



53 Page St. San Francisco, CA. 94102

OFFERING MEMORANDUM

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ANDERSEN, JUNG & CO.



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***All property showings are by appointment only.
Please consult with the listing agent for more details.***

PROPERTY OVERVIEW



53 Page Street offers ± 750 square feet of efficiently designed ground-floor commercial space in the heart of Hayes Valley one of San Francisco's most walkable and design-forward neighborhoods. With steady foot traffic, excellent transit access, and a vibrant mix of residential and commercial surroundings, the space is ideal for boutique offices, solo practitioners, or wellness-focused users.



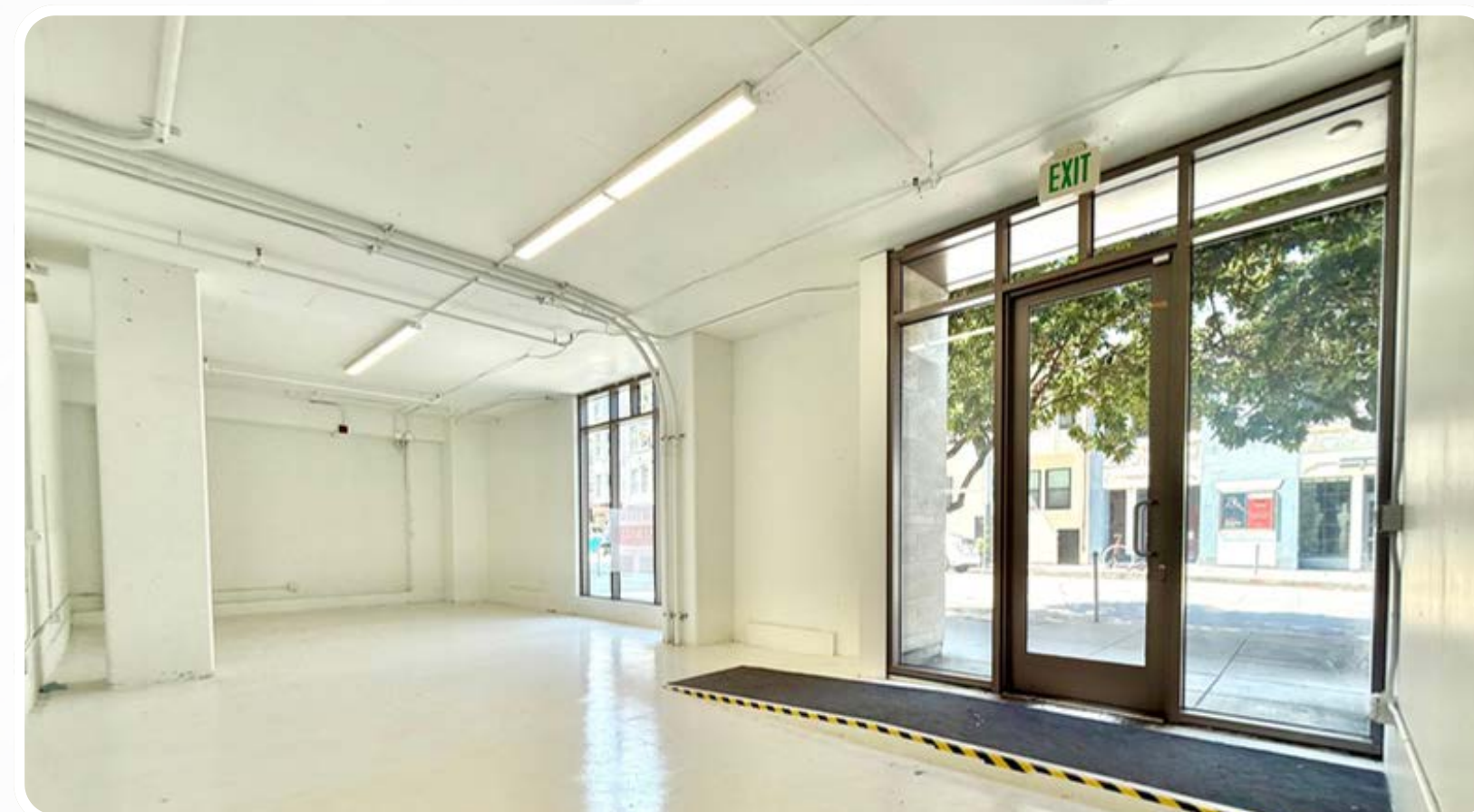
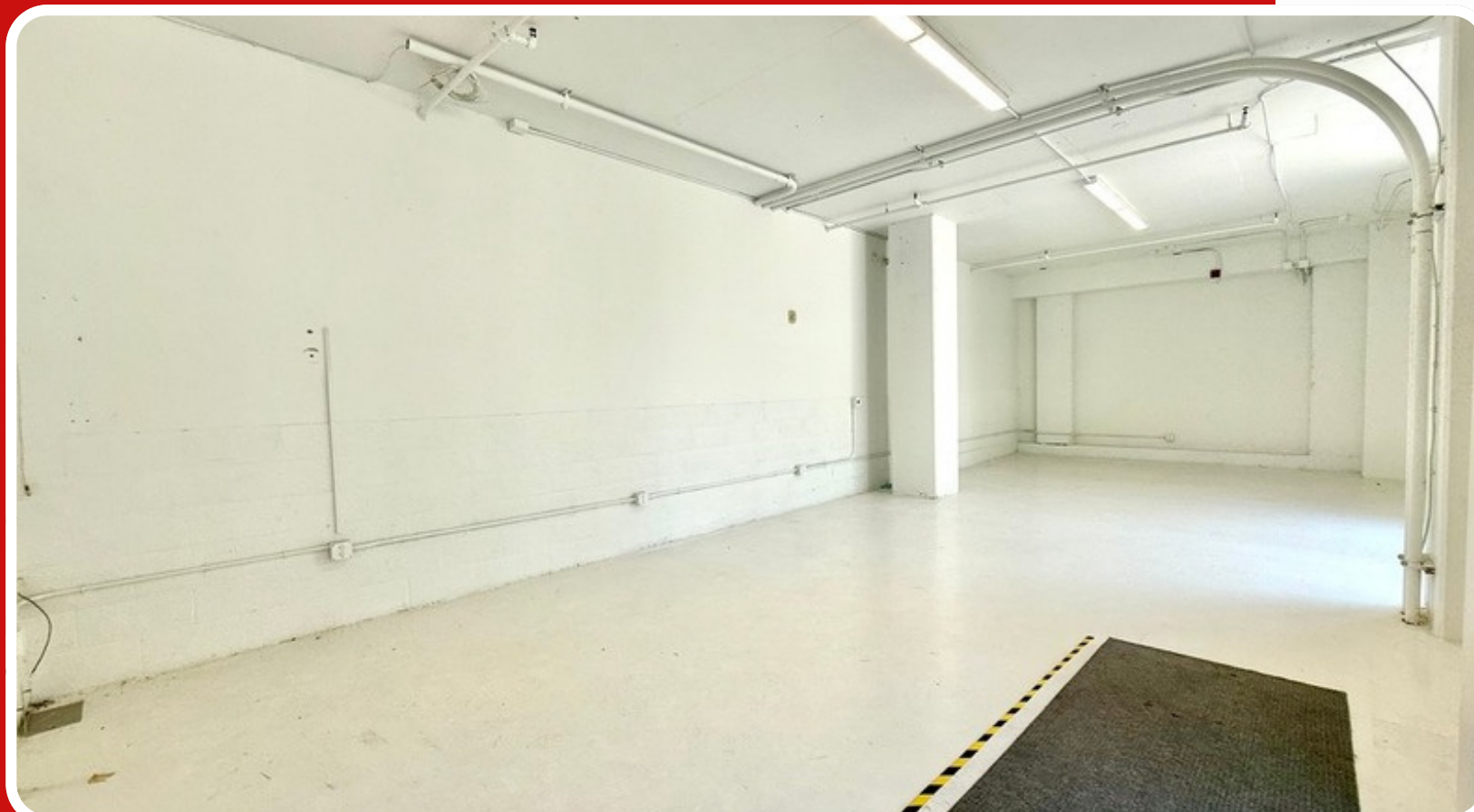
Delivered in clean white-box condition with plumbing in place (via basement access below the concrete floor), the open layout allows for flexible space planning easily accommodating private offices, a reception area, or treatment rooms while maintaining a bright and professional atmosphere. Located just blocks from MUNI, BART, and major bus lines, it's highly accessible for both clients and staff.



