

FOR LEASE

49 PAGE STREET

SAN FRANCISCO, CA 94102

*Rare Turnkey Preschool
Facility in Hayes Valley*

KIDDER.COM

km Kidder
Mathews

MINUTES FROM U.S. ROUTE 101, MUNI, AND BART STATIONS

49 Page Street offers a rare opportunity to acquire a fully built-out educational facility in San Francisco's Hayes Valley. The ±4,700 SF ground-floor space is located within a modern residential development (2008) and features substantial improvements for childcare or educational use, including multiple classrooms, secure entry points, and dedicated plumbing. While optimized for a preschool operator, NCT-3 zoning allows flexibility for medical, fitness, or service-oriented retail uses. The property benefits from immediate proximity to major transit and a strong demographics.

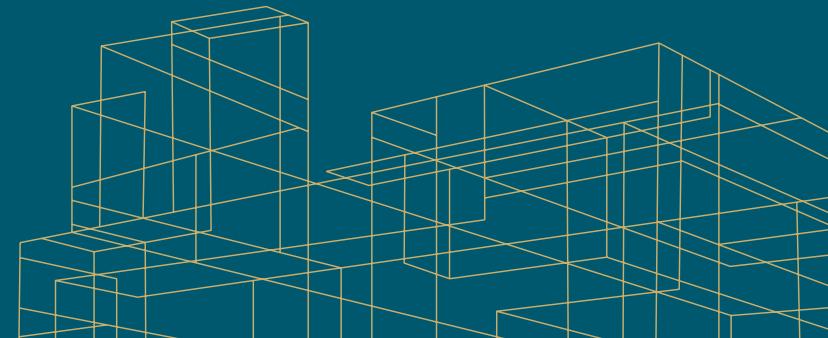




AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

ADDRESS	49 Page Street San Francisco, CA 94102
TOTAL RENTABLE AREA	±4,700 SF
ASKING RATE	\$48 PSF NNN (est \$12/SF/YR)
CURRENT BUILDOUT	Fully built-out daycare/preschool
ZONING	NCT-3 (Moderate Scale Neighborhood Commercial Transit District)
	Permitted Uses: Retail Sales, Medical (General), Personal Services, Restaurants
POWER	200 Amp, 3-Phase
HVAC	Full HVAC
RESTROOMS	2 adult restrooms + multiple child- sized restroom facilities
FRONTAGE/ACCESS	Ground floor, high-visibility entrance with secure reception
AVAILABILITY	Now



KIDDER MATHEWS

ONE MILE RADIUS DEMOGRAPHICS

135,860

POPULATION

1.8

AVG HH SIZE

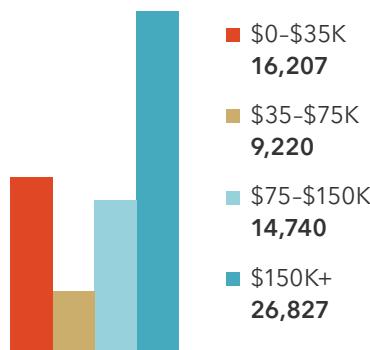
\$168,412

AVG HH INCOME

40.0

MEDIAN AGE

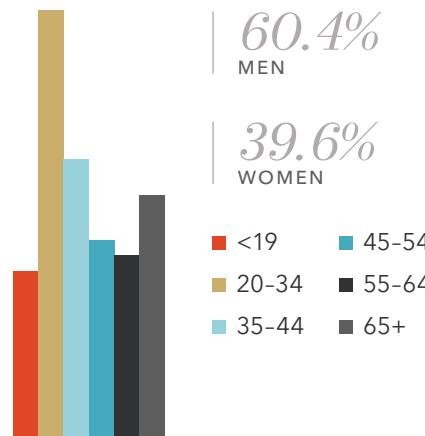
INCOME BY HOUSEHOLD



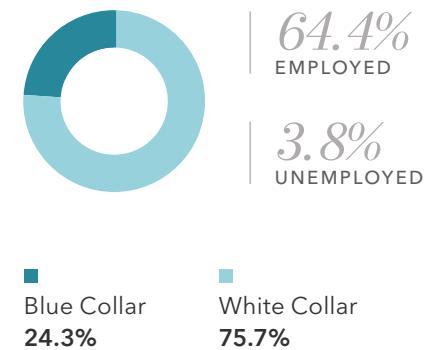
HOME OWNERSHIP



GENDER & AGE



EMPLOYMENT



Source: 2026, Sites USA

CORRIDOR DYNAMICS

Located at the nexus of Hayes Valley and the Van Ness corridor, capturing traffic from both the Civic Center employment hub and the high-density residential developments of Hayes Valley. This site also allows for easy access to the 101 freeway.

