

FOR LEASE

49 PAGE STREET

SAN FRANCISCO, CA 94102

*Rare ±4,700 SF
Office / Retail Space
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 ±4,700 SF ground-floor space is located within a modern residential development (2008) and features substantial improvements for office and retail use, including multiple classrooms, secure entry points, and dedicated plumbing. 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)
USE	Flexible retail/office space
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

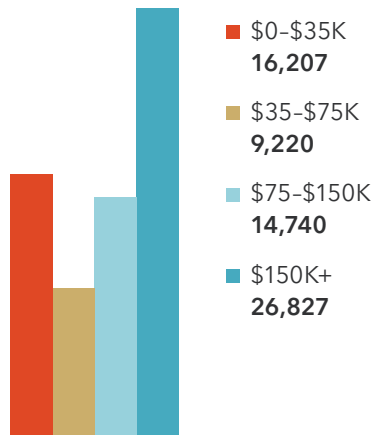
135,860
POPULATION

1.8
AVG HH SIZE

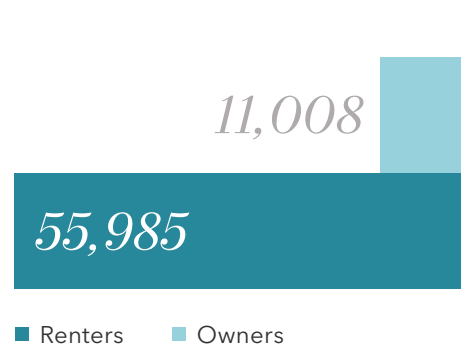
\$168,412
AVG HH INCOME

40.0
MEDIAN AGE

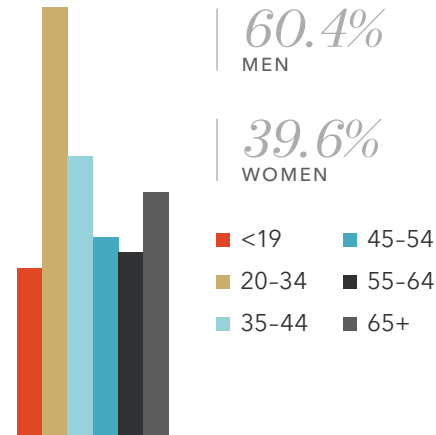
INCOME BY HOUSEHOLD



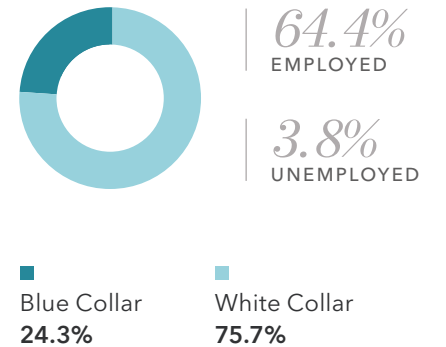
HOME OWNERSHIP



GENDER & AGE



EMPLOYMENT



Source: 2026, Sites USA

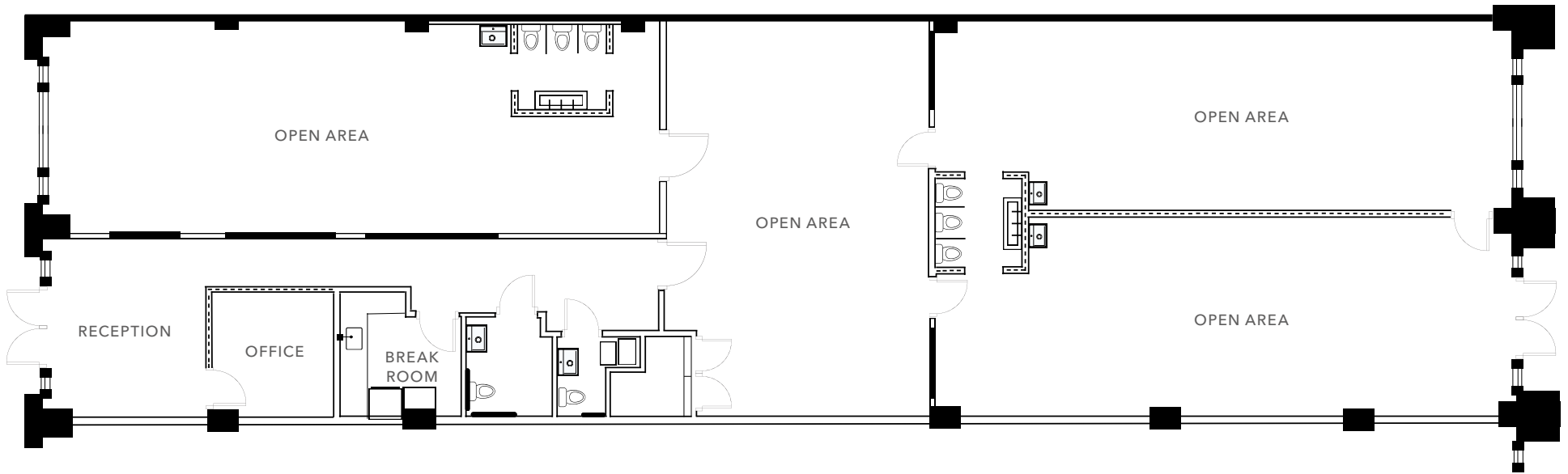
CORRIDOR DYNAMICS

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., Espetus, Rich Table)

FLOOR PLAN



+4,700 SF

AVAILABLE

\$48 PSF

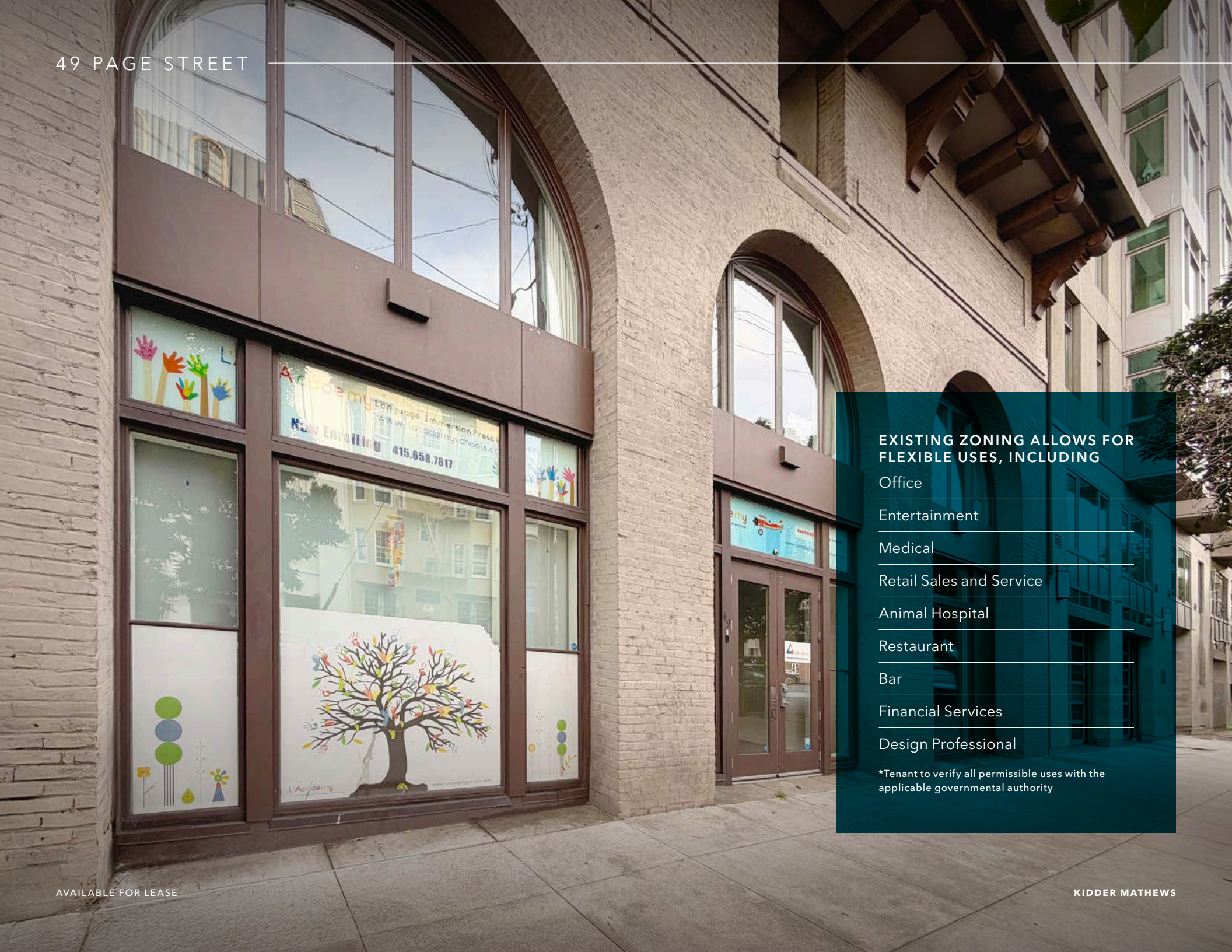
LEASE RATE (NNN, EST \$12/SF/YR)

