



96 Gough St. San Francisco, CA. 94102

OFFERING MEMORANDUM

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Please consult with the listing agent for more details.***

PROPERTY OVERVIEW



96 Gough Street is a well-positioned mixed-use retail property located at the edge of San Francisco's vibrant Hayes Valley and Civic Center districts. The property offers highly visible ground-floor commercial space that combines modern infrastructure with flexible configurations, making it ideal for a variety of tenants.



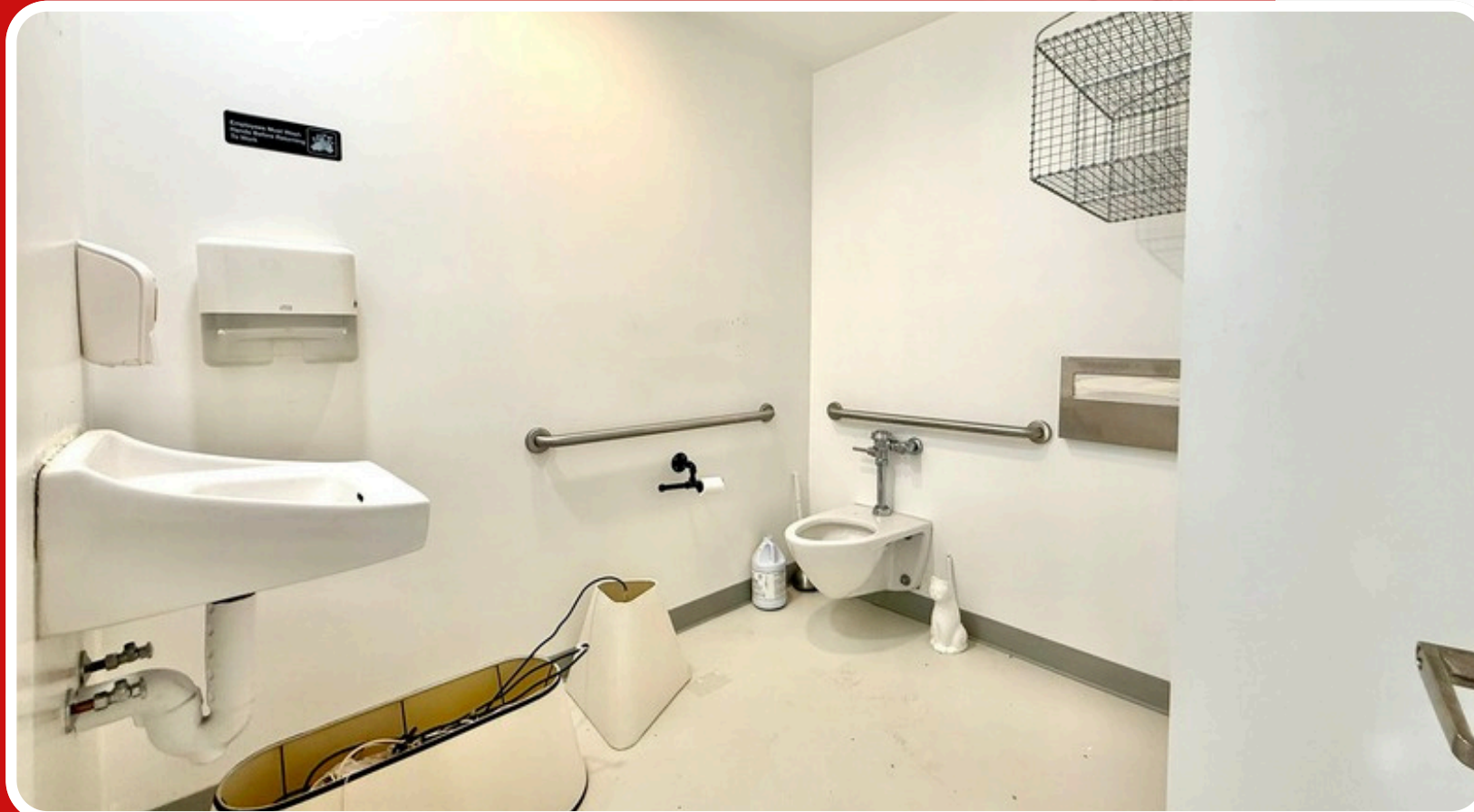
Designed with adaptability in mind, the space features tenant-controlled systems, efficient layouts, and excellent street frontage along Gough Street. Strong pedestrian and vehicle traffic, coupled with proximity to key city corridors, ensures consistent exposure for retail, wellness, or service-oriented operators.



Situated just steps from Market Street and Van Ness Avenue, 96 Gough Street benefits from seamless connectivity to San Francisco's transit network, including Muni Metro, BART, and regional access via Caltrain. The property is surrounded by the energy of Hayes Valley's boutiques, dining, and cultural destinations, offering tenants the opportunity to establish a presence in one of the city's most dynamic neighborhoods.