NEIGHBORING ANCHORS

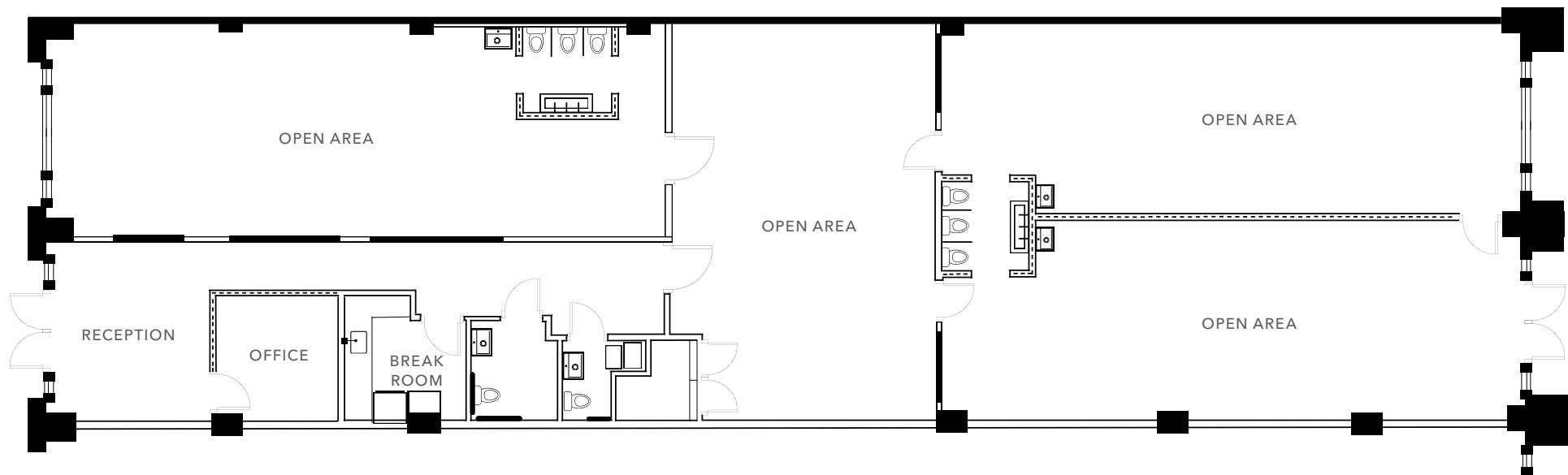
The International School of San Francisco

SFJAZZ Center

San Francisco Symphony

Established dining institutions (e.g., Espetus, Rich Table)

FLOOR PLAN



±4,700 SF

AVAILABLE

\$48 PSF

LEASE RATE (NNN, EST \$12/SF/YR)