Zoned NCT-3, the property supports a wide range of commercial uses and offers strong potential for above-market rents. Whether you're launching a small business, establishing a satellite office, or growing a creative practice, 53 Page presents a rare opportunity to thrive in a high-demand, transit-connected corridor.

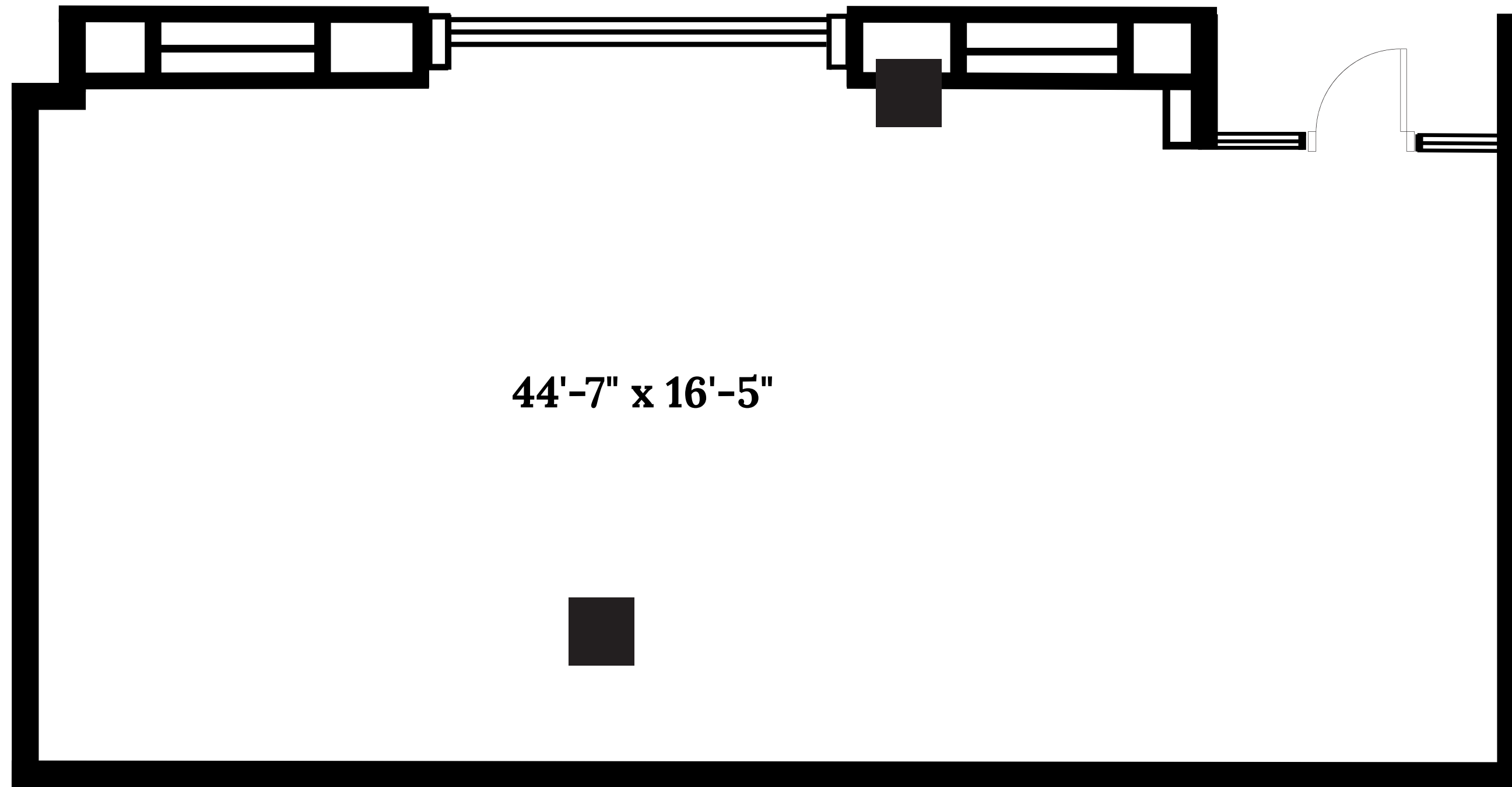


INTERIOR PHOTOS



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

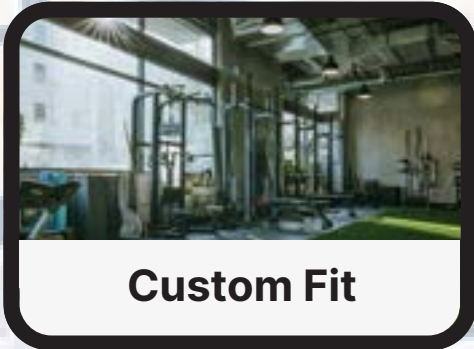
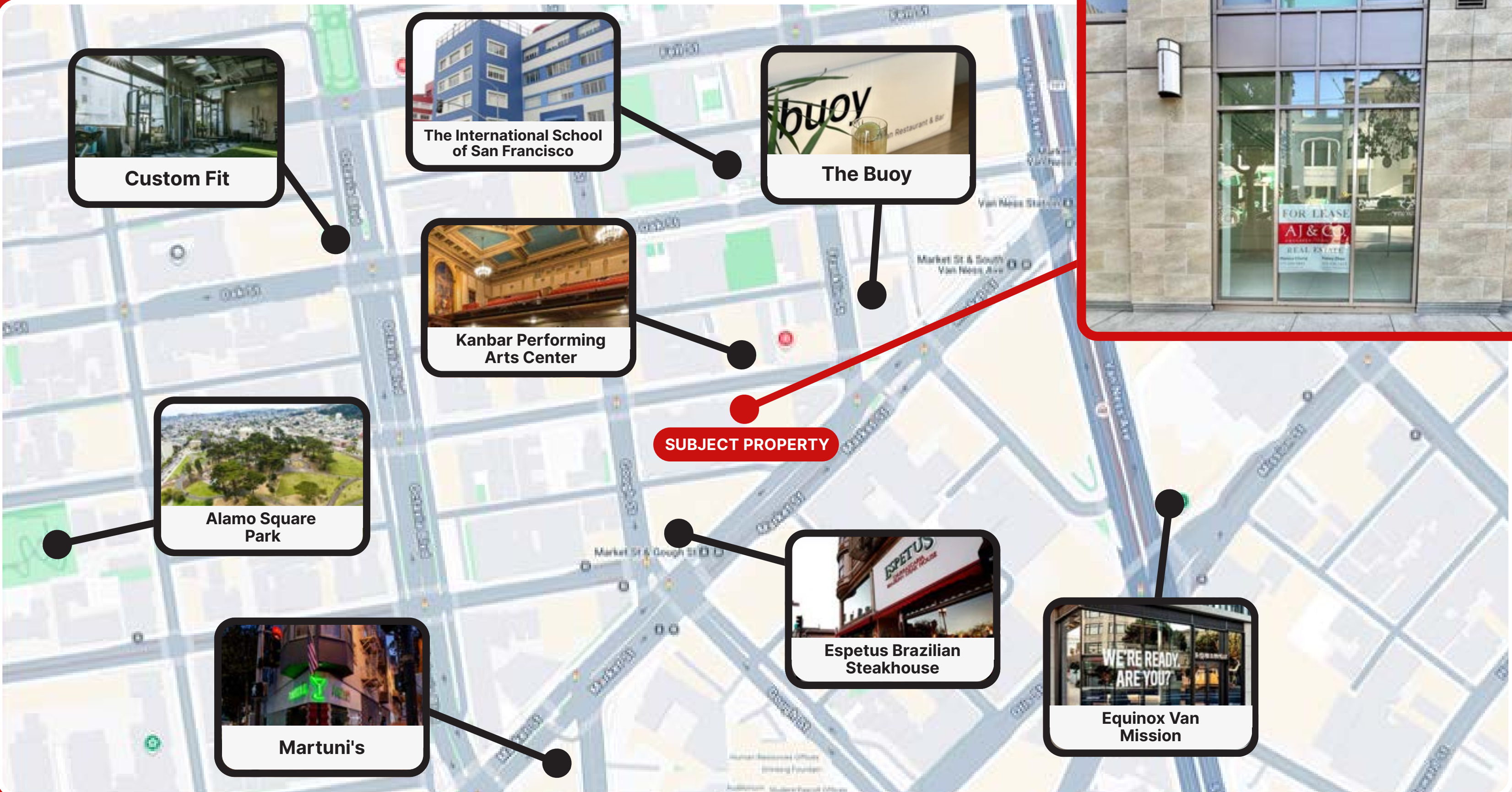
NEIGHBORHOOD OVERVIEW

53 Page Street offers a rare opportunity in the heart of Hayes Valley - one of San Francisco's most walkable and design-forward neighborhoods. The area draws steady foot traffic from nearby tech offices, boutiques, and the "Cerebral Valley" innovation hub.

Steps from SFJAZZ, the Opera House, and major transit, the location is ideal for creative studios, boutique offices, or wellness concepts seeking visibility in a high-demand corridor.

Surrounded by CorePower Yoga, One Medical, Salt & Straw, and Souvla, the space offers strong co-tenancy, flexible NCT-3 zoning, excellent light, and upgraded electrical ready for immediate activation.

