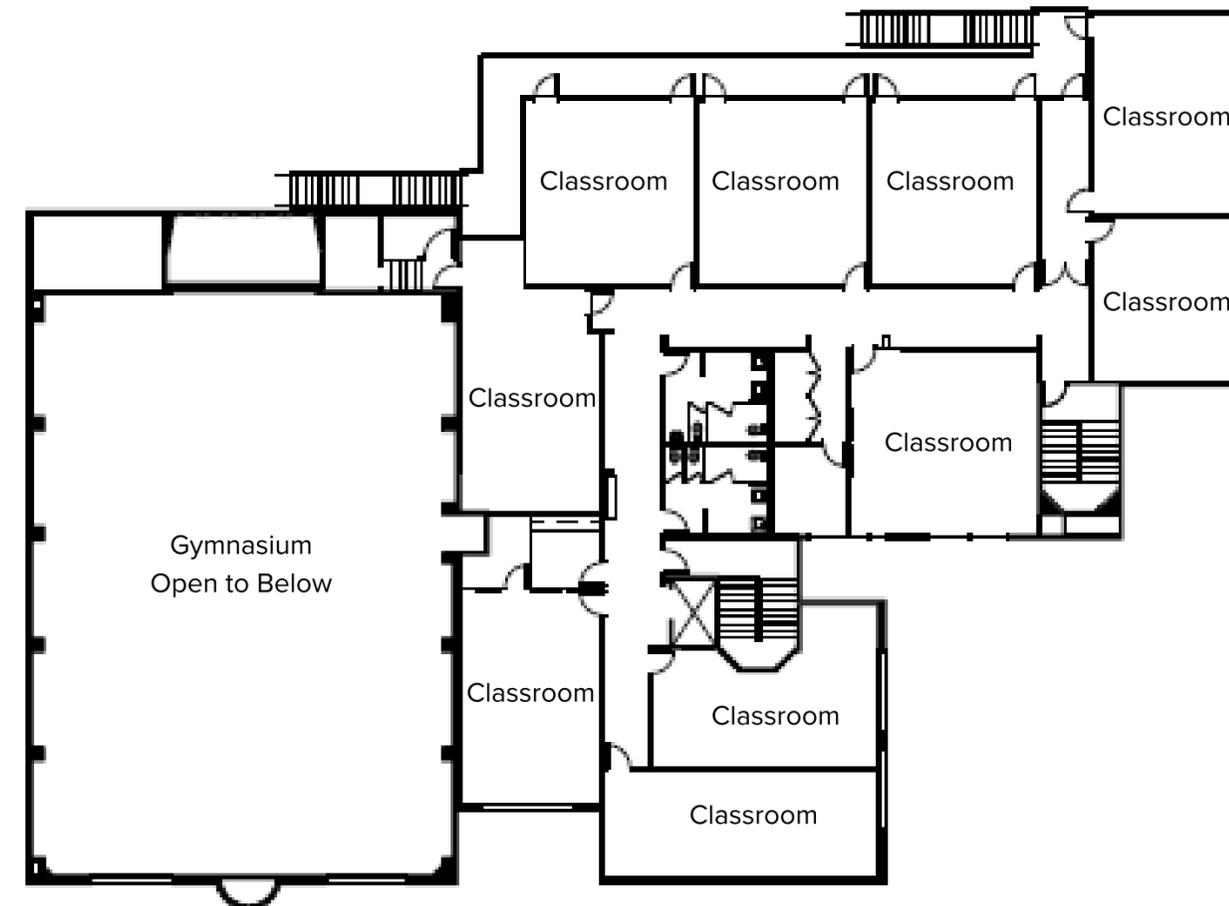


FLOOR PLAN 645 14TH Avenue

