



FOR LEASE  
**AJ & CO.**  
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REAL ESTATE  
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THIS FACILITY IS  
UNDER 24 HOUR  
VIDEO SURVEILLANCE

**THE 53 PAGE STREET**



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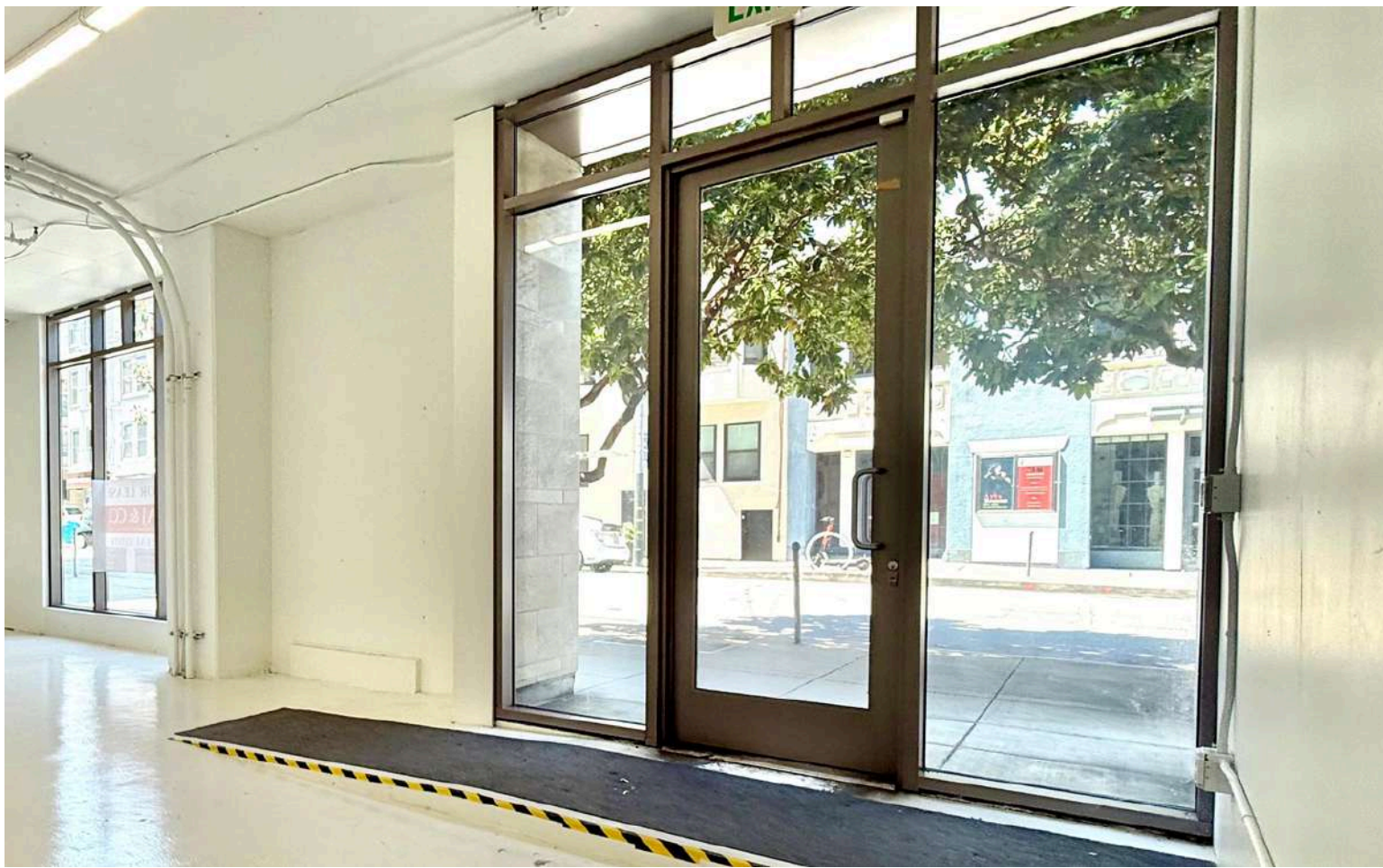
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**All property showings are by appointment only.  
Please consult with the listing agent for more details.**





# PROPERTY OVERVIEW

53 Page Street offers ±750 square feet of efficiently designed ground-floor commercial space in the heart of Hayes Valley—one of San Francisco's most walkable and design-forward neighborhoods. With steady foot traffic, excellent transit access, and a vibrant mix of residential and commercial surroundings, the space is ideal for boutique offices, solo practitioners, or wellness-focused users.

