



50 29th Street  
San Francisco, CA 94110

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INTERNATIONAL REALTY

# High-Visibility Commercial Condo at the Crossroads of Noe Valley, Glen Park, and Outer Mission

## BERNAL HEIGHTS

|               |                    |
|---------------|--------------------|
| Monthly Rent  | Negotiable         |
| Property Type | Office/Retail      |
| Sub Type      | Condominium        |
| APN           | 6596-026           |
| Unit SF       | 2,201 ±            |
| # of Levels   | 2                  |
| Year Built    | 2004               |
| Zoning        | Mission Bernal NCD |



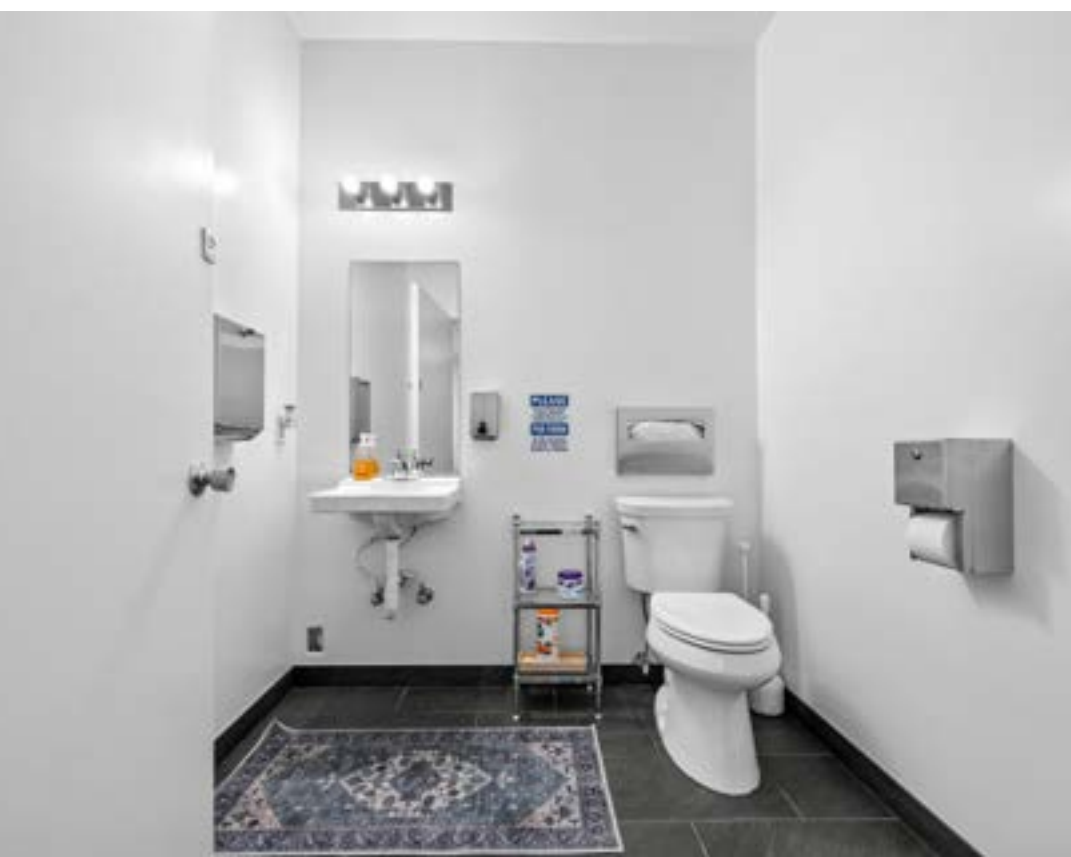


## Executive Summary

50 29th Street offers an exceptional opportunity to lease a two-story commercial condominium space within a dynamic mixed-use building that blends residential and neighborhood-serving retail uses. The building consists of approximately 33 residential units and 7 active retail storefronts, creating a built-in customer base and consistent pedestrian activity.

The available commercial space comprises approximately 2,201 square feet across two stories, offering flexibility for a wide range of commercial uses. The ADA-compliant ground-floor storefront features prominent frontage along the highly visible and heavily trafficked 29th Street corridor, providing strong exposure to both foot and vehicular traffic. Large display windows allow for abundant natural light and an inviting, professional presence suitable for retail, office, or service-oriented tenants.