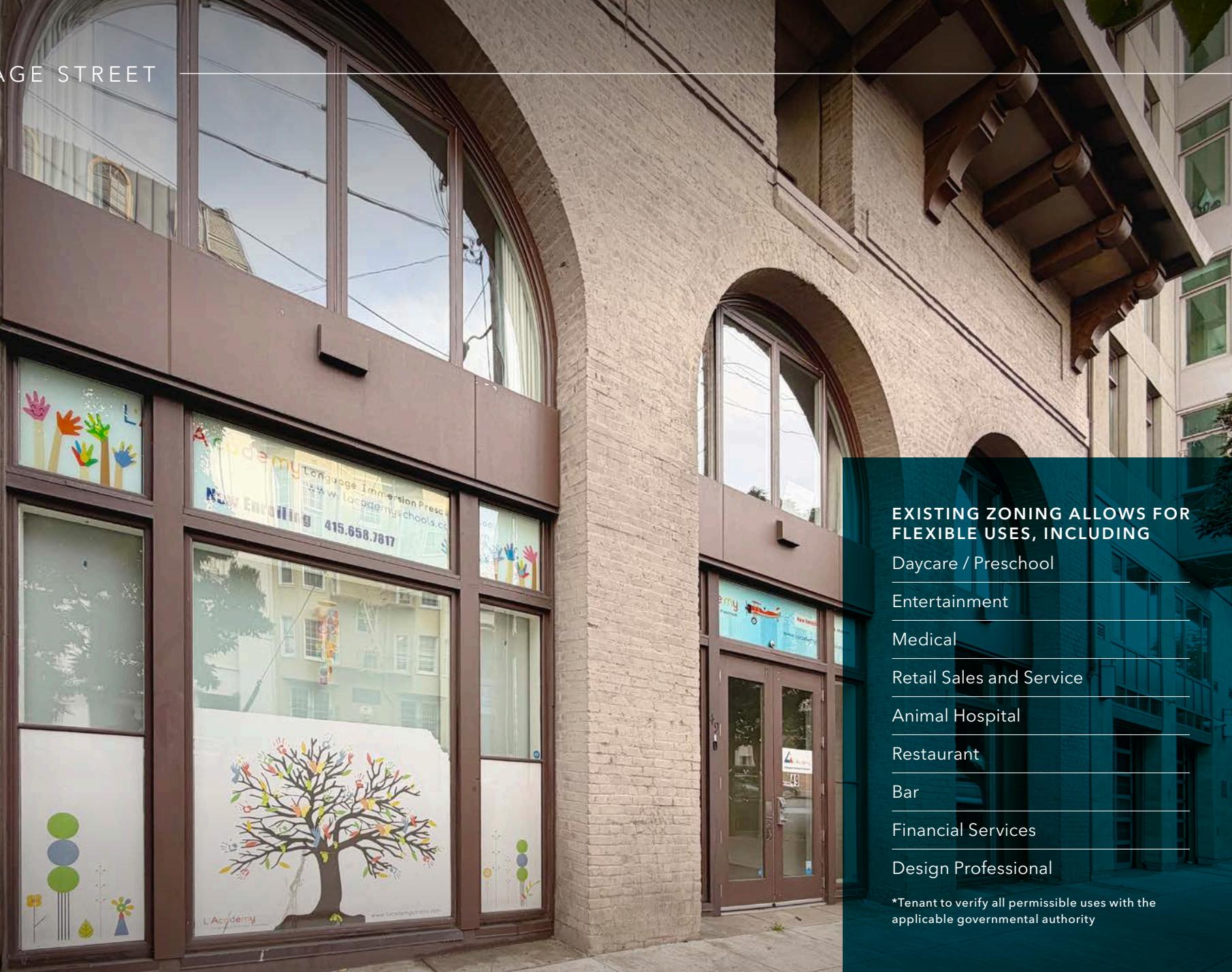
NOW

AVAILABLE

FLOOR PLAN NOT TO SCALE



49 PAGE STREET



**EXISTING ZONING ALLOWS FOR
FLEXIBLE USES, INCLUDING**

Daycare / Preschool

Entertainment

Medical

Retail Sales and Service

Animal Hospital

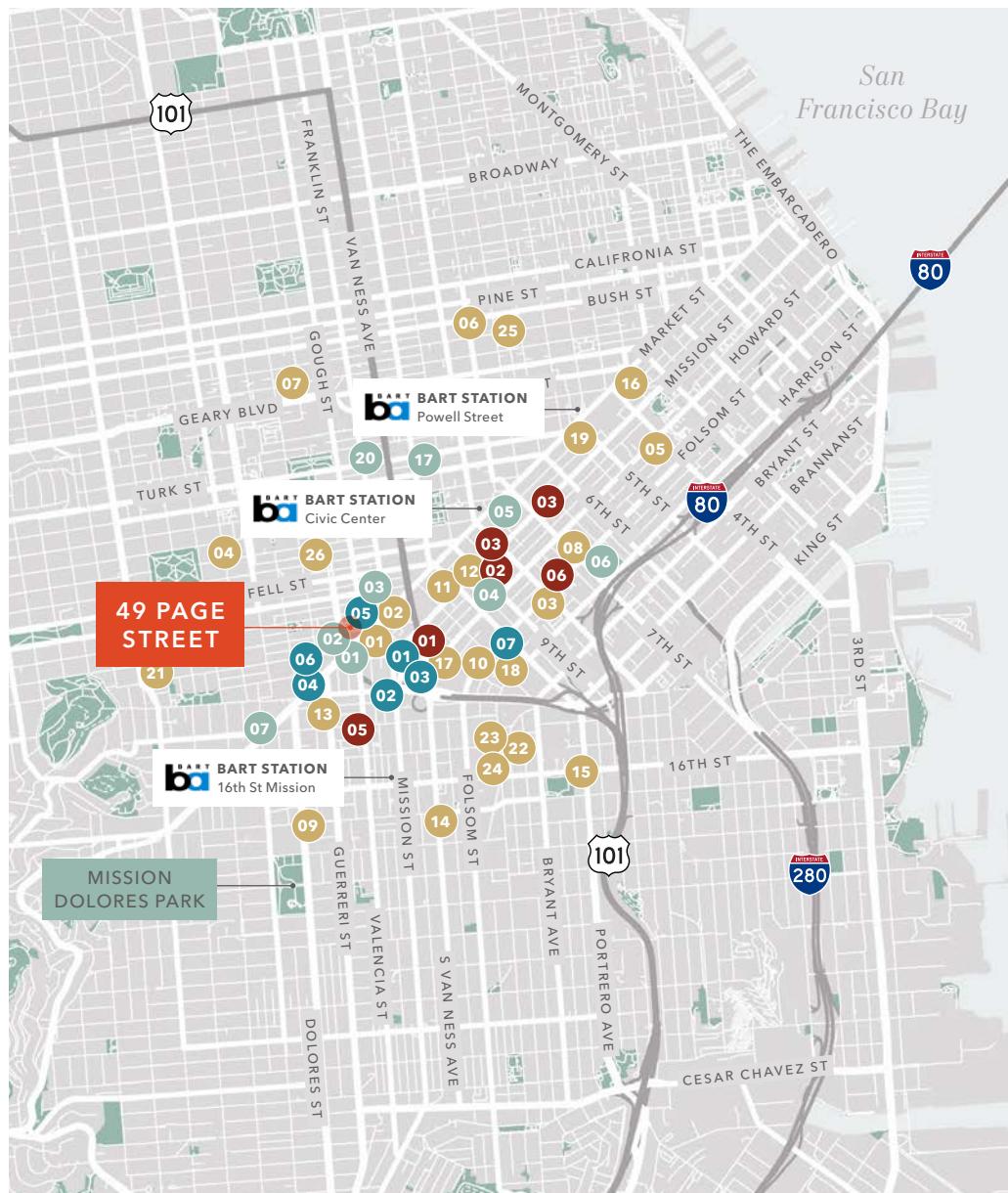
Restaurant

Bar

Financial Services

Design Professional

*Tenant to verify all permissible uses with the applicable governmental authority



EAT + DRINK

- 01 RT Rotisserie
- 02 Klin
- 03 Rocco's Cafe
- 04 Alamo Square Seafo
- 05 Zesty Cafe
- 06 Osha Thai BBQ San R
- 07 Panda Express
- 08 Oasis Grill
- 09 Delfina Restaurant

HOTELS

- 01 San Francisco Central Hotel
- 02 Edwardian Hotel
- 03 Oak Hotel
- 04 SoMa Park Inn
- 05 BEI San Francisco, Trademark
- 06 San Francisco Inn
- 07 Perramont Hotel
- 08 Embassy Hotel

CAFFEINE

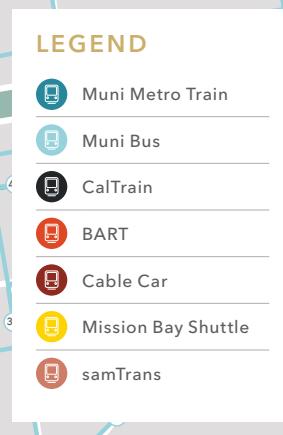
- 01 Blue Bottle Coffee
- 02 Peet's Coffee
- 03 Starbucks
- 04 Pixlcat Coffee
- 05 Four Barrel Coffee
- 06 Cafe Suspiro

