

FOR LEASE

49 PAGE STREET

SAN FRANCISCO, CA 94102

*Rare Turnkey Preschool
Facility in Hayes Valley*

KIDDER.COM

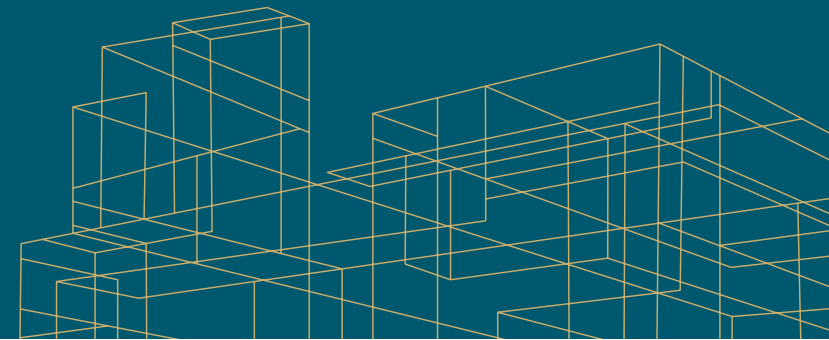
 **Kidder
Mathews**

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 $\pm 4,700$ 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.

**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



ONE MILE RADIUS DEMOGRAPHICS

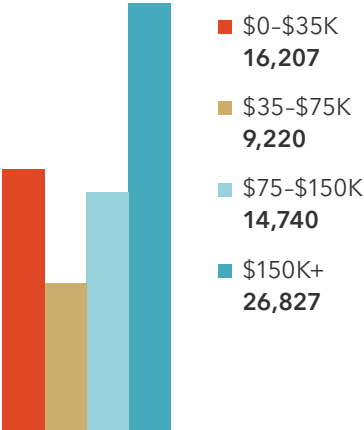
135,860
POPULATION

1.8
AVG HH SIZE

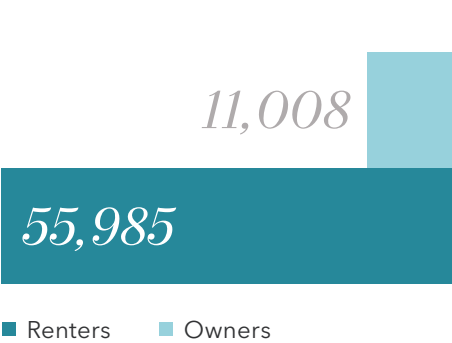
\$168,412
AVG HH INCOME

40.0
MEDIAN AGE

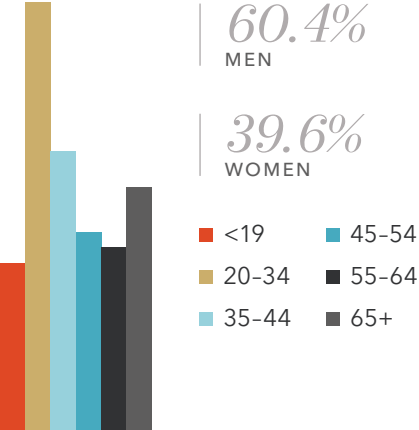
INCOME BY HOUSEHOLD



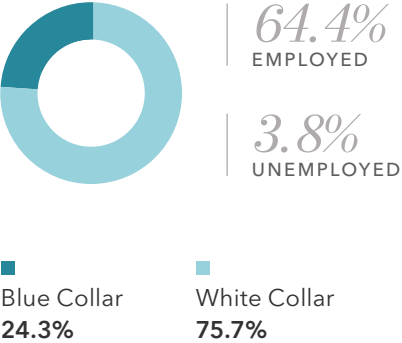
HOME OWNERSHIP



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

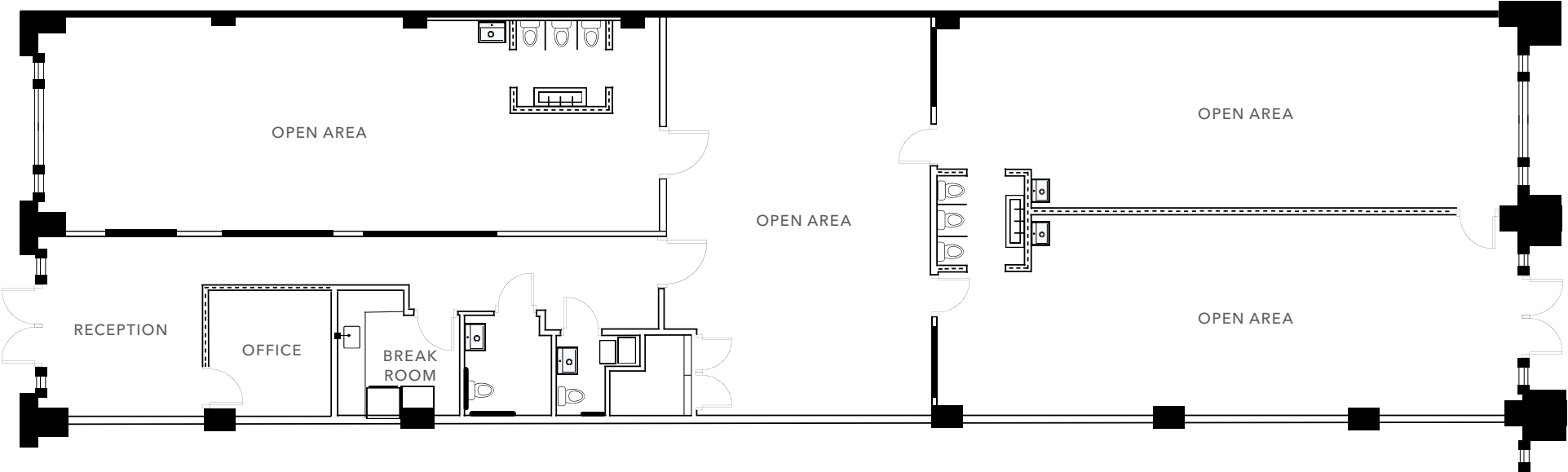
The International School of San Francisco