Delivered in clean white-box condition with plumbing in place (via basement access below the concrete floor), the open layout allows for flexible space planning—easily accommodating private offices, a reception area, or treatment rooms—while maintaining a bright and professional atmosphere. Located just blocks from MUNI, BART, and major bus lines, it's highly accessible for both clients and staff.

Zoned NCT-3, the property supports a wide range of commercial uses and offers strong potential for above-market rents. Whether you're launching a small business, establishing a satellite office, or growing a creative practice, 53 Page presents a rare opportunity to thrive in a high-demand, transit-connected corridor.





# LEASING OVERVIEW



## ASKING PRICE

\$48 PER SF/YR \$12 CAM

53 PAGE STREET, SAN FRANCISCO, CA.

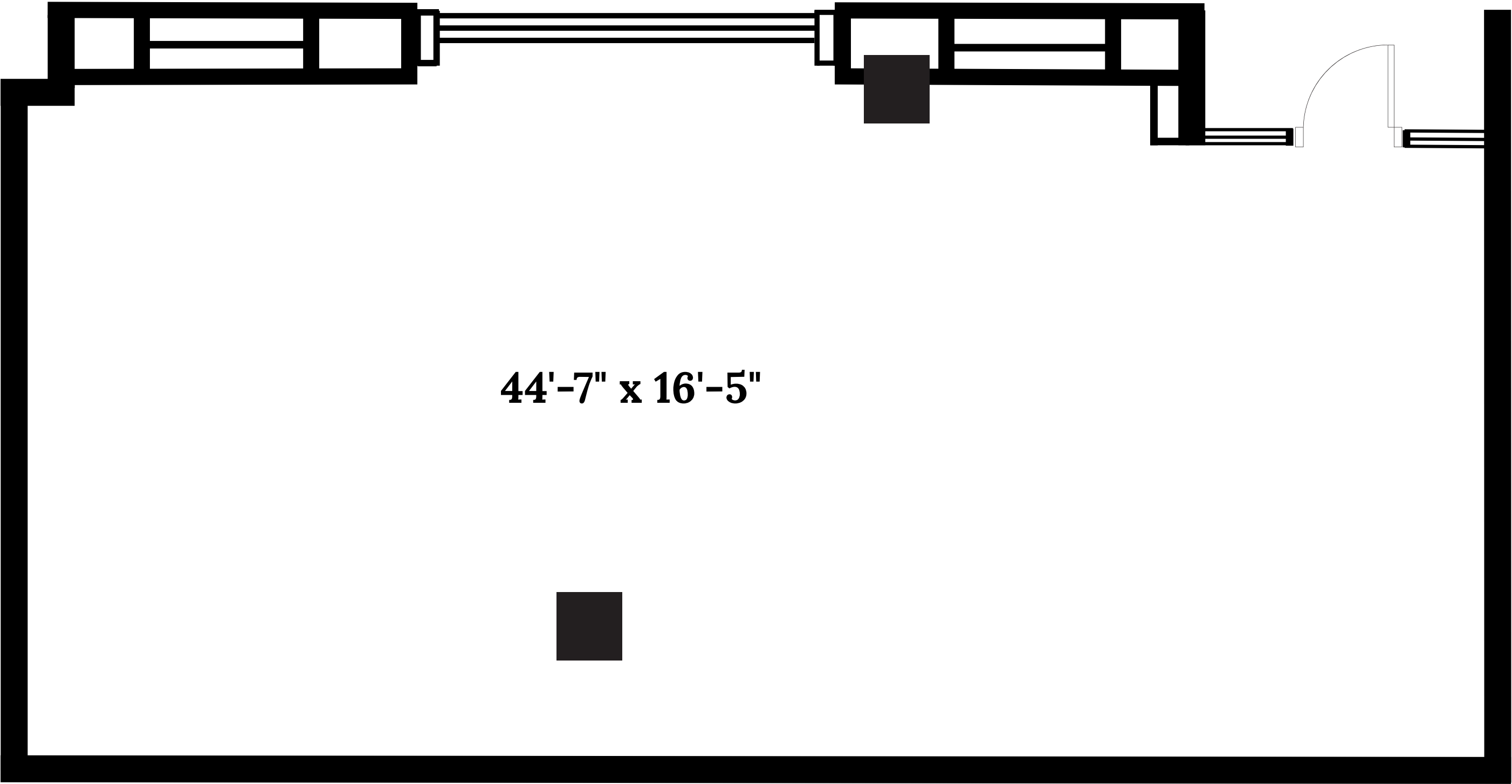
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<b>Availability:</b>	Now
<b>Leasing type:</b>	Triple Net
<b>Zoning:</b>	NCT-3
<b>Square Feet:</b>	±750 sqft
<b>Space Condition:</b>	Semi-Improved
<b>Accessibility:</b>	Ground Floor
<b>Year Remodeled:</b>	2008
<b>Restroom:</b>	None
<b>Electrical Capacity:</b>	100Amp, 3-Phase
<b>HVAC:</b>	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.

