



3443 BALBOA STREET

CHILDCARE FACILITY FOR LEASE
AVAILABLE SEPTEMBER 2026



CONCEPTUAL RENDERING

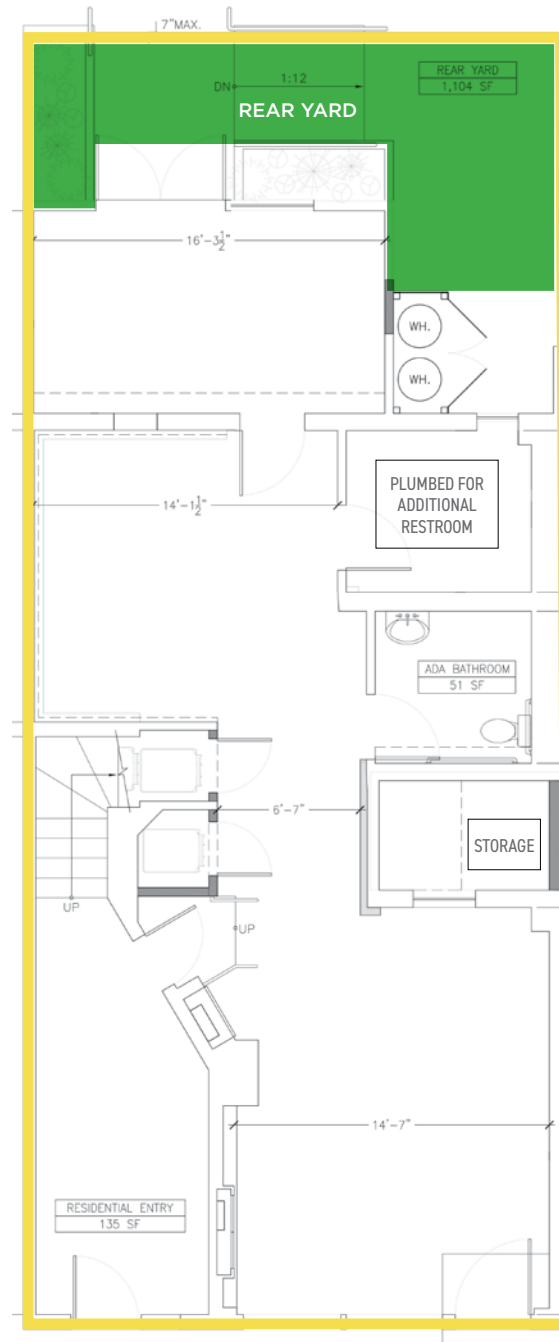


FEATURES

- +/- 960 SF + Private enclosed backyard
- Landlord updating the storefront and the premises
- Small bathroom area stubbed for two (2) child-sized restroom facilities plus existing ADA staff facilities
- Two egresses
- Landlord renovating with new HVAC split system
- Nearby neighbors: Lafayette Elementary School, Devil's Teeth Baking Company, Iggy's Place, Balboa Theater, Terra San Francisco Bilingual School, The Laundromat SF, The Richmond Neighborhood Center, Balboa Pet Hospital, Cabrillo Tennis Court and more.

FLOOR PLAN

PROPOSED FLOOR PLAN



BALBOA STREET



3443 Balboa



- BALBOA THEATRE
- EMPERO TASTE
- DEVIL'S TEETH
- THE LAUNDROMAT
- SUPERIOR PALACE
- TASTE OF FUSION
- CABRILLO PLAYGROUND
- PACIFIC CAFE
- CREATIVE IQ ART STUDIO
- NOISE
- BALBOA PET HOSPITAL
- WASHINGTON HIGH SCHOOL
- PRESIDIO MIDDLE SCHOOL
- PIZZA JOINT
- BETTER FOOD MARKET

OUTER SUNSET NEIGHBORHOOD



CABRILLO PLAYGROUND PARK



THE LAUNDROMAT



CREATIVE IQ ART STUDIO



NOISE



DEVIL'S TEETH BAKING CO.



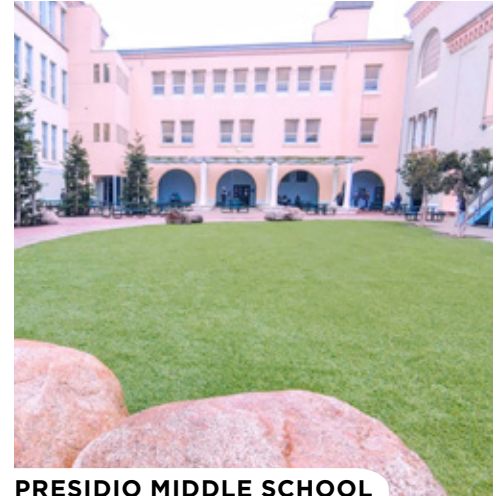
BETTER FOOD MARKET



BALBOA THEATRE



GOLDEN GATE PARK



PRESIDIO MIDDLE SCHOOL

OUTER RICHMOND

The Outer Richmond is a peaceful, family-friendly district with casual neighborhood eateries.

The area is bounded by the Pacific Ocean, sprawling Golden Gate Park where the California Academy of Sciences and Queen Wihelma Tulip Garden reside and the scenic Presidio and Lincoln Park, which features the acclaimed Legion of Honor Art Museum. There's surfing at blustery Ocean Beach, overlooked by the ruins of the historic Sutro Baths. The neighborhood also benefits from a calmer pace than more central parts of San Francisco, with wide residential streets and a strong sense of community.



CONTACT

CATHERINE MEUNIER

Office 415.806.5566

catherine@mavenproperties.com

DRE #01843732

HALLIE FORMAN

Office 415.426.7808

hallie@mavenproperties.com

DRE #022532563

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466 Green Street Suite #203

San Francisco, CA 94133

415-781-7700

www.mavenproperties.com