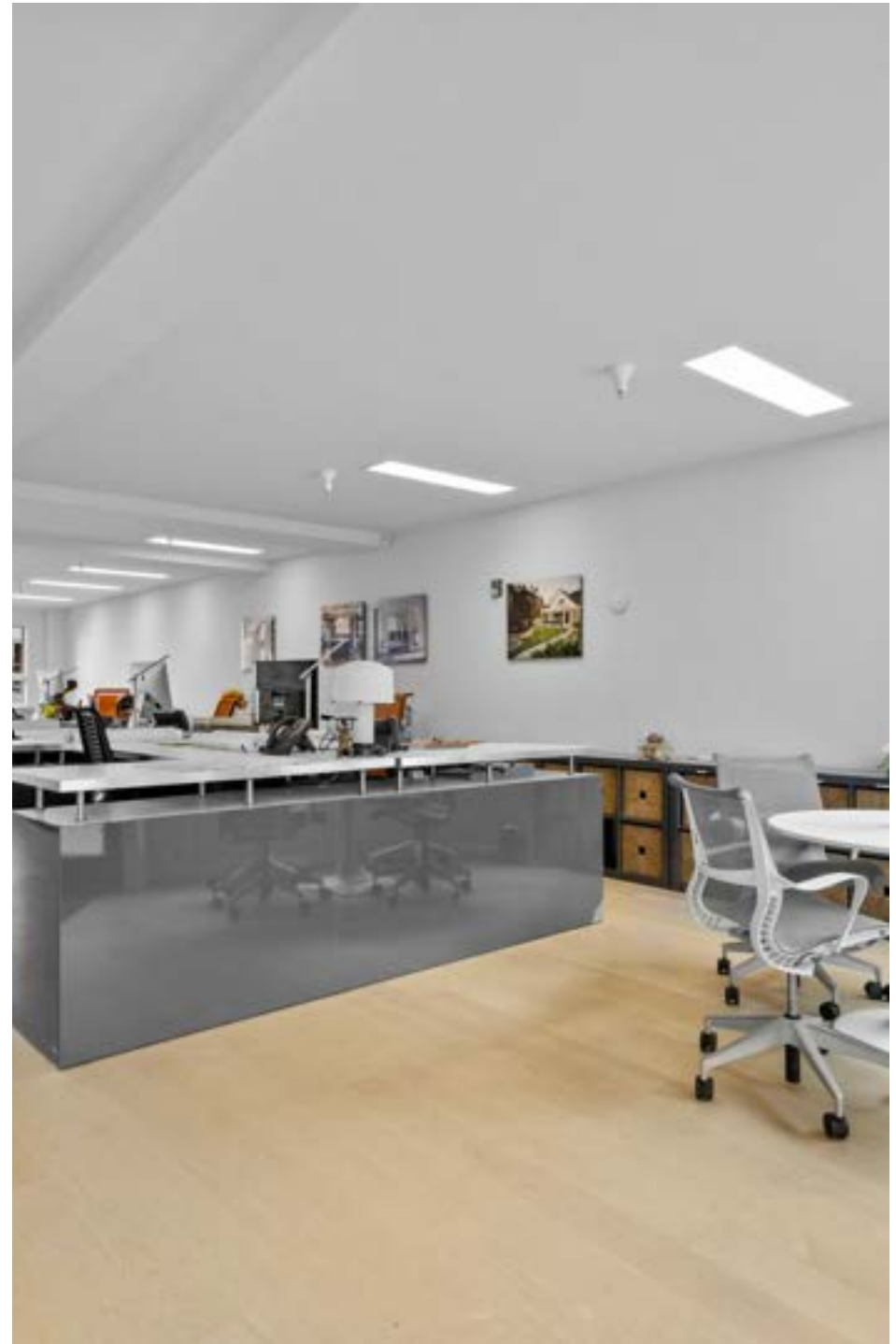




## Potential Uses

The **Mission-Bernal Neighborhood Commercial District (NCD)** in San Francisco offers a diverse and vibrant environment for businesses that serve the local community and surrounding neighborhoods. Here's an overview of business types that typically operate in this district, based on zoning regulations and community needs:

1. Retail Stores
  - a. General retail stores, including boutiques, clothing shops, and specialty goods.
  - b. Convenience stores catering to the neighborhood.
2. Food and Beverage Establishments
  - a. Restaurants, cafes, and coffee shops.
  - b. Bars and wine lounges (may require additional permitting for alcohol).
  - c. Bakeries, delis, and specialty food shops.
3. Personal Services
  - a. Salons, barbershops, and spas.
  - b. Fitness studios and wellness centers.
  - c. Dry cleaners and laundry services.
4. Professional Services
  - a. Real estate agencies, legal services, and financial consulting.
  - b. Health and wellness professionals, such as chiropractors or therapists.
5. Cultural and Community-Oriented Businesses
  - a. Art galleries, studios, and creative spaces.
  - b. Community centers and educational facilities.
6. Childcare and Educational Services
  - a. Daycares, tutoring centers, and after-school programs.
7. Entertainment and Recreation
  - a. Small theaters, live music venues, or performance spaces (subject to restrictions).
  - b. Yoga, pilates, and dance studios.