INTERIOR PHOTOS





# Neighborhood Overview

53 Page Street offers a rare opportunity in the heart of Hayes Valley—one of San Francisco’s most walkable and design-forward neighborhoods. The area draws steady foot traffic from nearby tech offices, boutiques, and the “Cerebral Valley” innovation hub.

Steps from SFJAZZ, the Opera House, and major transit, the location is ideal for creative studios, boutique offices, or wellness concepts seeking visibility in a high-demand corridor.

Surrounded by CorePower Yoga, One Medical, Salt & Straw, and Souvla, the space offers strong co-tenancy, flexible NCT-3 zoning, excellent light, and upgraded electrical—ready for immediate activation.



**A MANO**



**SUPPENKUCHE**



**SALT & STRAW**



**DUMPLING HOME**



**GARY DANKO**



**SWEET MAPLE**



**LAZY BEAR**



**PAPITO HAYES**



**SOTTO MARE**



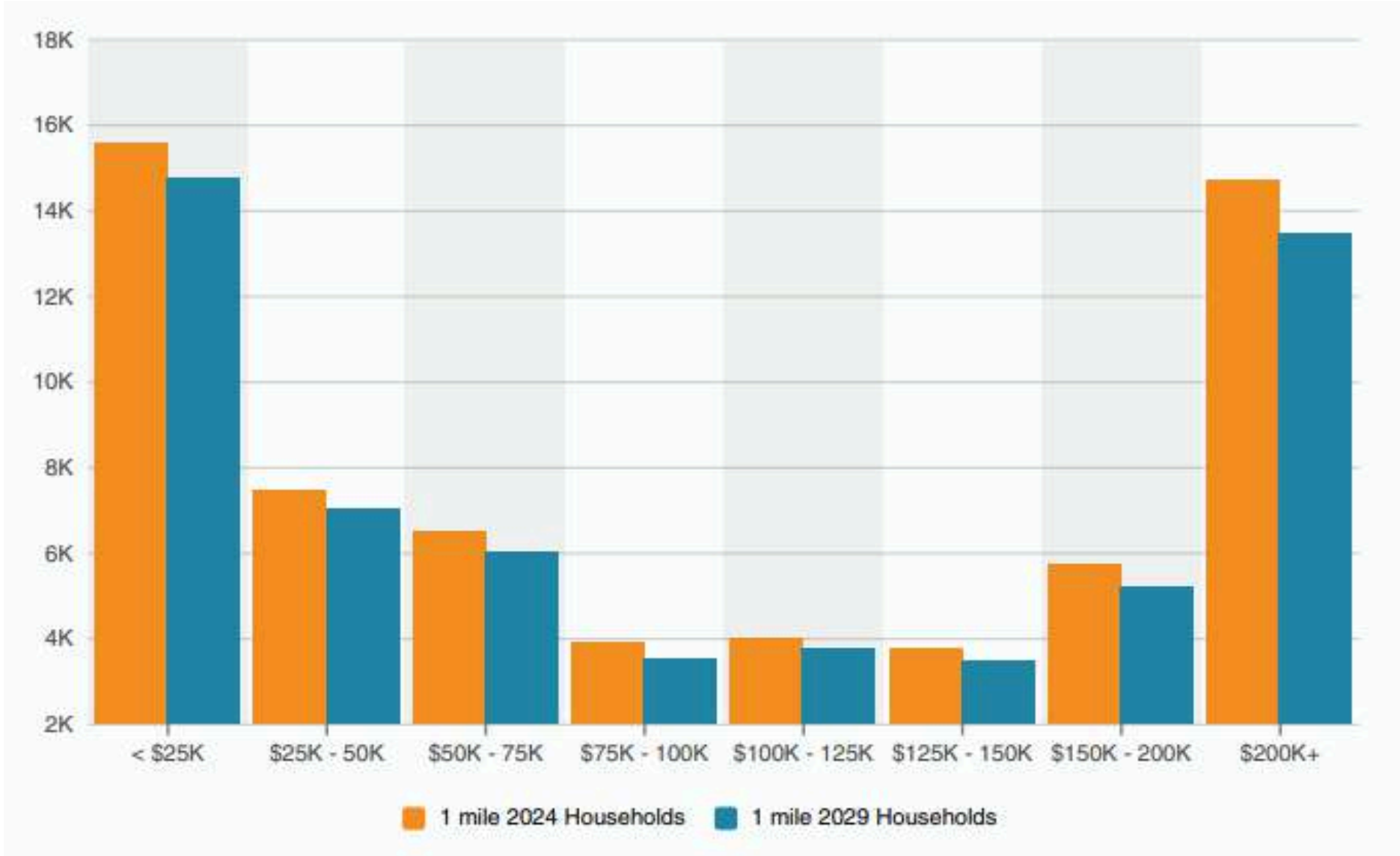