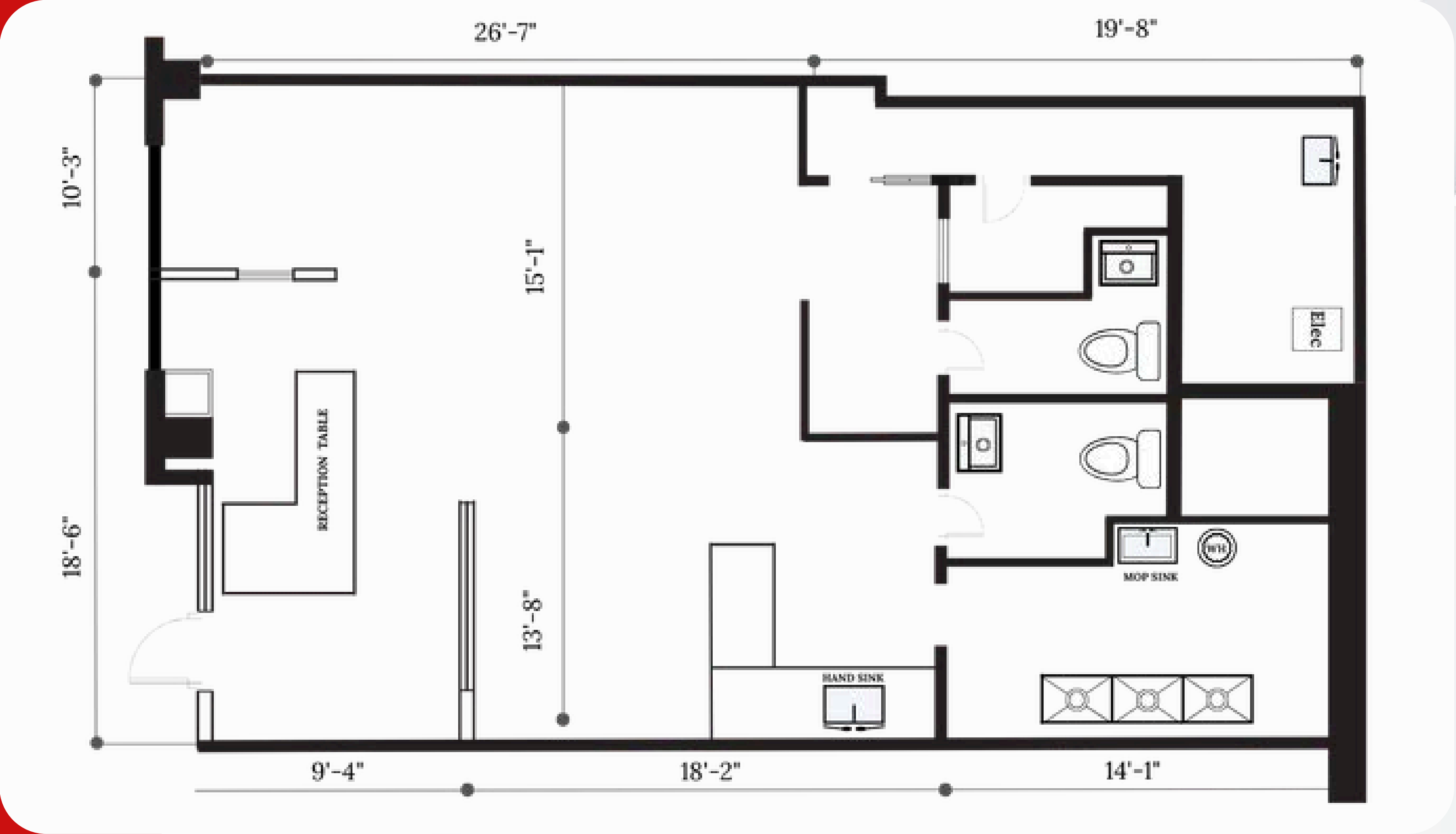


INTERIOR PHOTOS



FLOOR PLAN

Floor plan is for illustrative purposes only. All dimensions are approximate and subject to verification. No warranty is made as to accuracy or current condition.