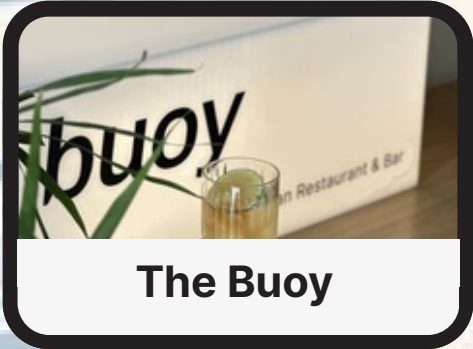
NEIGHBORHOOD MAP



Custom Fit



The International School of San Francisco



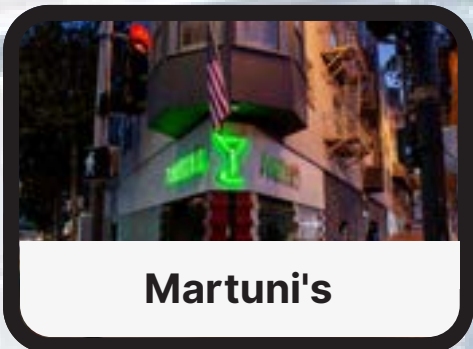
The Buoy



Kanbar Performing Arts Center



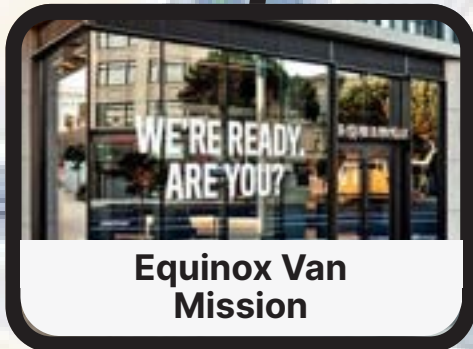
Alamo Square Park



Martuni's



Espetus Brazilian Steakhouse



Equinox Van Mission



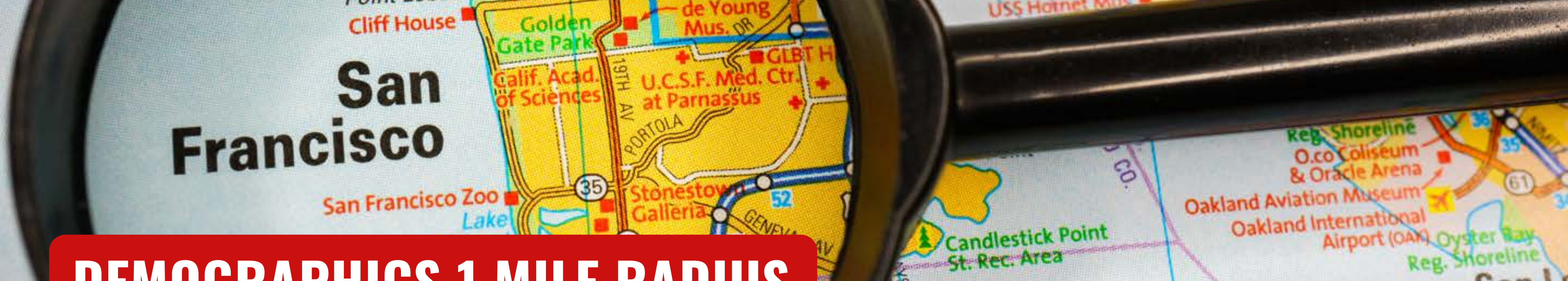
LEASING OVERVIEW

Asking Price
\$38PER SF/YR
\$12 CAM

53 PAGE ST.
SAN FRANCISCO, CA. 94102

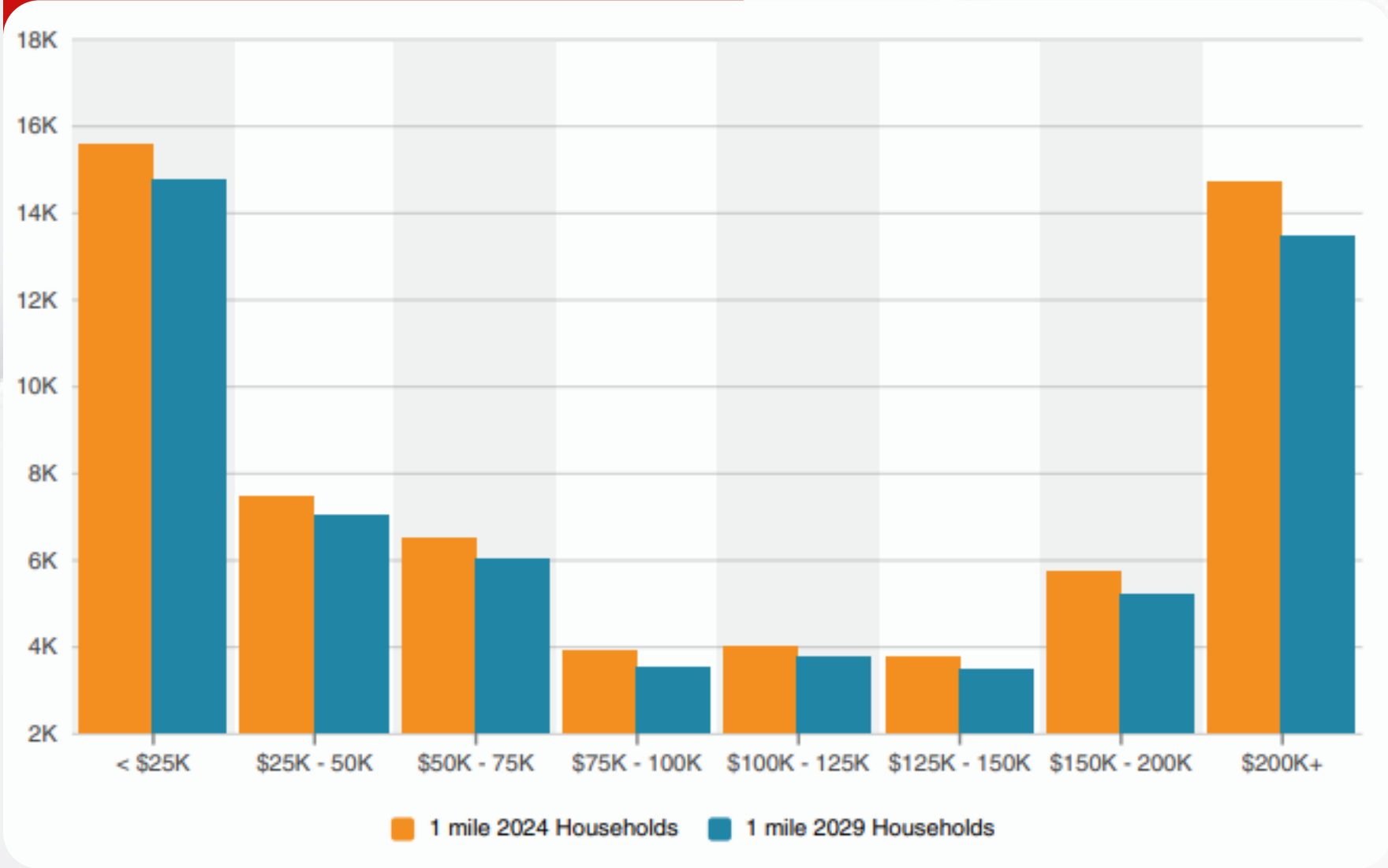
Availability: Now
Leasing type: Triple Net
Zoning: NCT-3
Square Feet: ±750 sqft
Space Condition: Semi-Improved
Accessibility: Ground Floor
Year Remodeled: 2008
Restroom: None
Electrical Capacity: 100Amp, 3-Phase
HVAC: None