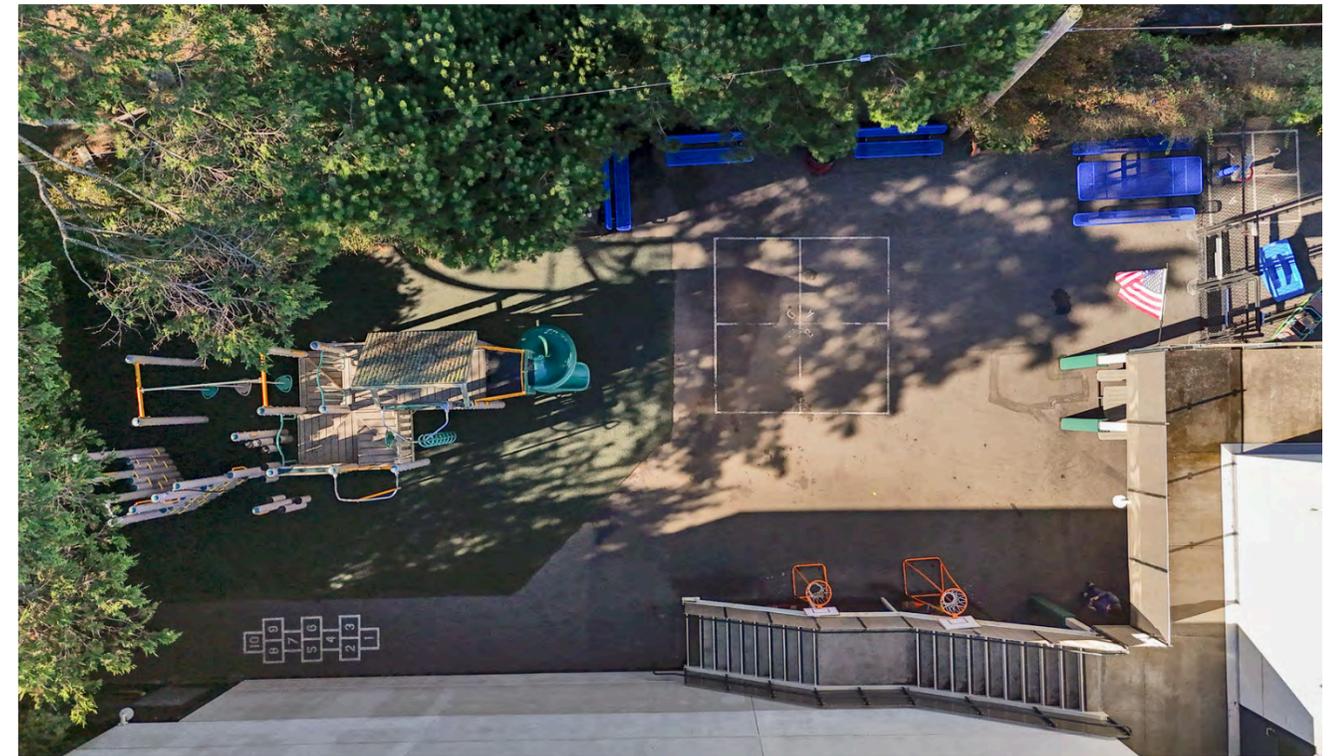
FIRST FLOOR