NOW

AVAILABLE

FLOOR PLAN NOT TO SCALE





EXISTING ZONING ALLOWS FOR FLEXIBLE USES, INCLUDING

- Office
- 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 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

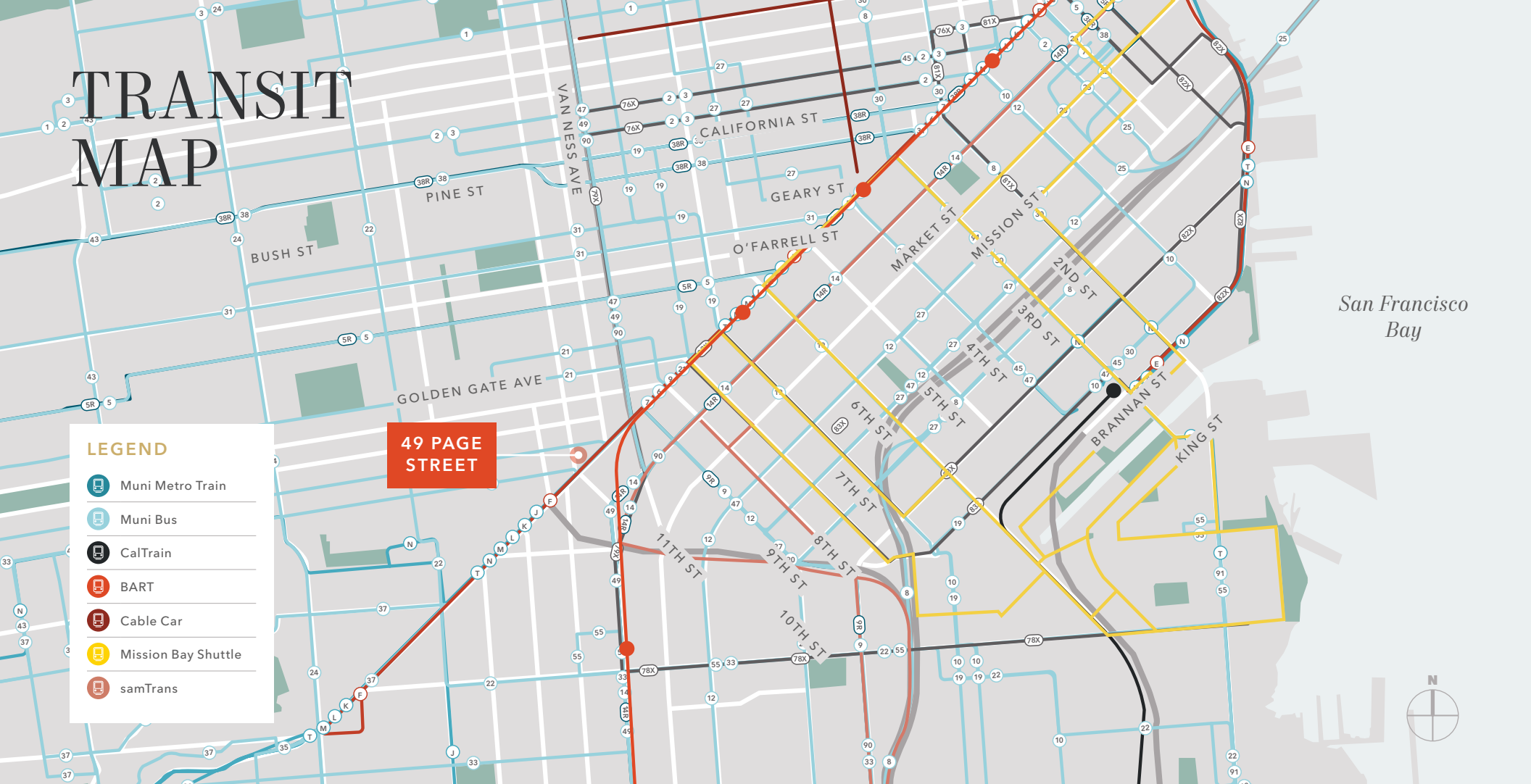
CAFFEINE

- 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**

Exclusively listed by

CAMERON BAIRD
Senior Vice President
415.229.8940
cameron.baird@kidder.com
LIC N° 01503816

ANDREW J. REBENACK
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.