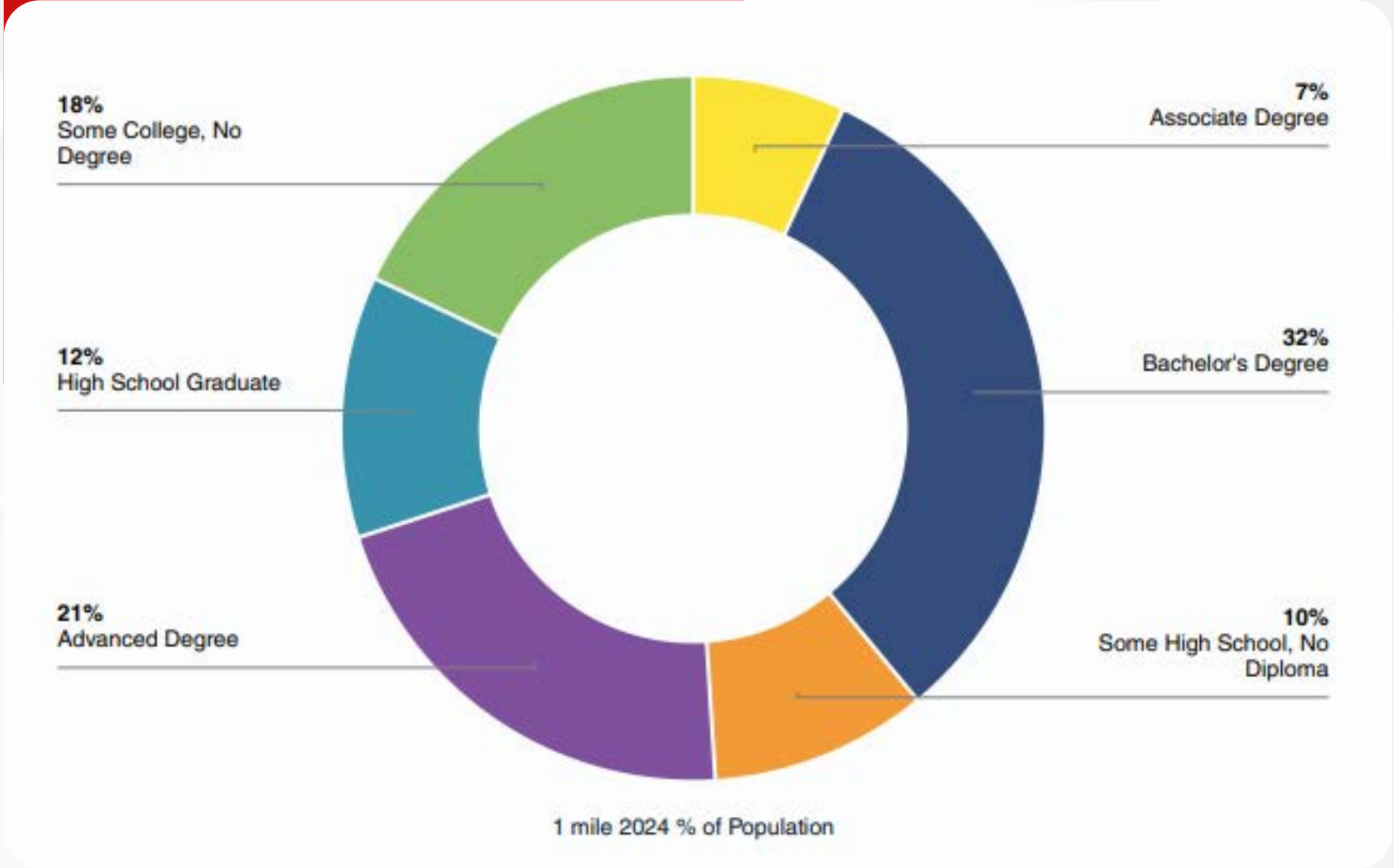


DEMOGRAPHICS 1 MILE RADIUS

HOUSEHOLD INCOME



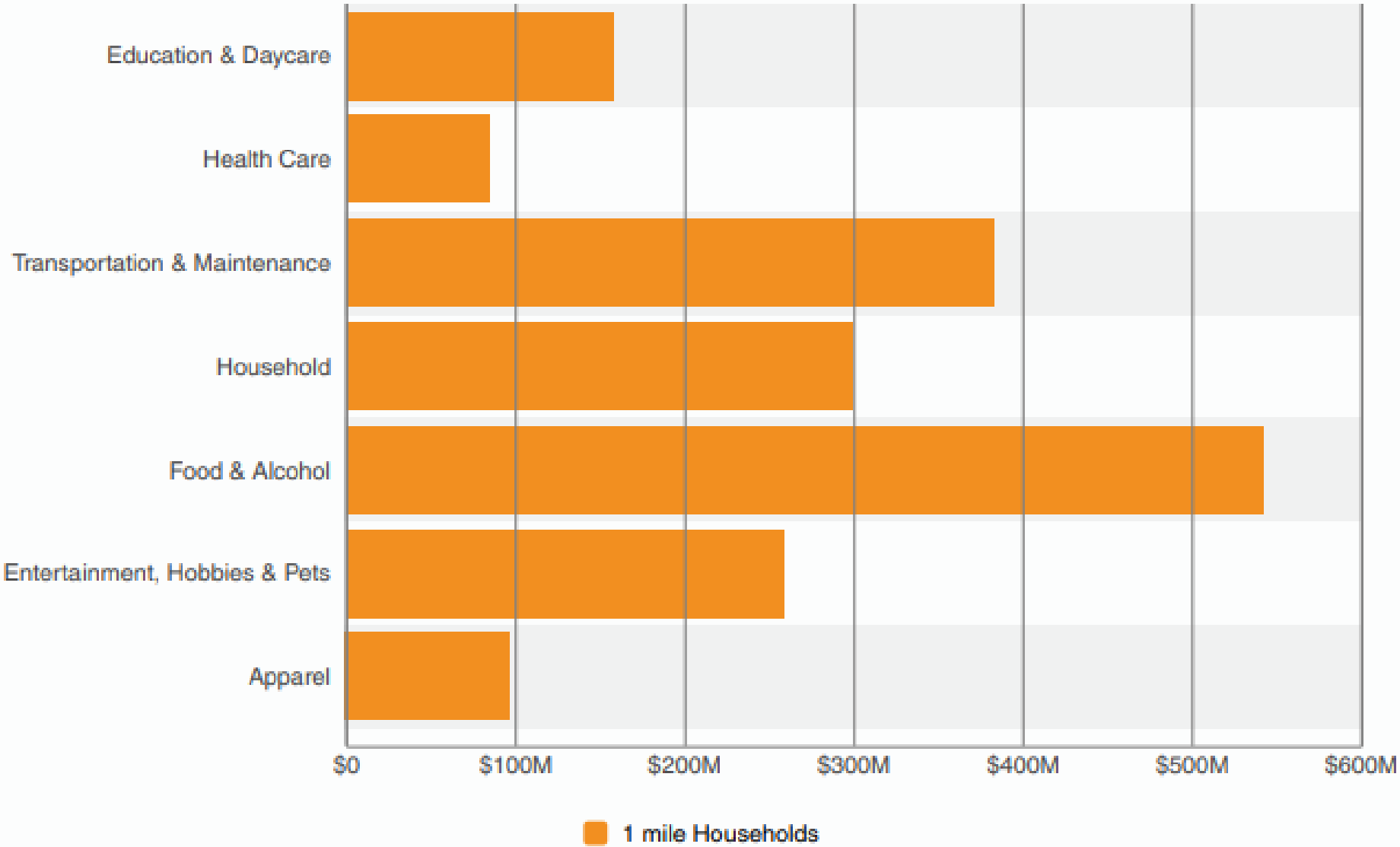
LEVEL OF EDUCATION



DEMOGRAPHICS 1 MILE RADIUS



CONSUMER SPENDING



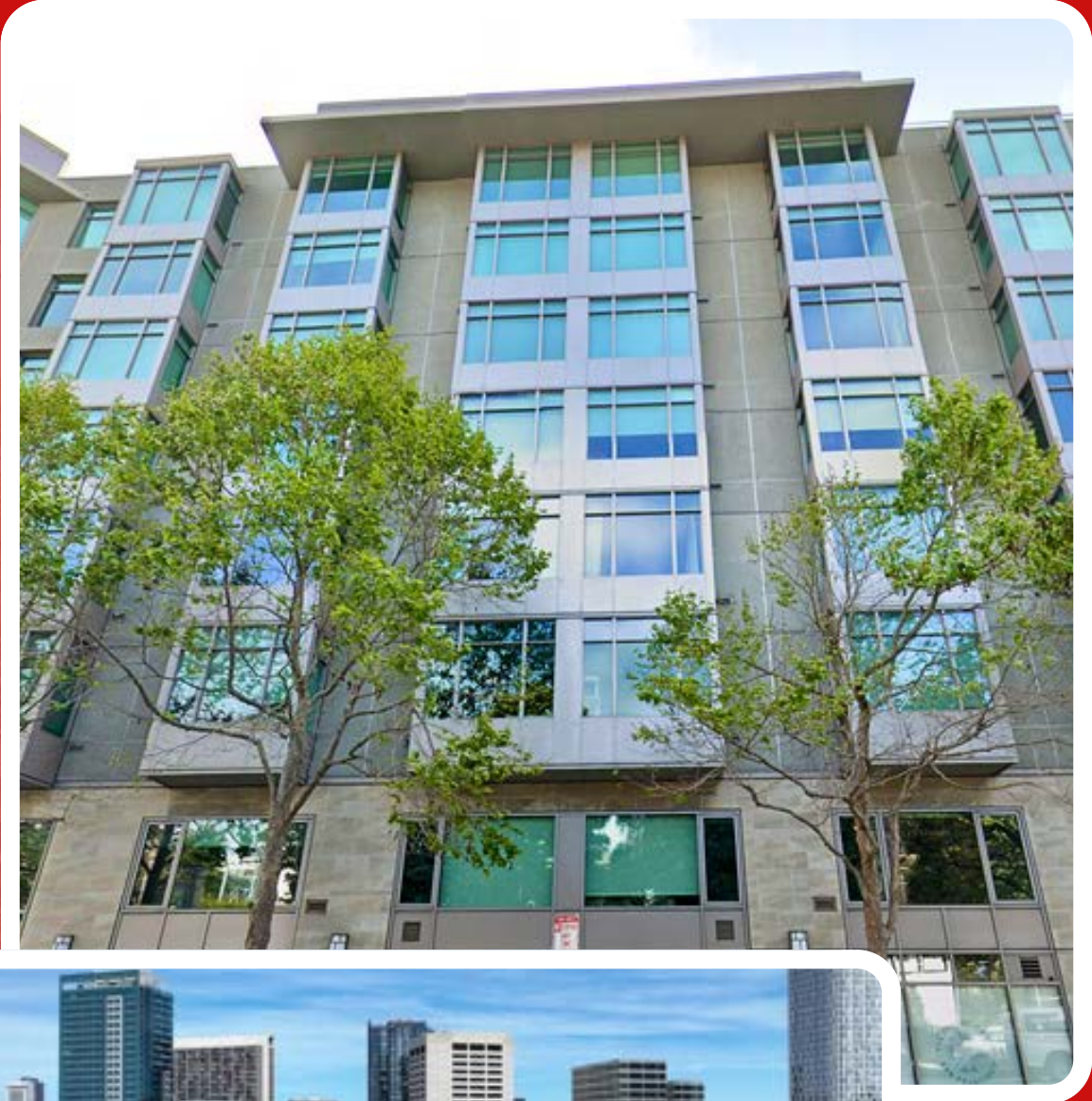
VEHICLE TRAFFIC