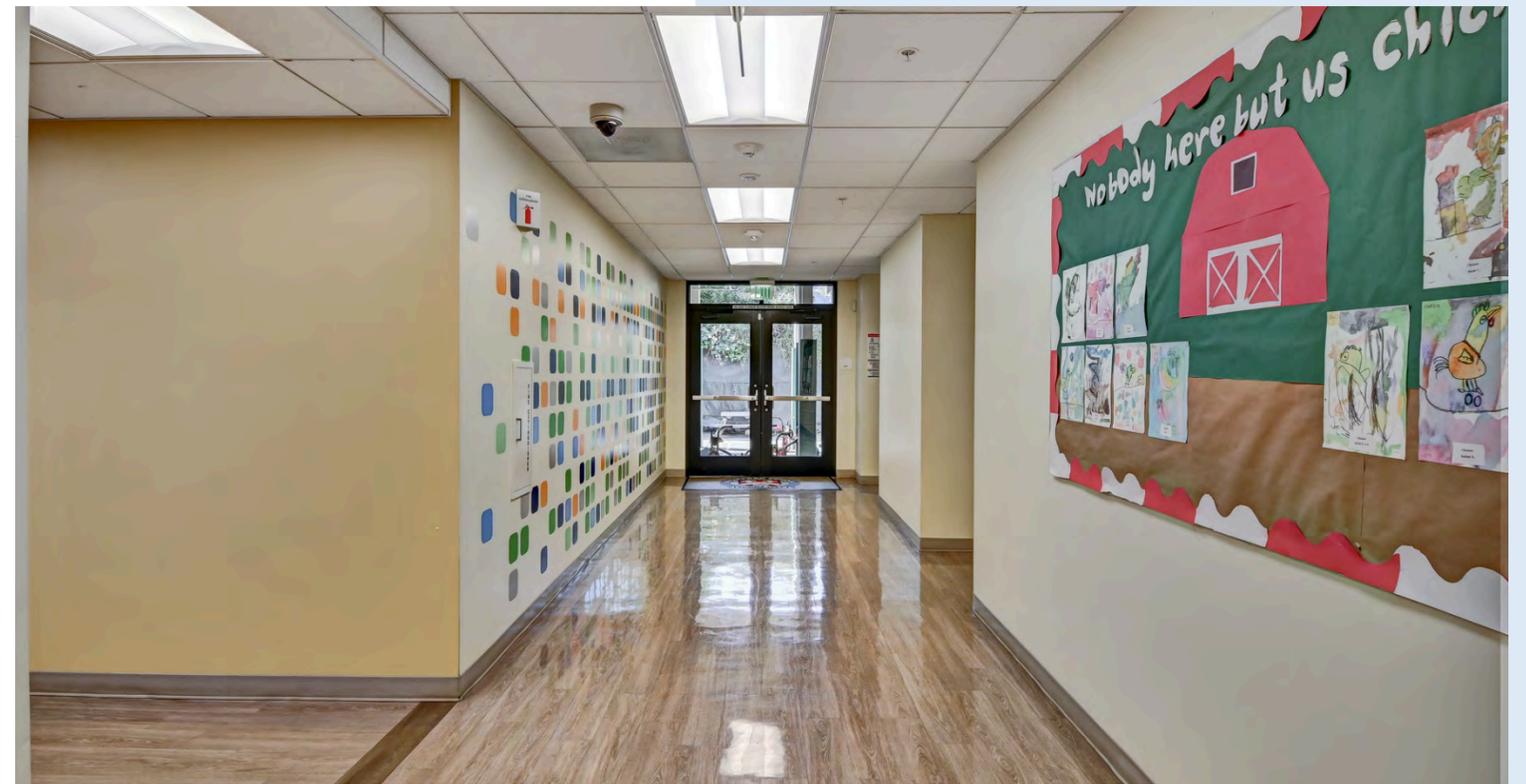
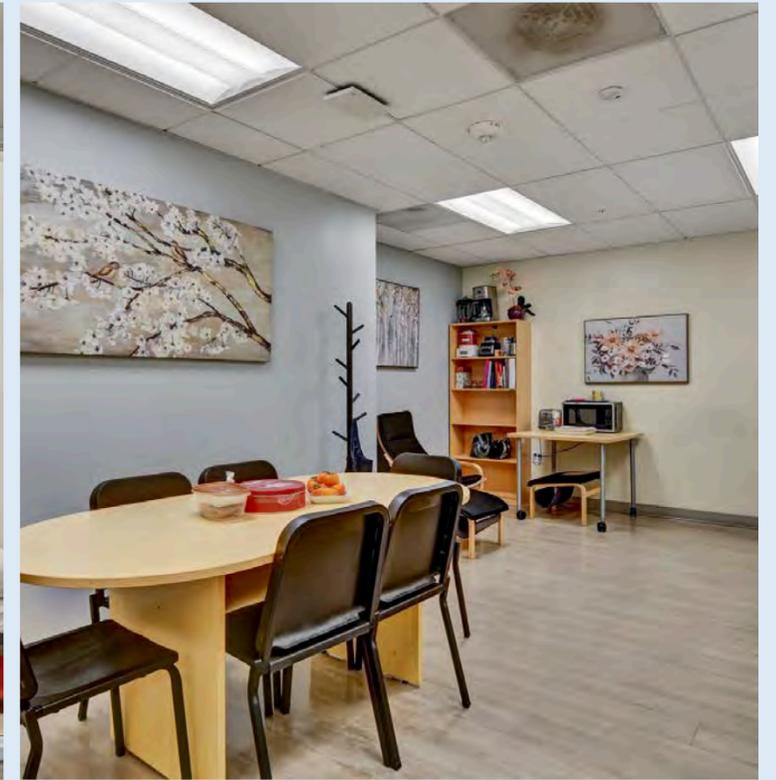