**Espetus Brazilian
Steakhouse**



**The International School
of San Francisco**



Martuni's



**Kanbar Performing
Arts Center**



**Alamo Square
Park**



The Buoy

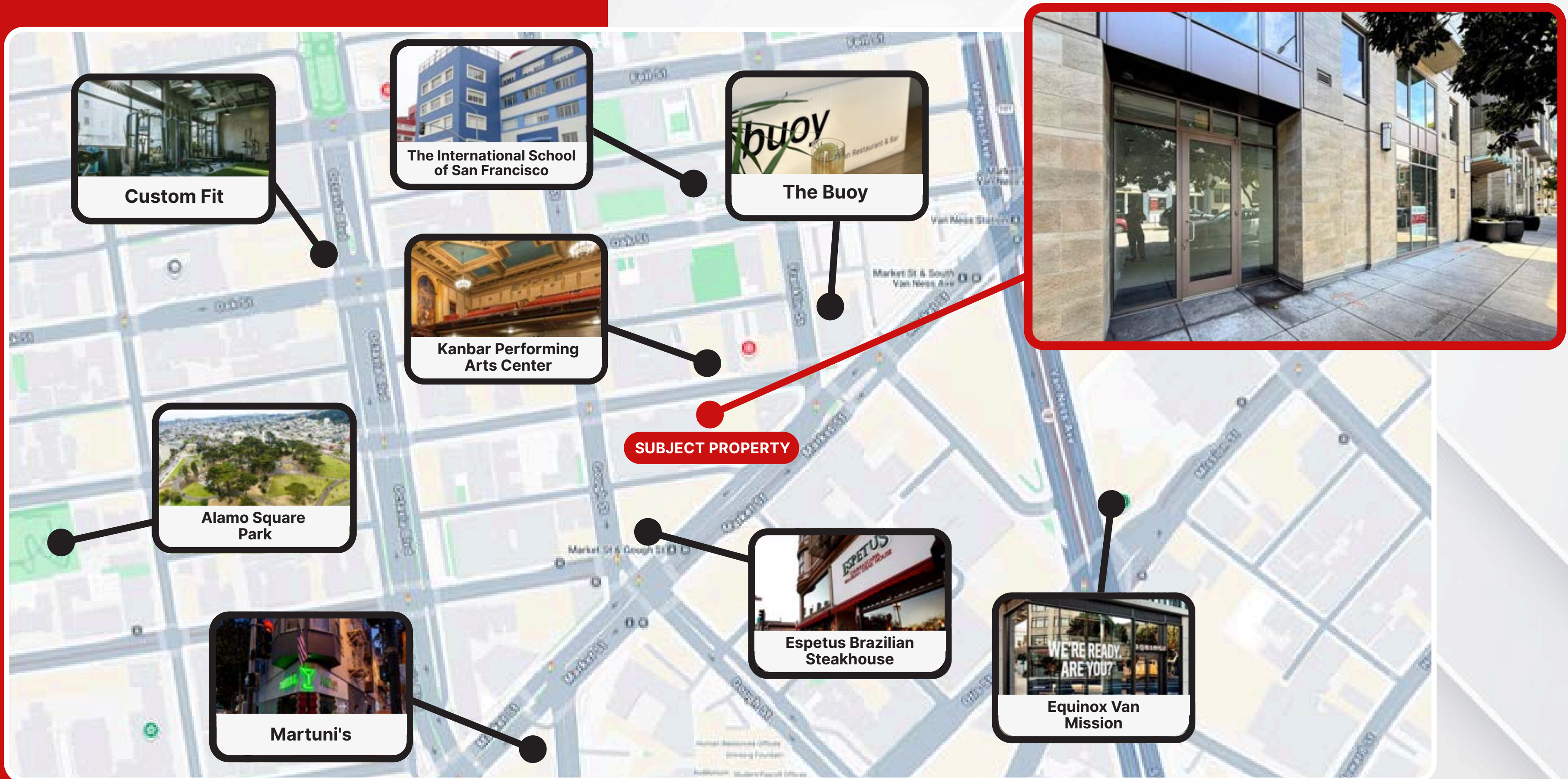
NEIGHBORHOOD OVERVIEW

Positioned at the gateway to Hayes Valley, 96 Gough Street sits in one of San Francisco's most high-traffic, design-forward commercial hubs. This corner location benefits from strong visibility and steady foot traffic drawn by the area's blend of boutique retail, destination dining, and the emerging "Cerebral Valley" tech scene.

Surrounded by cultural icons like SFJAZZ and the Opera House, and just steps from transit, it's an ideal spot for a café, cocktail bar, or retail brand looking to stand out in a vibrant, style-conscious neighborhood.

Surrounded by brands like One Medical, CorePower Yoga, Salt & Straw, and Souvla, 96 Gough benefits from strong and steady foot traffic. With flexible NCT-3 zoning and existing kitchen infrastructure, it's a turnkey opportunity in a high-demand corridor.