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

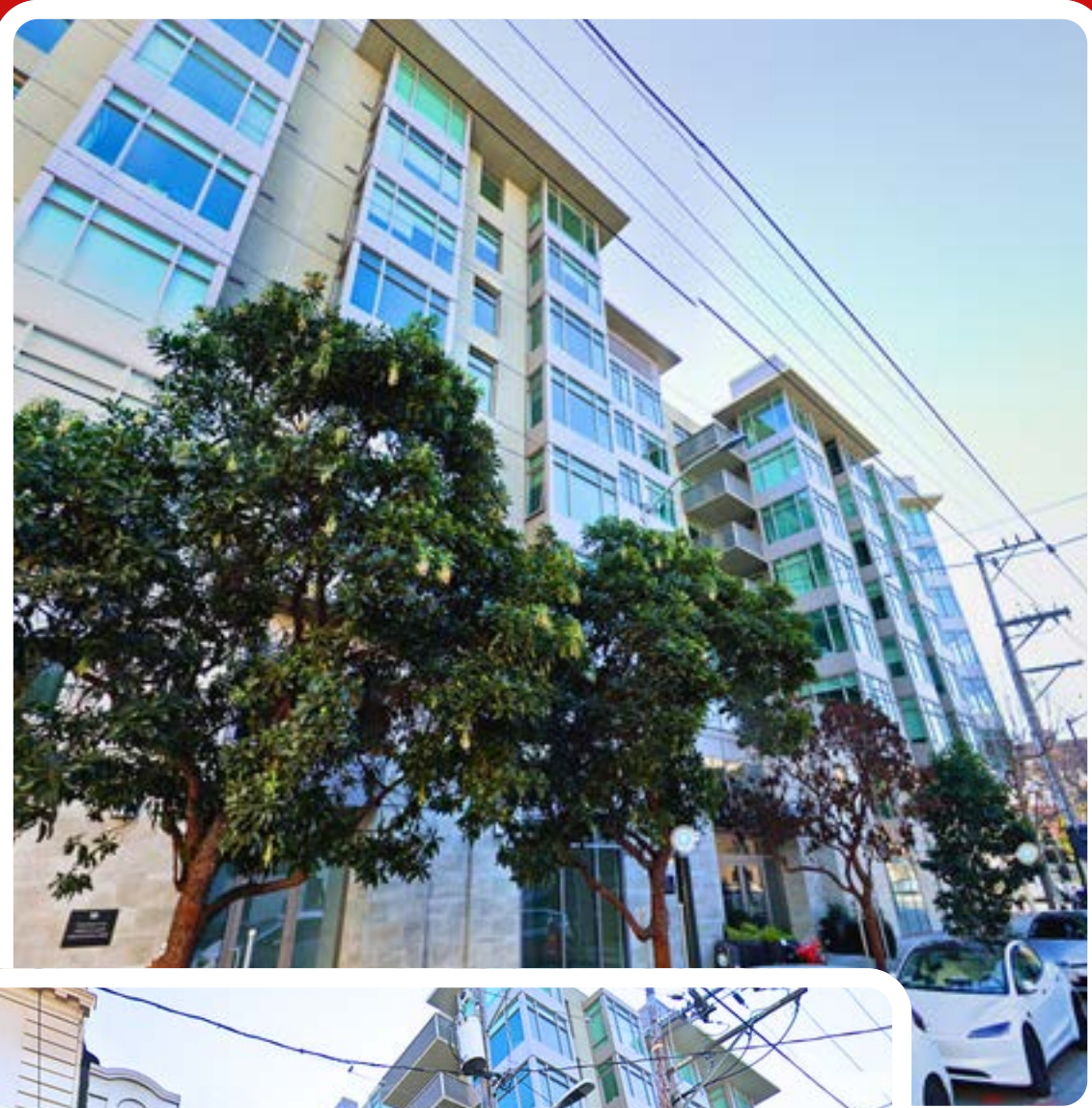


ZONING INFORMATION

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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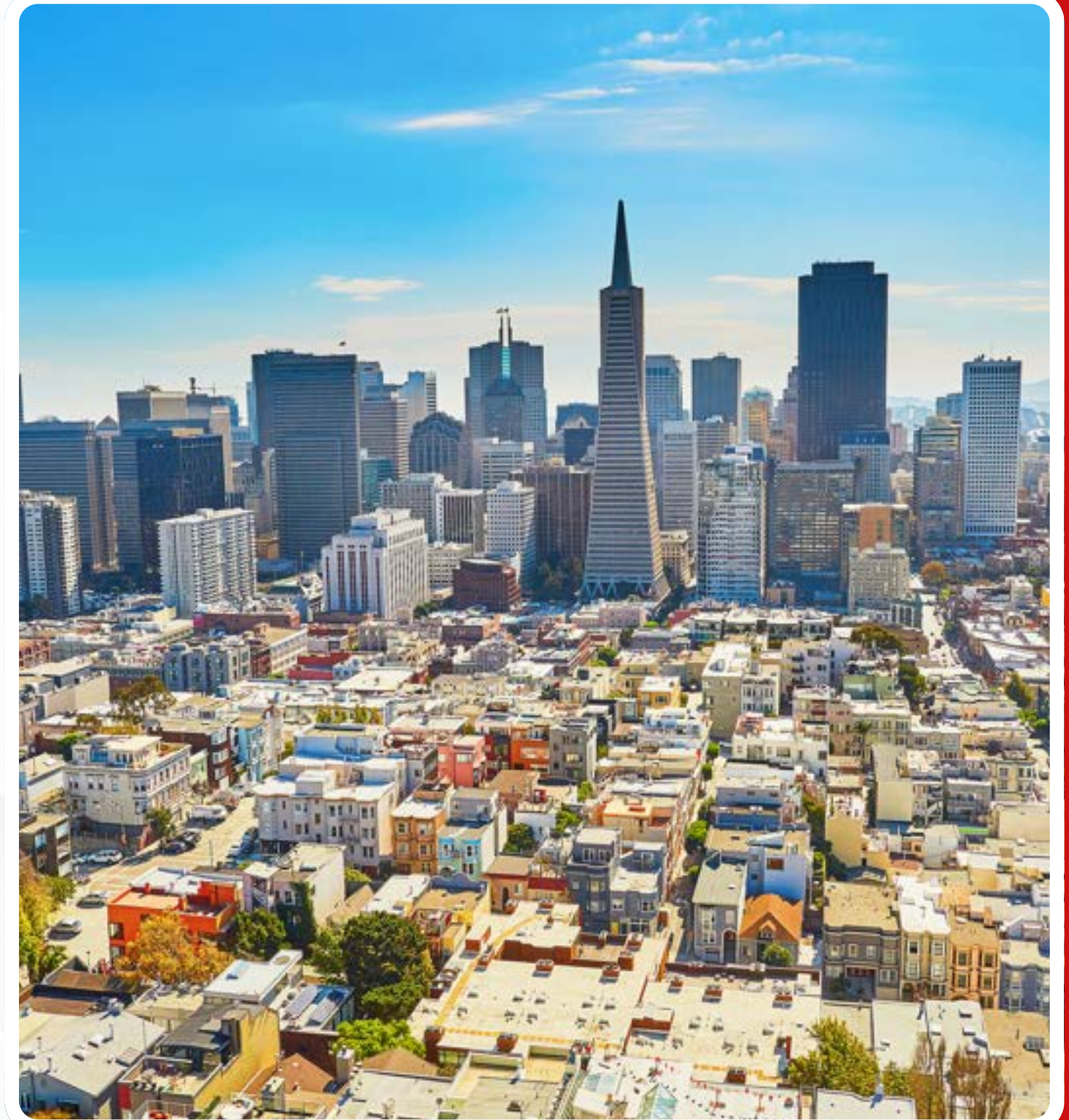
SAN FRANCISCO, CA