## Conditional Uses

Some businesses may require a conditional use permit (CUP), which is subject to community review and approval. These include:

- Large-scale restaurants or bars.
- Businesses operating late-night hours.
- Gyms or fitness centers exceeding a certain size.
- Formula retail (chain stores).

## Restrictions and Considerations

- The NCD prioritizes small, locally-owned businesses to maintain the neighborhood's unique character.
- Formula retail businesses (e.g., national or regional chain stores) are often discouraged or require special approval.
- Noise, parking, and traffic impacts are closely monitored to ensure compatibility with the residential nature of the area.

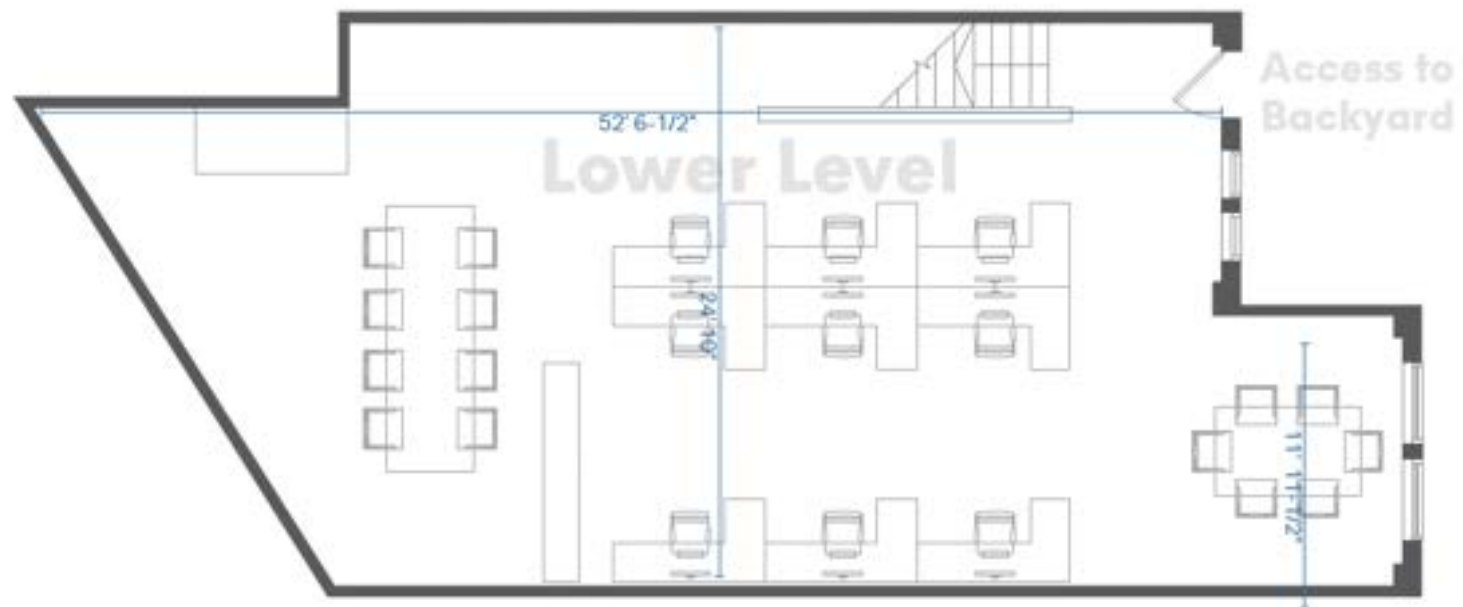
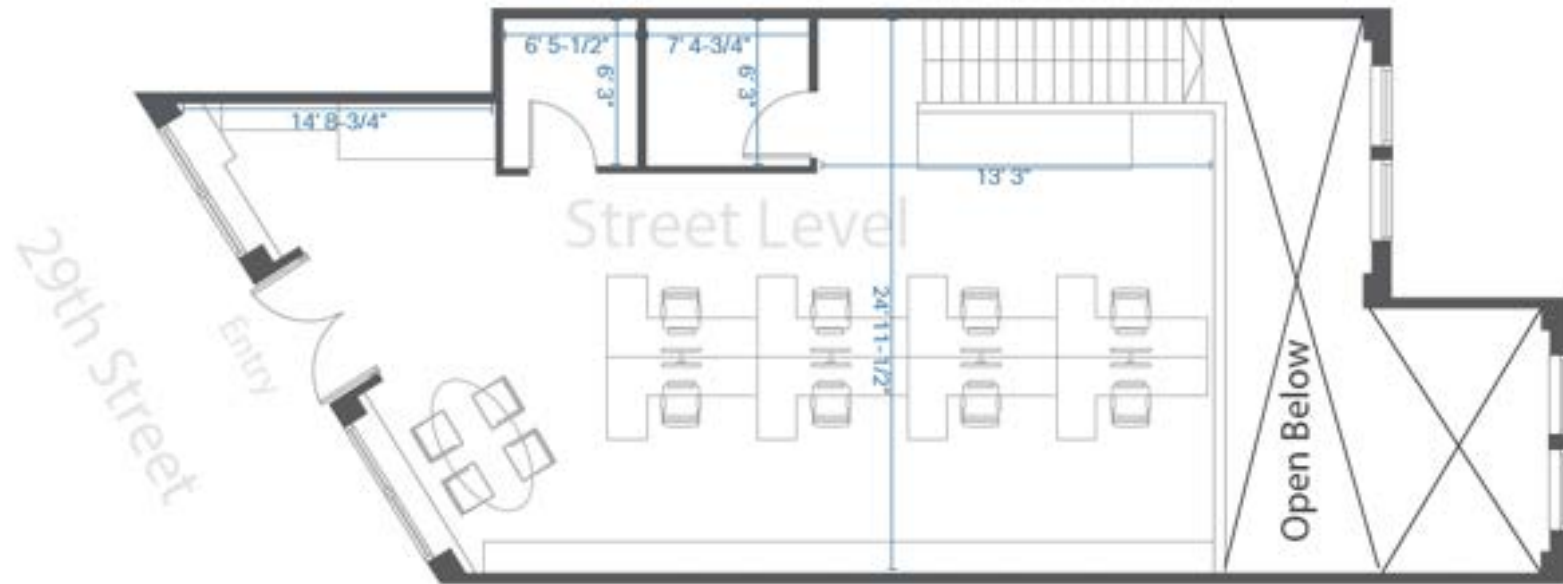
## Opportunities for Business Owners