NEIGHBORHOOD MAP



LEASING OVERVIEW

Asking Price

\$38 PER SF/YR
\$12 CAM

96 GOUGH ST.
SAN FRANCISCO, CA. 94102

Availability: Now

Leasing type: Triple Net

Zoning: NCT -3

Square Feet: ±1,400 sqft

Space Condition: Turn-Key

Accessibility: Ground Floor

Year Remodeled: 2015

Restroom: 2

Electrical Capacity: 250 amp, 3-Phase

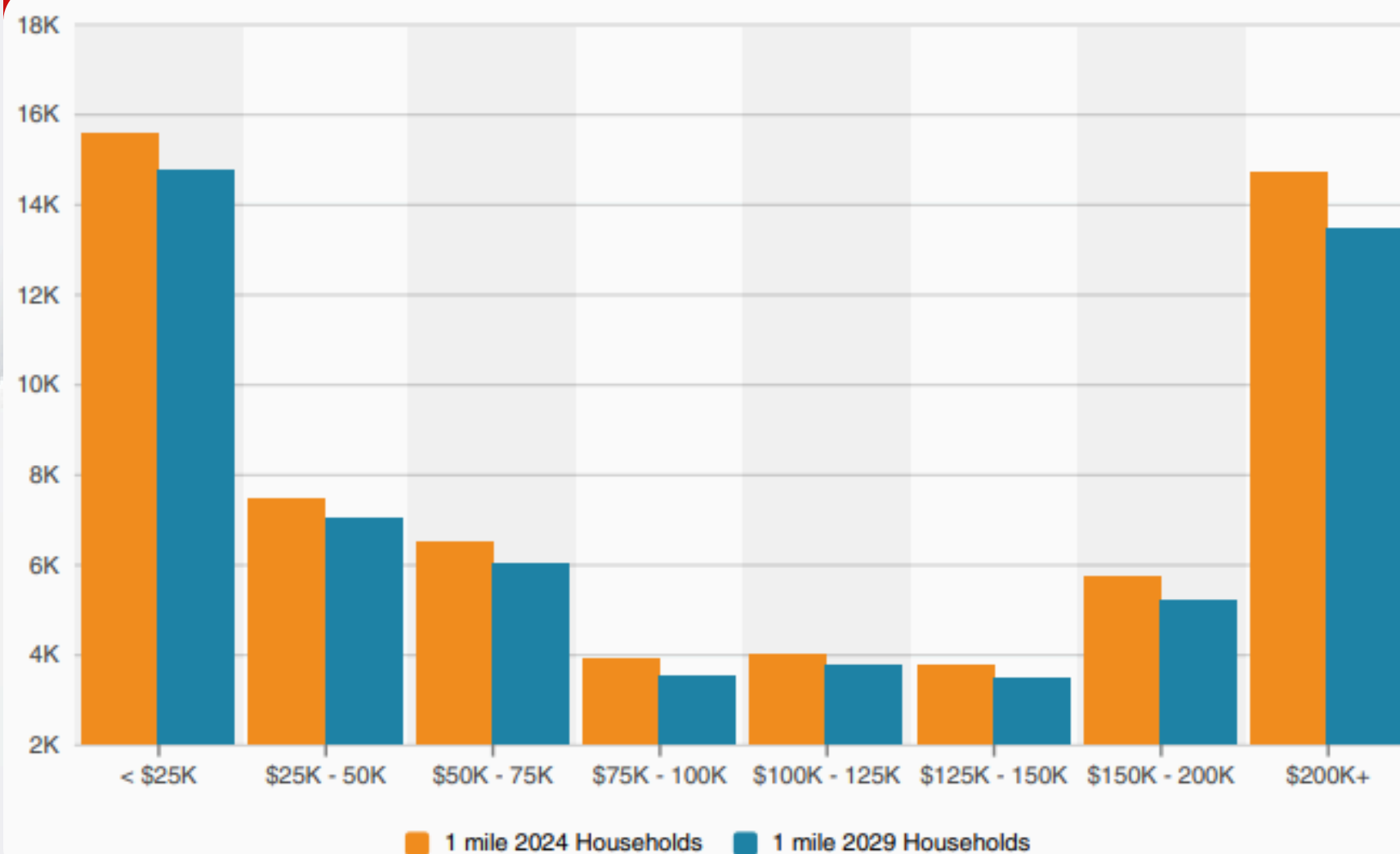
HVAC: Heating and Cooling



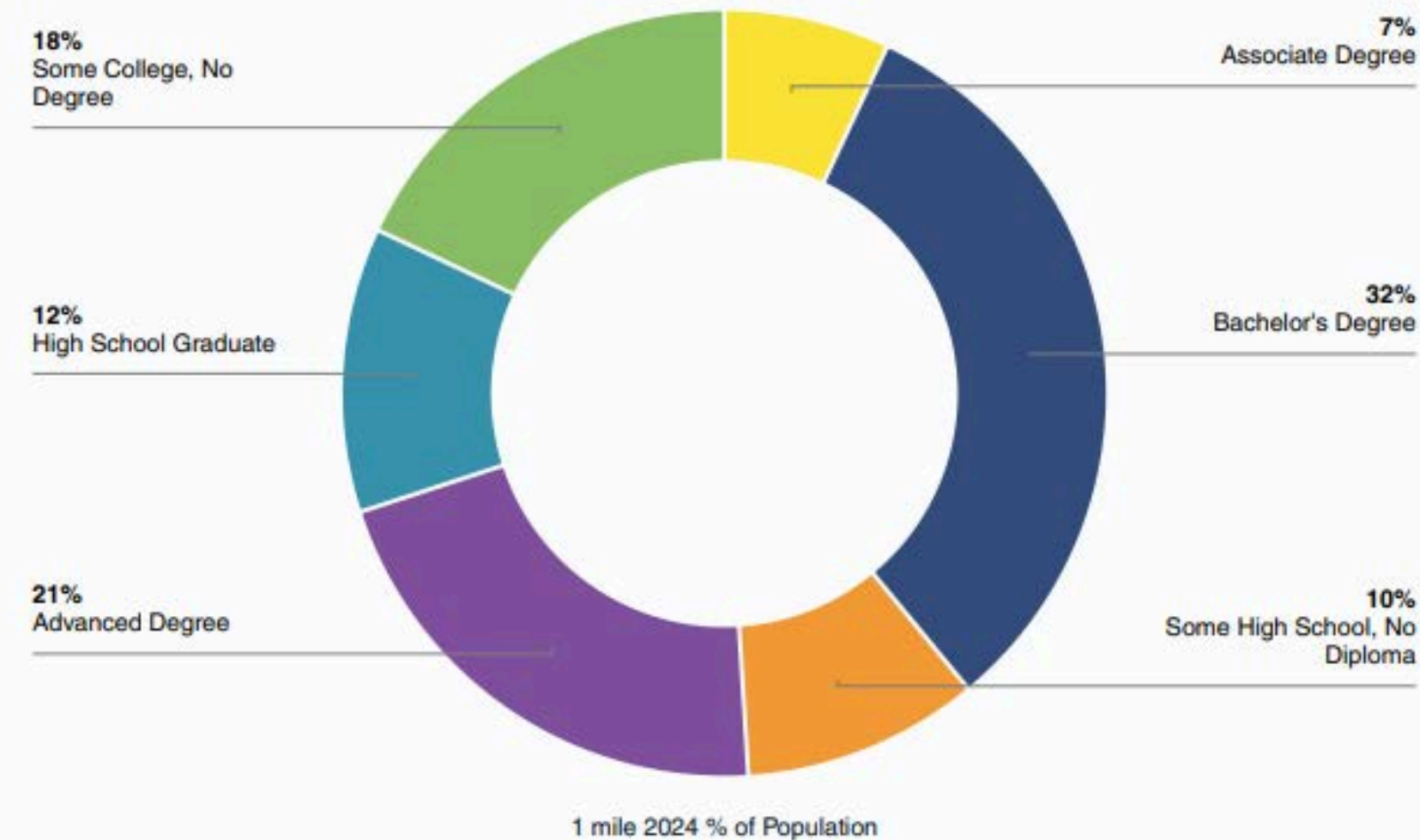
San Francisco

DEMOGRAPHICS 1 MILE RADIUS