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.

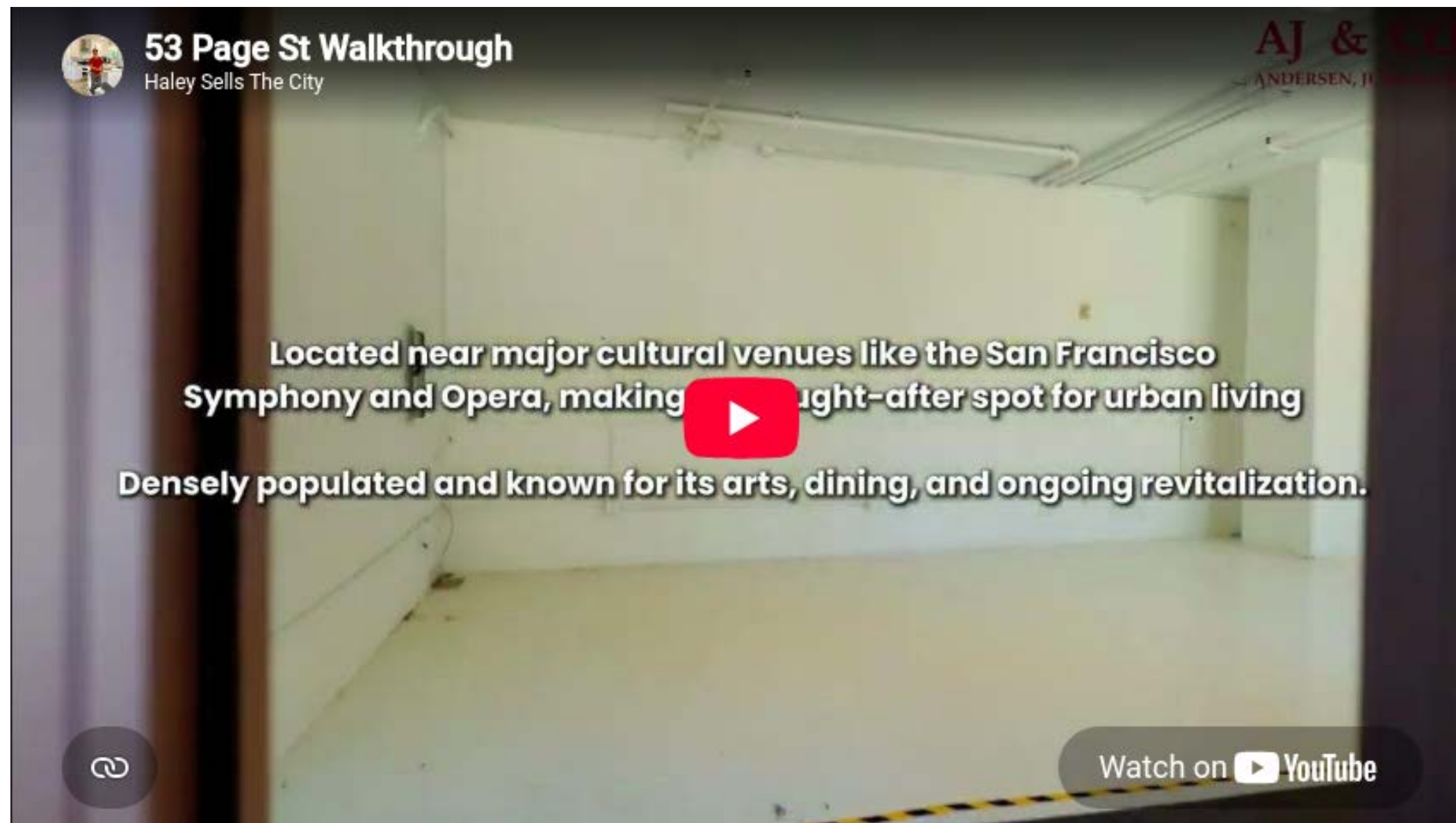
One reason to invest in San Francisco is that rental demand is strong, which means apartment owners enjoy steady income. Homes rarely stay empty, so investors can feel confident that people will keep looking for places to live. With many tech and AI jobs growing in the city, workers continue to choose 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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SCAN FOR VIDEO
WALKTHROUGH



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