PARKING

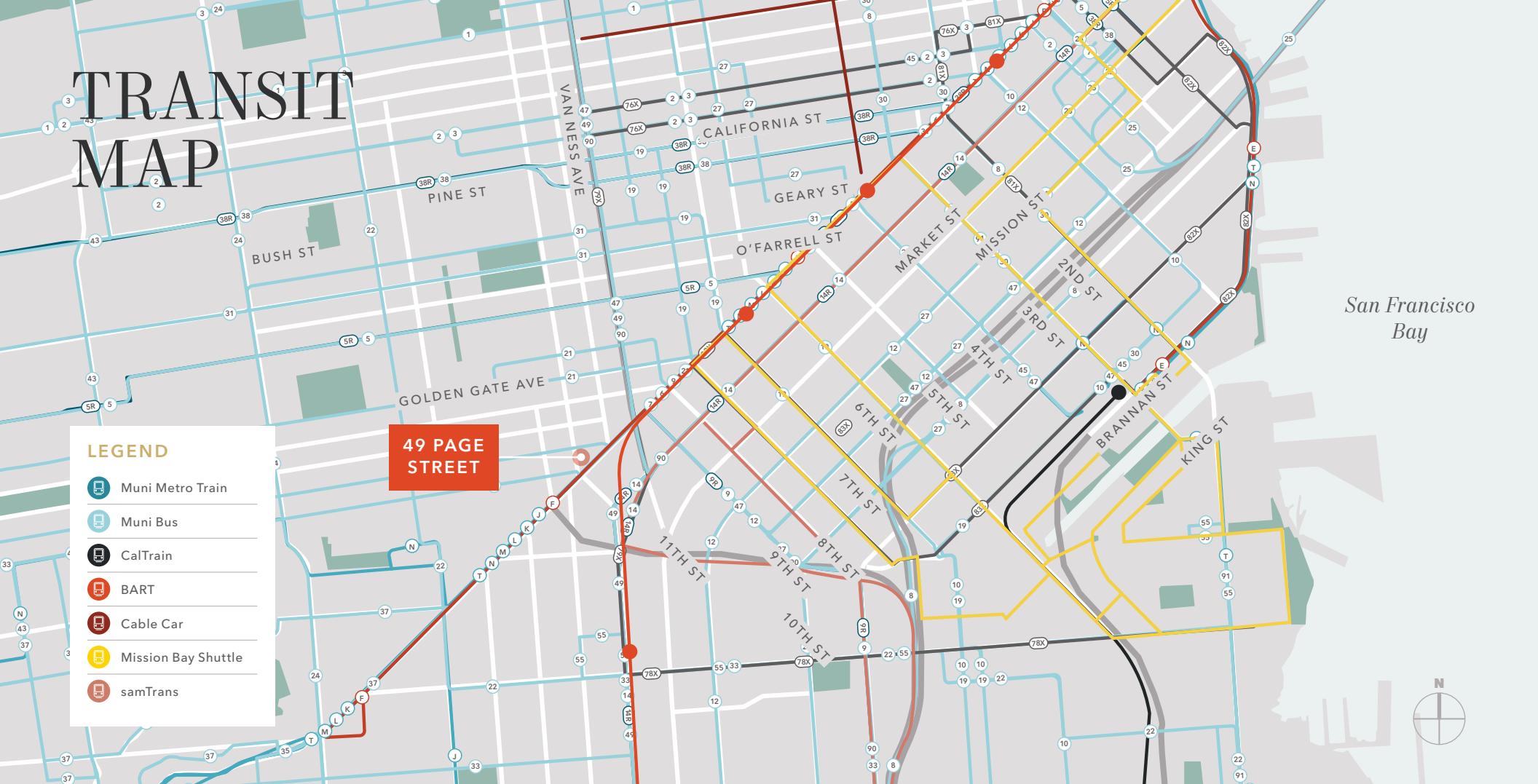
- 01** 1537 Mission St Parking
- 02** 1660 Mission Garage - Lot #47
- 03** SOMA Hub Garage (Propark)
- 04** Private Parking
- 05** United SF Parking
- 06** Private Parking
- 07** 1401 Folsom St

TRANSIT MAP

San Francisco
Bay



49 PAGE
STREET



Exclusively listed by

CAMERON BAIRD

Senior Vice President

415.229.8940

cameron.baird@kidder.com

LIC N° 01503816

ANDREW J. REBENNACK

Senior Vice President

415.229.8945

andrew.rebennack@kidder.com

LIC N° 02025935

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.