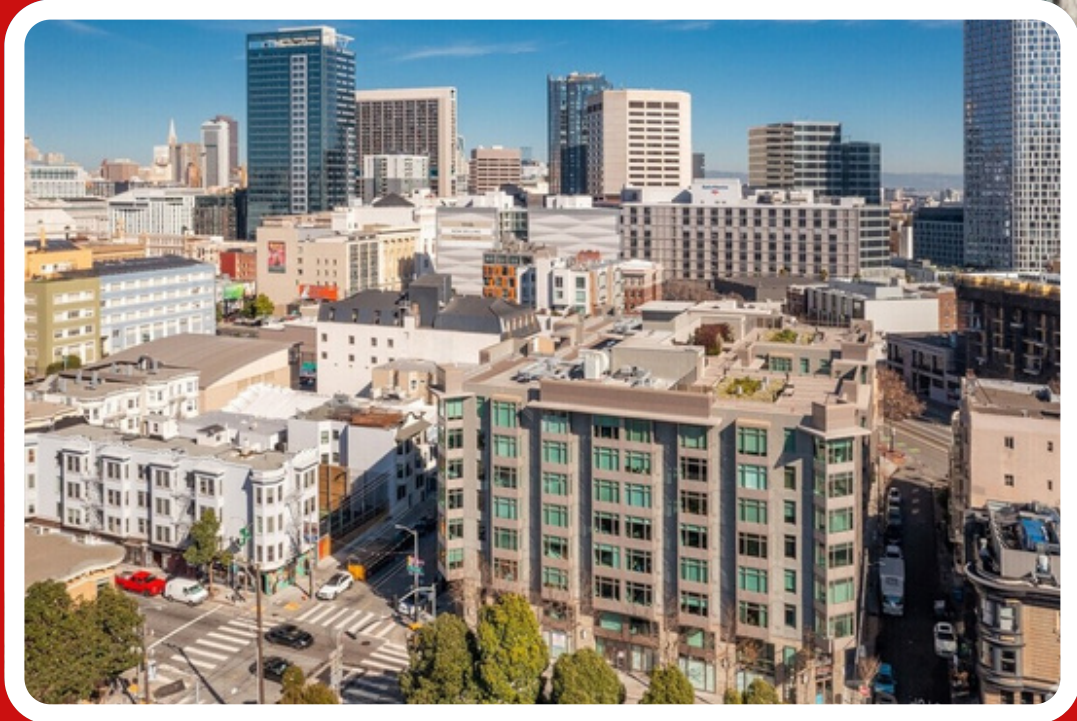
HOUSEHOLD INCOME



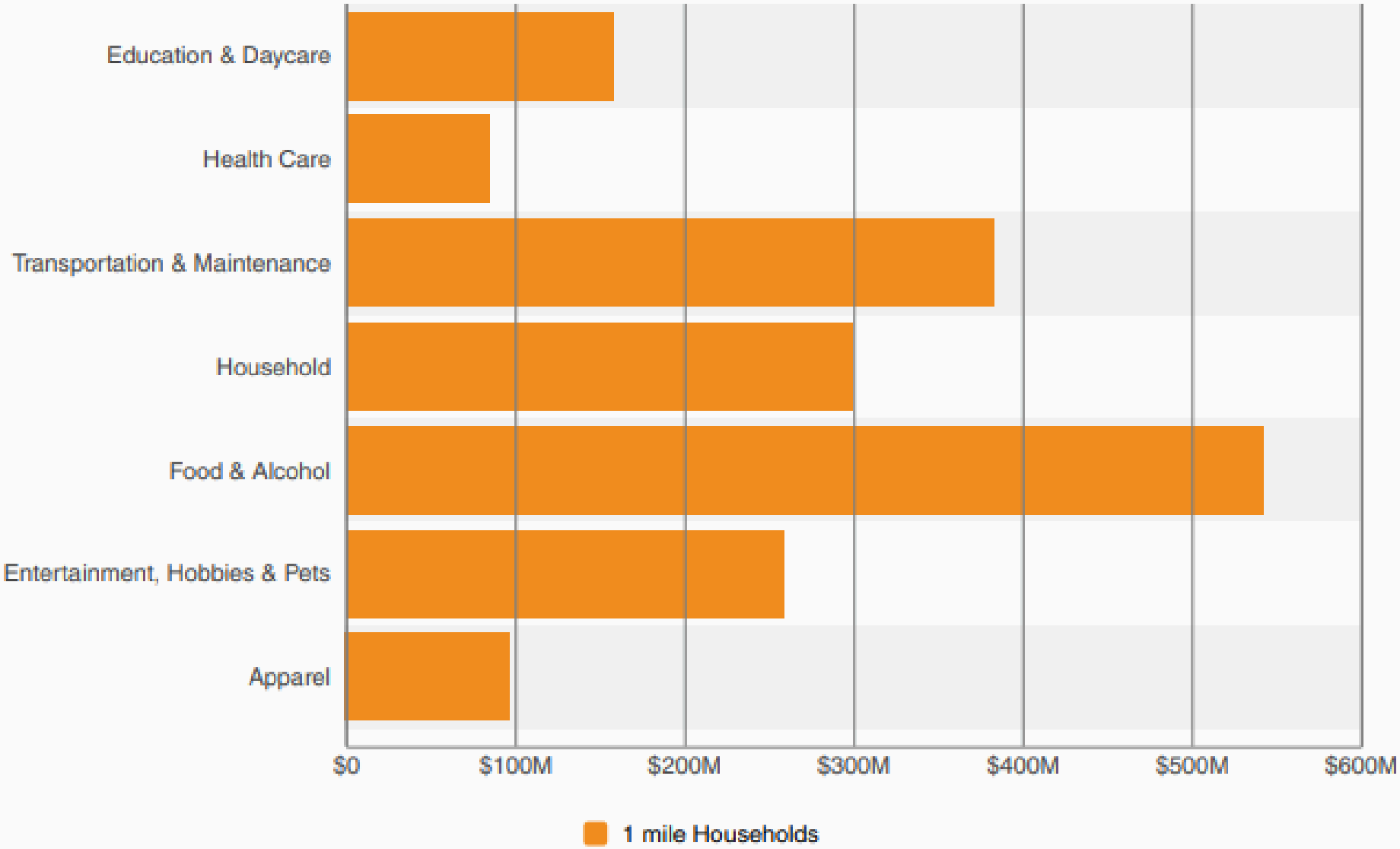
LEVEL OF EDUCATION



DEMOGRAPHICS 1 MILE RADIUS



CONSUMER SPENDING



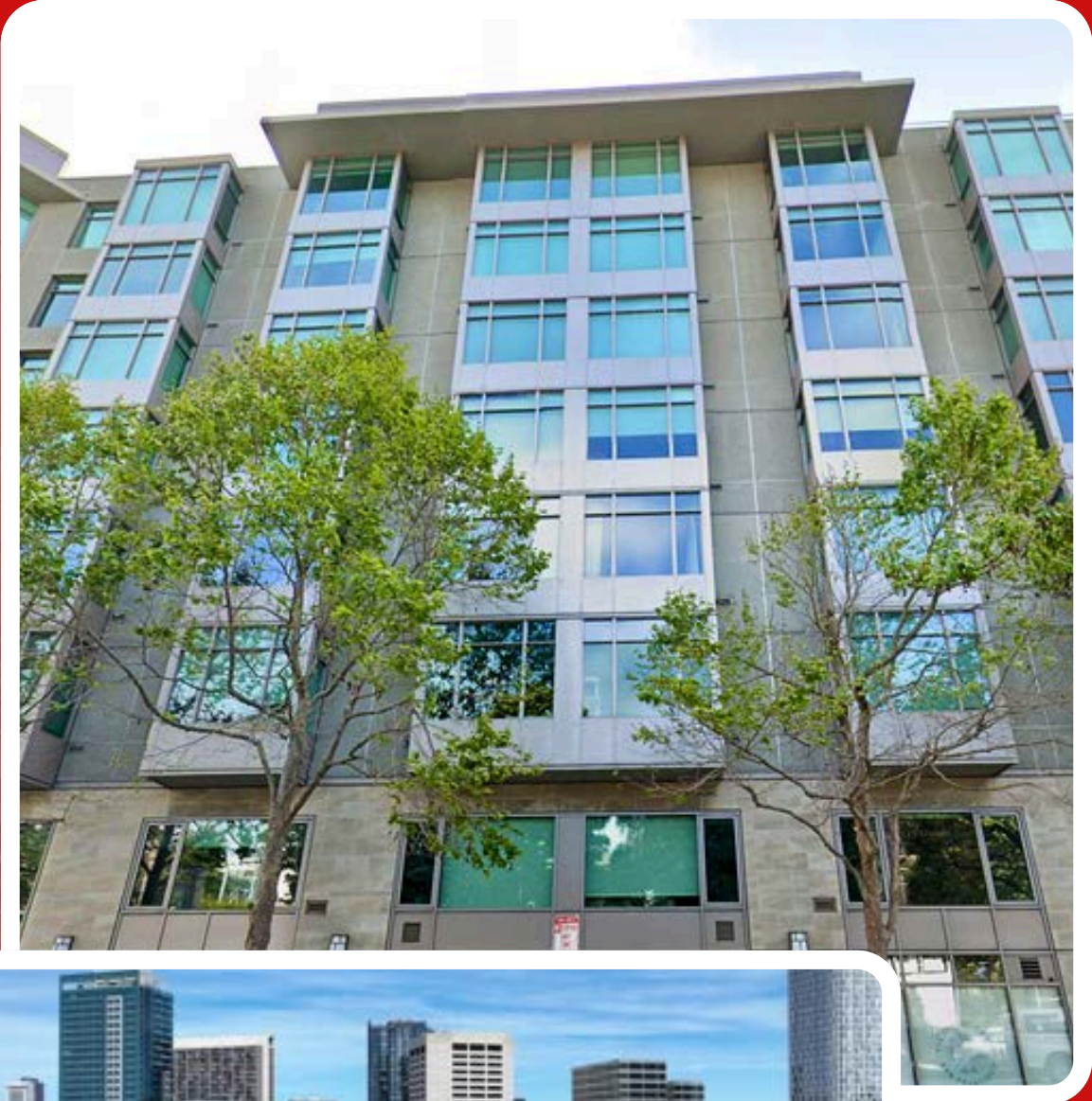
VEHICLE TRAFFIC

PRIMARY STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE
GOUGH STREET	HAIGHT STREET	36,690	2025	0.04 mi.

ZONING INFORMATION

SALES AND SERVICE USE CATEGORY	STATUS	SALES AND SERVICE USE CATEGORY	STATUS
Retail Sales and Service Uses	P	Tobacco Paraphernalia Establishment	C
Animal Hospital	P	Trade Shop	P
Bar	P	Catering	P
Cannabis Retail	C	Design Professional	P
Flexible Retail	P	Service, Non-Retail Professional	C
Liquor Store	C	Storage, Commercial	C

The information presented on these pages is considered reliable; however, accuracy is not guaranteed. Users are advised to conduct their own due diligence and independently verify the details. Source information can be found at the following link:
https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-57664