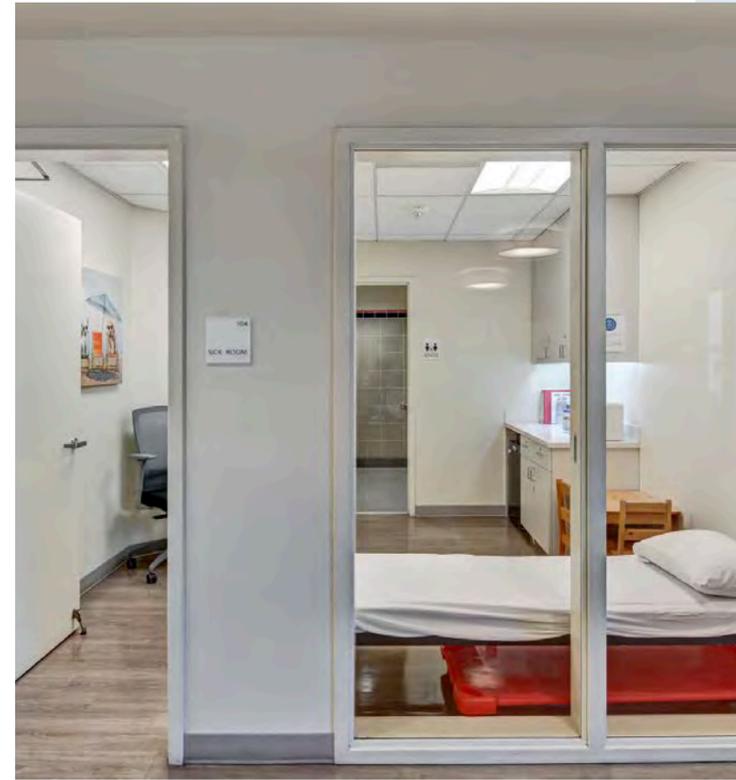