With its pedestrian-friendly streets, active local community, and proximity to diverse neighborhoods like Bernal Heights, Glen Park, and the Mission District, the Mission-Bernal NCD is ideal for small businesses focused on serving a loyal, local customer base.

For a more specific list of permitted and conditional uses or to confirm whether your business idea aligns with zoning laws, consulting the San Francisco Planning Code or reaching out to the SF Planning Department is highly recommended.

\*Potential buyers are advised to speak with a San Francisco land use lawyer before going into escrow.



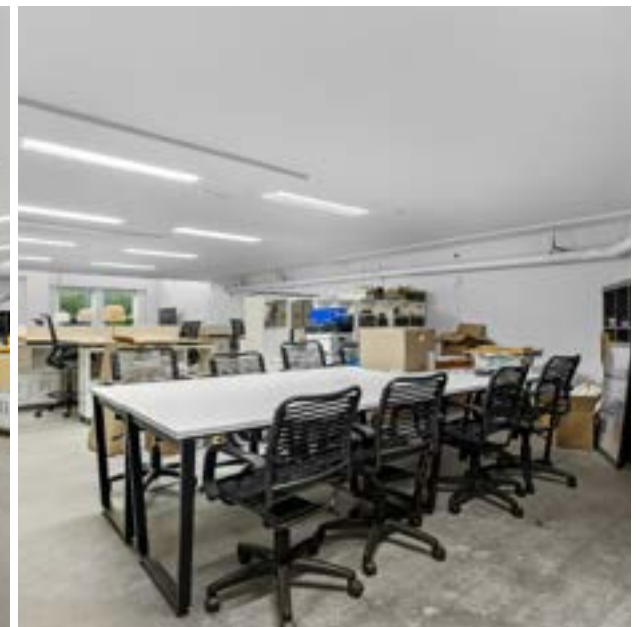




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