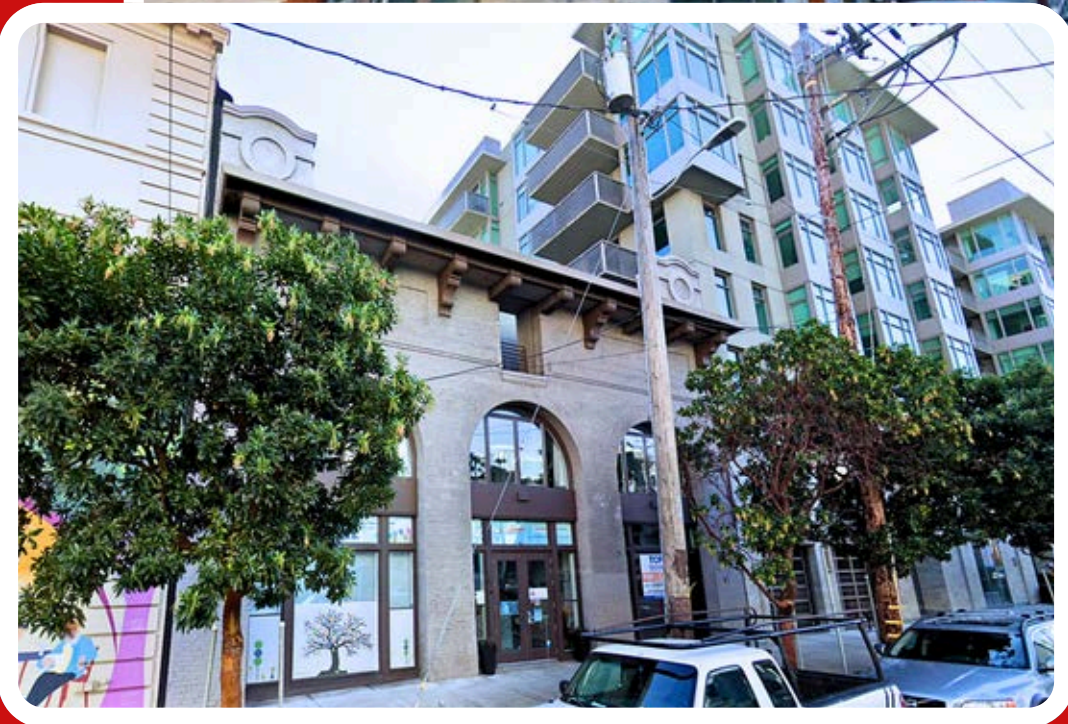
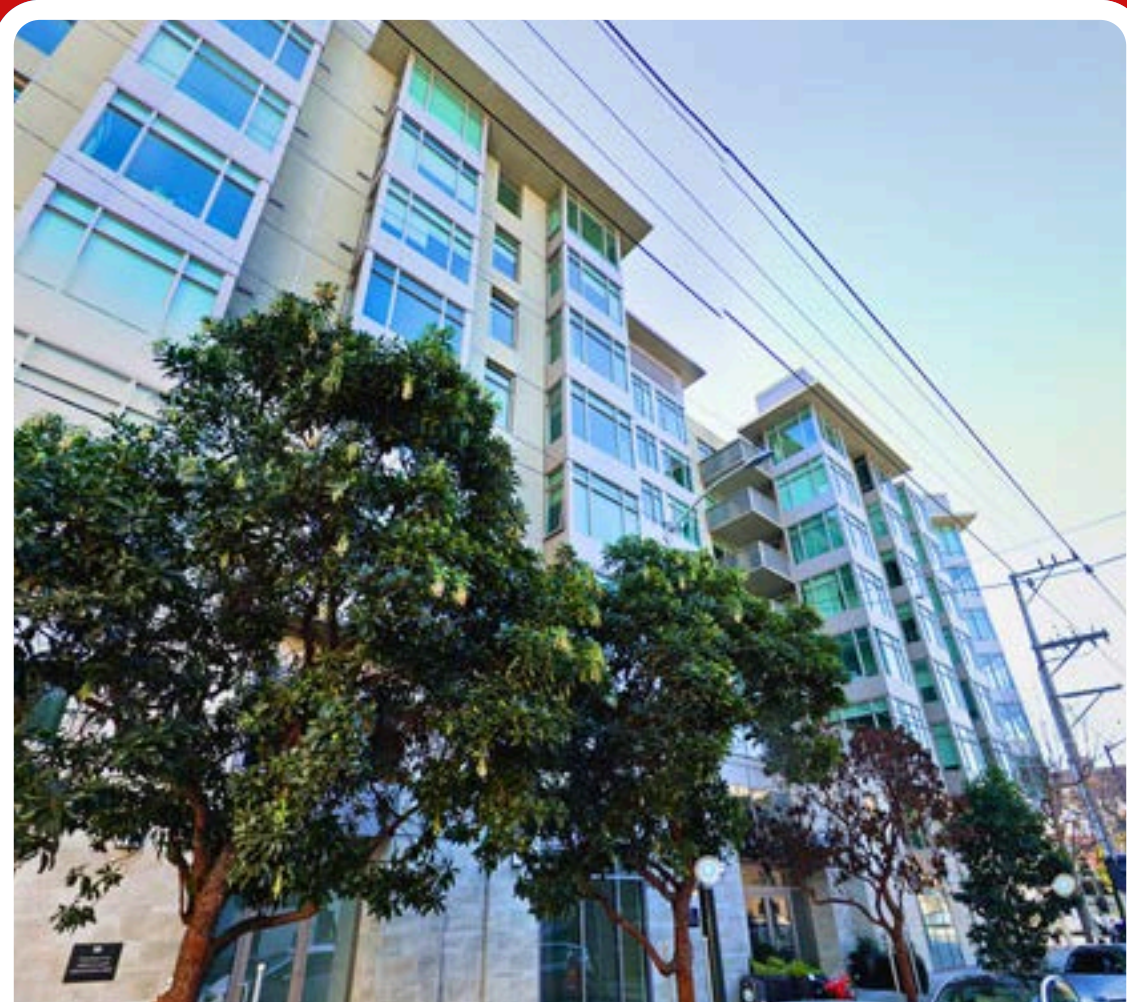