SFJAZZ Center

San Francisco Symphony

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

FLOOR PLAN



±4,700 SF

AVAILABLE

\$48 PSF

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

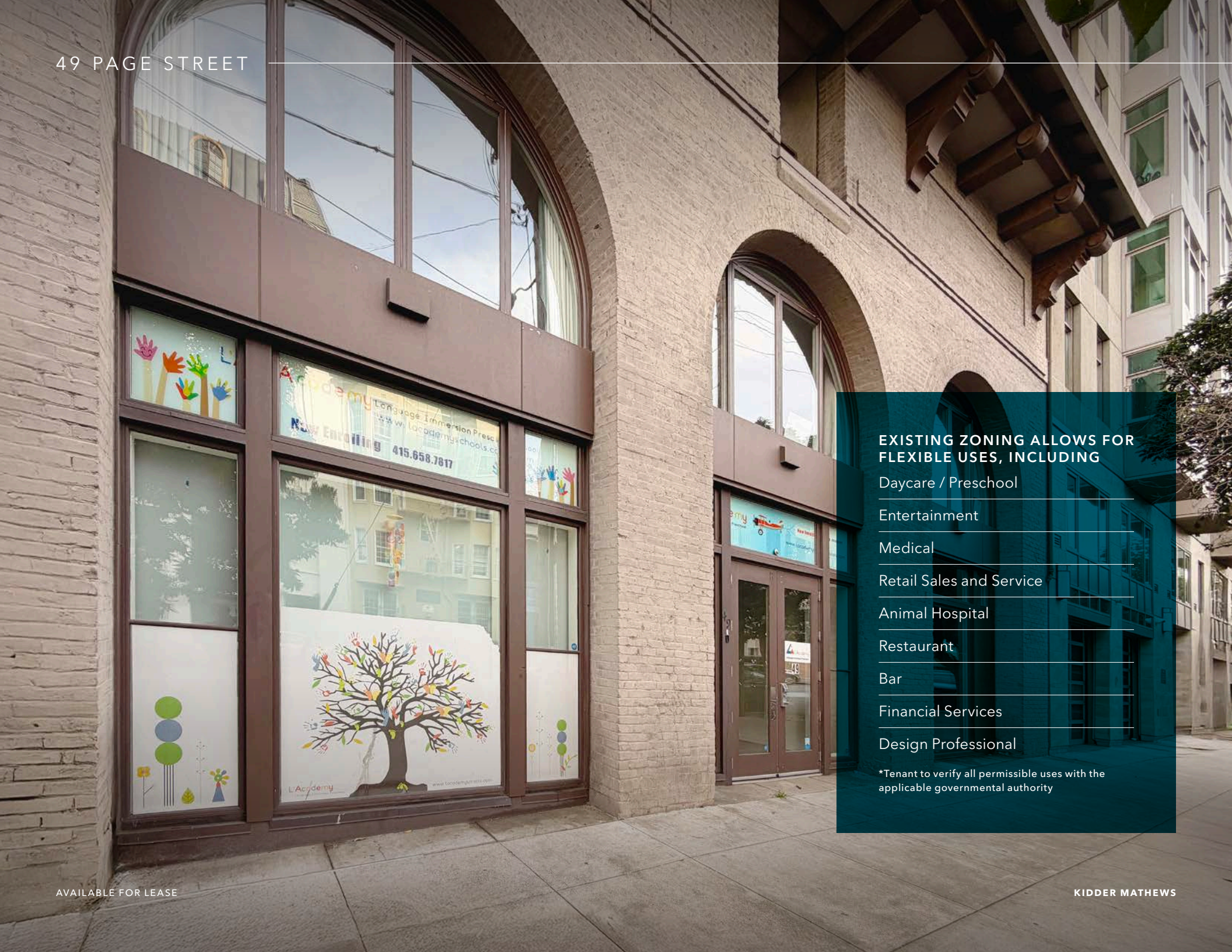
NOW

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

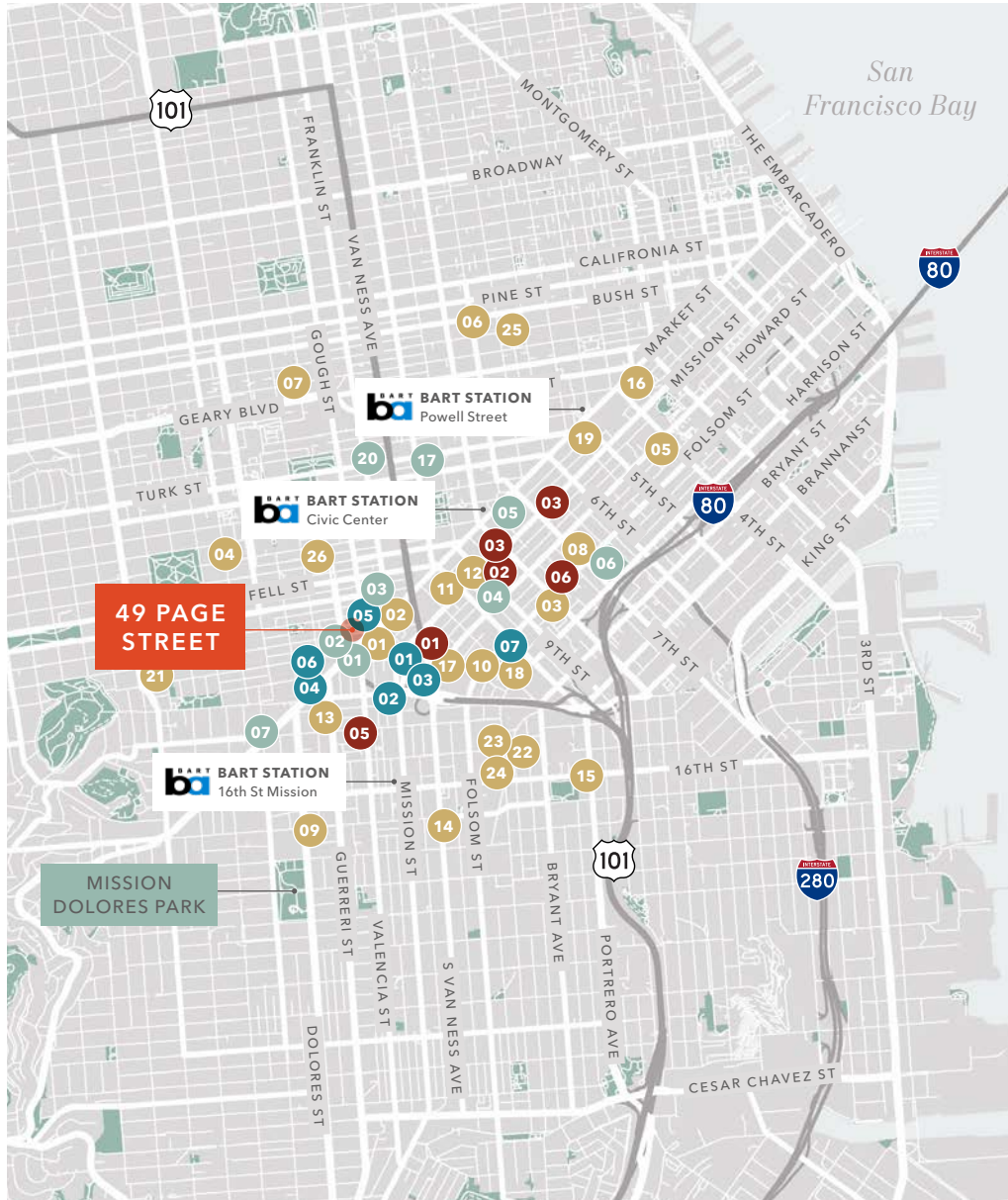
Financial Services

Design Professional

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

AVAILABLE FOR LEASE

KIDDER MATHEWS



EAT + DRINK

- 01 RT Rotisserie
- 02 Klin
- 03 Rocco's Cafe
- 04 Alamo Square Seafood Grill
- 05 Zesty Cafe
- 06 Osha Thai BBQ San Francisco
- 07 Panda Express
- 08 Oasis Grill
- 09 Delfina Restaurant
- 10 V Cafe
- 11 Subway
- 12 Poké Bar
- 13 KFC
- 14 Whiz Burgers Drive-In
- 15 McDonald's
- 16 T.L. Downtown Krispy Krunchy
- 17 1601 Bar & Kitchen
- 18 BuzzWorks
- 19 Shake Shack
- 20 Dickey's Barbecue Pit
- 21 Popeyes
- 22 Noah's NY Bagels
- 23 Togo's
- 24 Boston Market
- 25 Morton's
- 26 Souvla

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

LEGEND

- Muni Metro Train
- Muni Bus
- CalTrain
- BART
- Cable Car
- Mission Bay Shuttle
- samTrans

49 PAGE STREET

San Francisco Bay

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