SECOND FLOOR

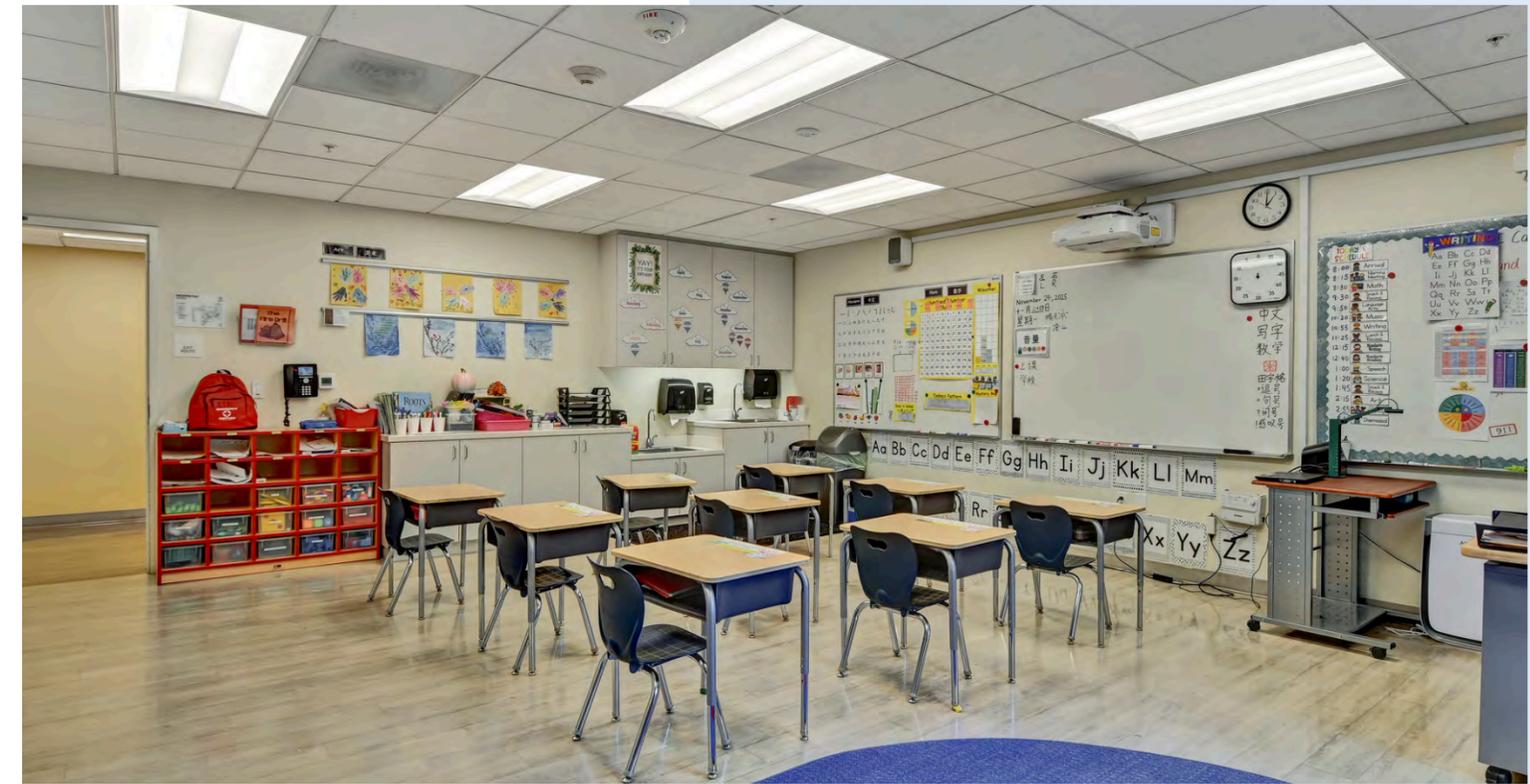


PHOTOS







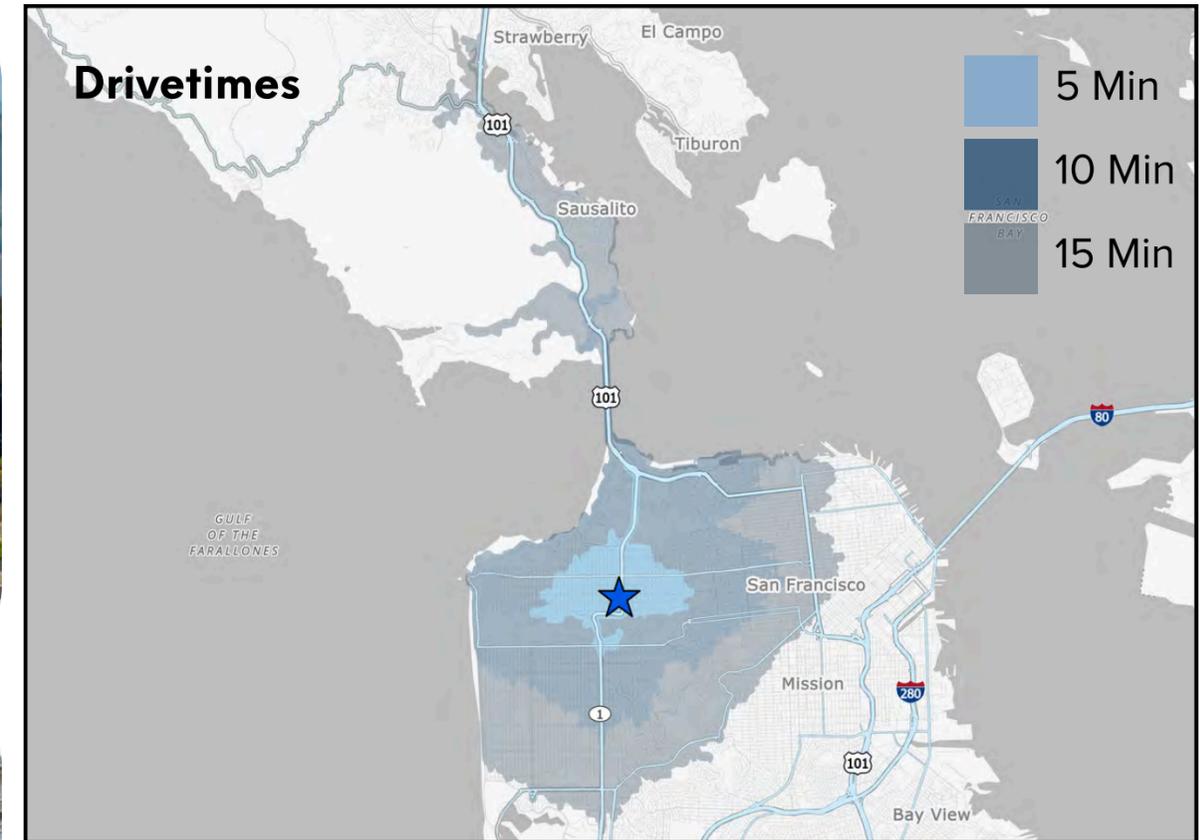


DEMOGRAPHICS

The Central Richmond District

The Central Richmond District is one of San Francisco's most desirable neighborhoods for young families seeking a balance of walkability, safety, and community. Tree-lined residential streets, well-maintained single-family homes, and a quieter pace create a welcoming, family-oriented atmosphere. Parents value the neighborhood's proximity to some of the city's best parks—including Golden Gate Park, the Presidio, and Mountain Lake Park—offering endless outdoor space for recreation, sports, and weekend activities.

The area provides convenient access to quality public and private schools, neighborhood childcare centers, and family-focused community programs. Local retail corridors along Geary and Clement add to the appeal, with family-friendly restaurants, cafés, and everyday conveniences within easy walking distance. With its strong sense of community, access to nature, and practical amenities, the Central Richmond has become a top choice for families putting down long-term roots in San Francisco.



DEMOGRAPHICS			
	5 MIN	10 MIN	15 MIN
Population (2025)	48,587	196,693	398,925
Median HHI	\$147,973	\$157,059	\$151,857
Married w/Children	3,711	12,601	23,062
Total Households	21,189	86,340	184,825
Median Age	39.7	38.7	39.4

Source: ESRI 2025

DISCLAIMER

FOR ADDITIONAL INFORMATION:

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DRE No. 01716132



This confidential memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in subleasing 601, 639 & 645 14 Avenue, San Francisco, CA ("the Property"). This memorandum contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all or part of the information which prospective sublessees may require to evaluate the sublease of a property.

All information provided is for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Peak Facility Partners. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective sublessees. Interested parties are expected to complete their own investigation and not rely on the contents of this memorandum in any manner. Neither the Spring Education Group or Peak Facility Partners, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied as to the accuracy or completeness of the information contained in this memorandum and no legal commitment or obligation shall arise by reason of your receipt of this memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible sublease of the Property.

Spring Education Group expressly reserves the right, and its sole discretion, to reject any or all expressions of interest or offers to sublease the Property, and/or terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this memorandum. Spring Education Group and Peak Facility Partners shall have no legal commitment or obligation to any entity reviewing this memorandum.

By receipt of this memorandum, you agree that this memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this memorandum or any of its contents to any other entity without the prior written authorization from Peak Facility Partners. You also agree that you will not use this memorandum or any of its contents in any manner detrimental to the interest of Spring Education Group or Peak Facility Partners.