ZONING INFORMATION

SALES AND SERVICE USE CATEGORY		STATUS
Massage Establishment		P
Massage, Foot/Chair		P
Restaurant		P
Restaurant, Limited		P
Service, Financial		P
Services, Limited Financial		P
Services, Retail Professional		P

ENTERTAINMENT, ARTS AND RECREATION		STATUS
Arts Activities		P
Entertainment, General		P
Entertainment, Nighttime		P
Movie Theater		P
Open Recreation Area		C
Cafe/Restaurants		P
Passive Outdoor Recreation		C

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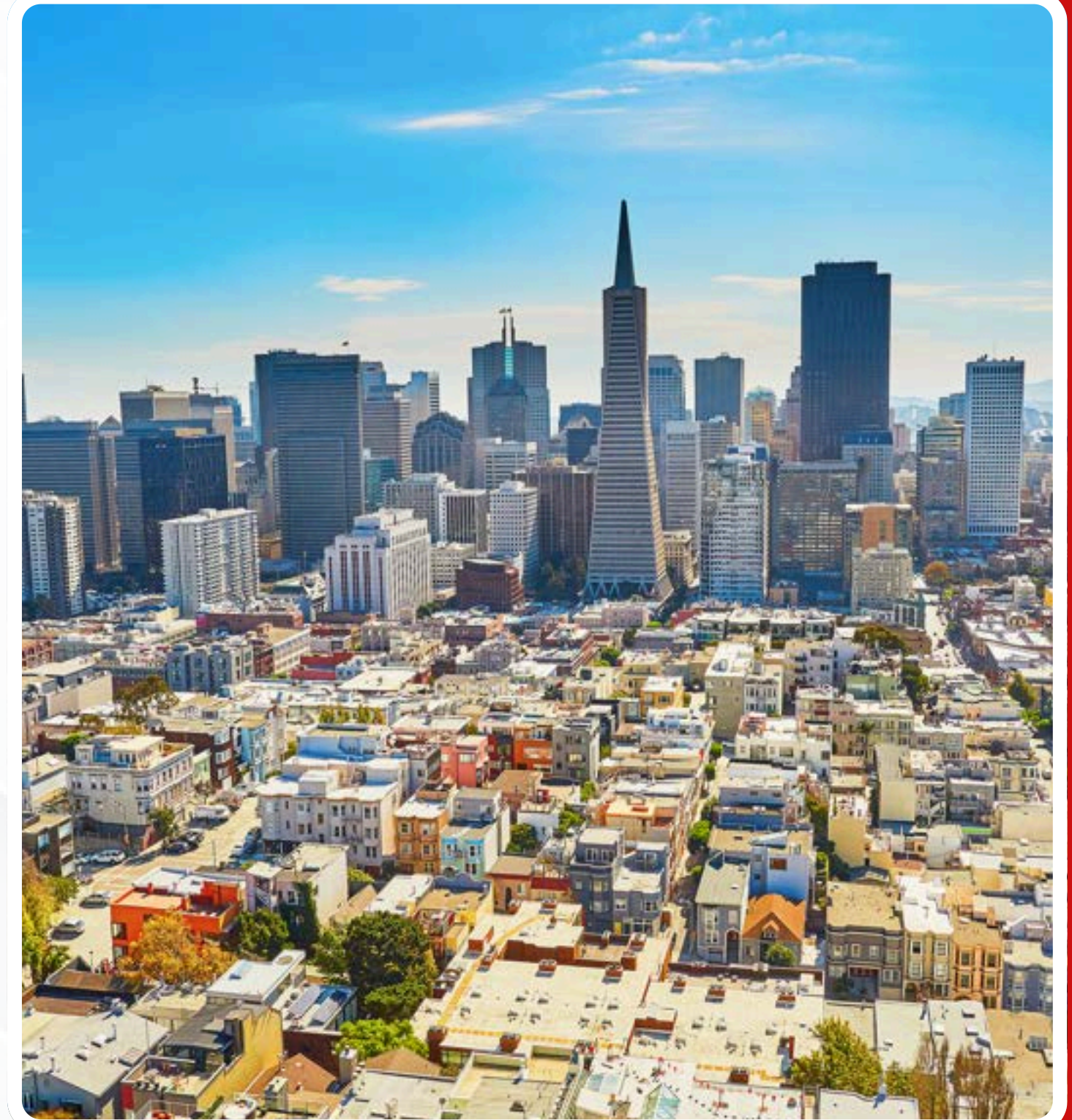
SAN FRANCISCO, CA

San Francisco is a city that always stays important, even when times get tough. After the pandemic, more people are coming back to live and work here. This makes the housing market strong again.

One reason to invest in San Francisco is that rental demand is strong, which means apartment owners enjoy steady income. Homes rarely stay empty, so investors can feel confident that people will keep looking for places to live. With many tech and AI jobs growing in the city, workers continue to choose San Francisco as their home, making it a reliable market for housing.

Another reason is that the luxury market is strong. Rich buyers continue to look for fancy homes, and these sales bring big returns. At the same time, the city is working to build more affordable housing, which opens chances for new projects.

In the end, San Francisco's market is special because it is resilient. Even when prices change, the city always bounces back. That is why investing in real estate here whether apartments, luxury homes, or mixed projects can be a smart move for the future.



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WALKTHROUGH



CONTACT



-  **Monica Chung**
-  **(415) 699-0843**
-  **moni.moni99@gmail.com**
-  **DRE# 01079185**



-  **Haley Zhao**
-  **(415) 830-1423**
-  **Haley@thezhgroup.com**
-  **DRE# 02151950**