# NEIGHBORHOOD MAP



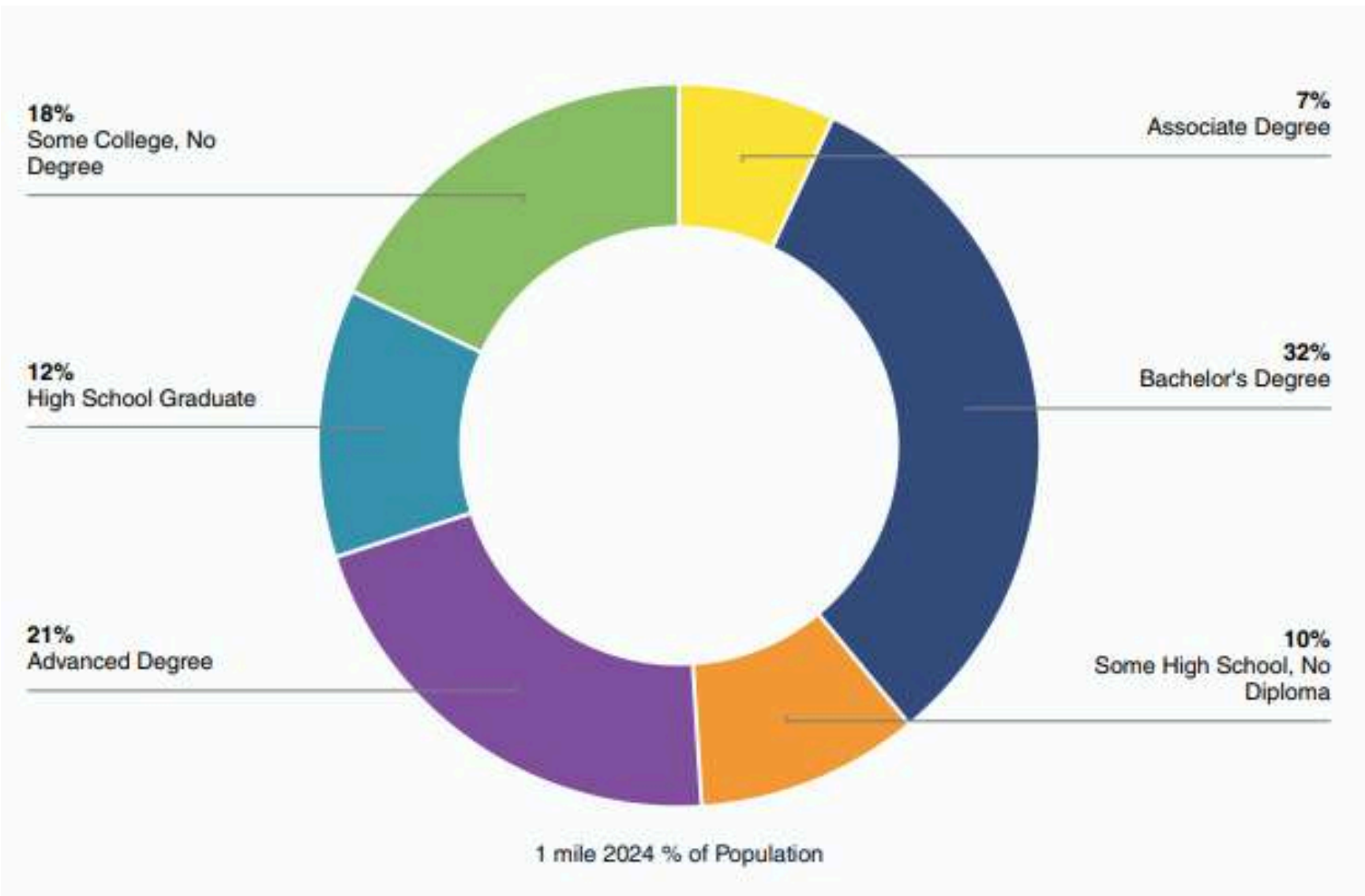


# DEMOGRAPHICS 1 MILE RADIUS

## HOUSEHOLD INCOME



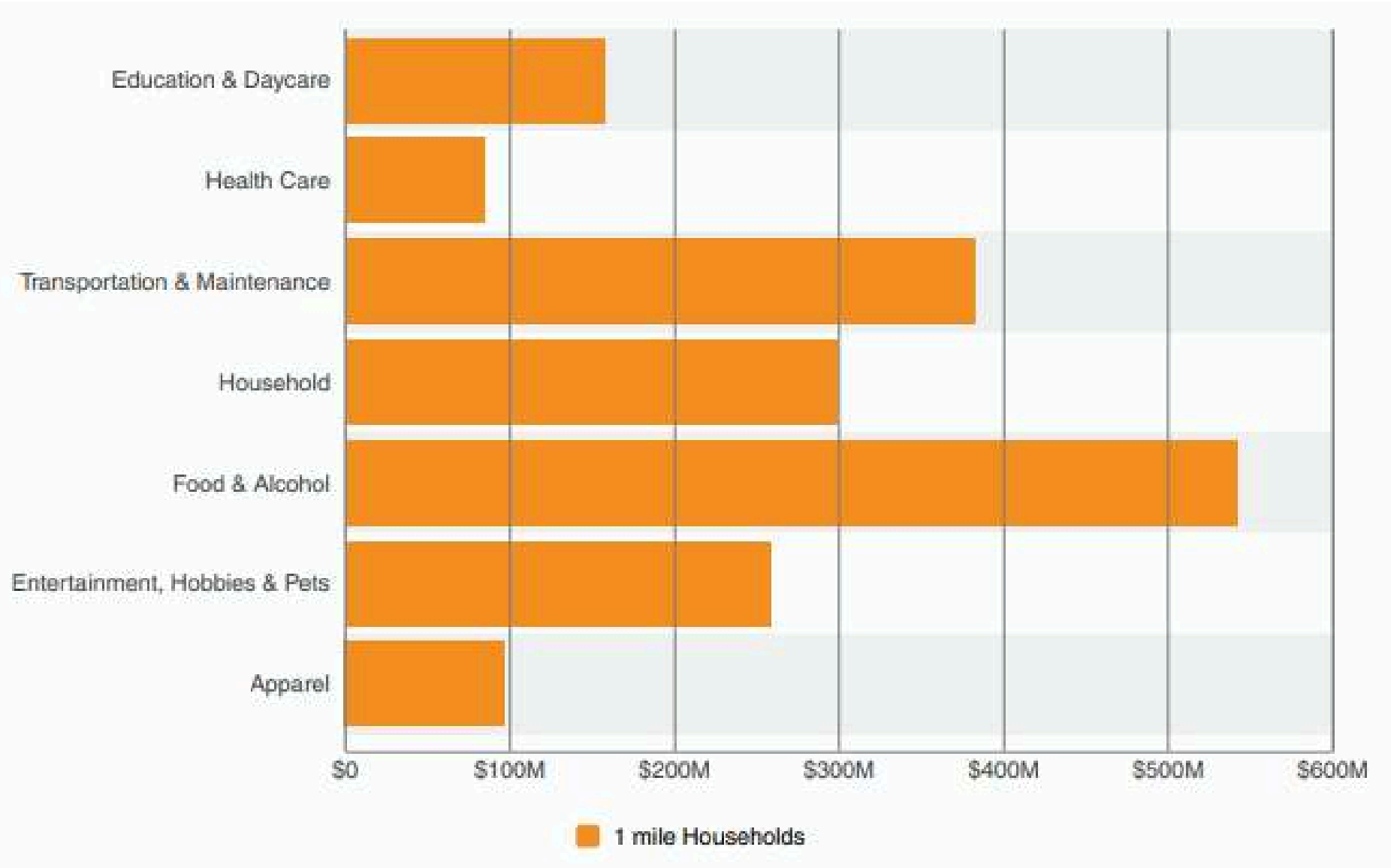
## EDUCATIONAL ATTAINMENT





# 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

[CLICK HERE FOR MORE DETAILS](#)



# LEASE LISTING TEAM



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