



# 4200 17th Street

San Francisco, California

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COMMERCIAL

Prime Castro Corner | +/- 2,741 SF | High-End Finishes  
Retail or Office for Lease

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Stella Guinto Jimenez, CCIM 415.404.1814

# PROPERTY DESCRIPTION

## 4200 17th Street

4200 17th Street presents a rare opportunity to establish a business in one of San Francisco's most vibrant and high-traffic commercial corridors. This well-configured commercial space offers flexibility for a wide range of retail, professional service, or office uses, with ground-floor visibility and upper-level private workspace, all within walking distance of the Castro's core amenities and transit connections.

- Ground Floor (2,299 SF): Expansive, street-level space ideal for retail, showroom, or open-plan office. Maximum visibility and customer access.
- 2nd Floor (442 SF): Private upper-level office or mezzanine space — suited for administrative functions, private meetings, or executive workspace.
- Asking Rate: \$49.00/SF/Year (Modified Gross)
- Basement Storage: Available to tenant at no additional rent. Provides valuable on-site storage for inventory, files, or equipment — a significant cost advantage in an urban setting.
- Total Usable Space: 2,741 SF across 2 levels with no wasted square footage.
- Parking: One (1) City of San Francisco parking permit included with the tenancy — a valuable and scarce amenity in the Castro neighborhood
- Zoning: RH-2 (Retail/Office Ground Level)

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# HIGHLIGHTS

## 4200 17th Street

|                        |                                           |
|------------------------|-------------------------------------------|
| <b>Address</b>         | 4200 17th Street, San Francisco, CA 94114 |
| <b>Cross Streets</b>   | Douglass Street                           |
| <b>Rentable Area</b>   | +/- 2,741 SF                              |
| <b>APN#</b>            | 2625-012                                  |
| <b>Year Built</b>      | 1902 / Renovated 2020                     |
| <b>Use Type/Zoning</b> | Mixed Use                                 |
| <b>Bathrooms</b>       | 1                                         |
| <b>Asking Rate</b>     | \$49.00/SF/Year (Modified Gross)          |

- 400 Amps Electrical System
- High Ceilings on Ground Floor Level
- Natural Lights Throughout
- ADA Entrance on the corner of Douglass Street
- Prime Corner Property at the heart of the Castro District.

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## ADDITIONAL PHOTOS



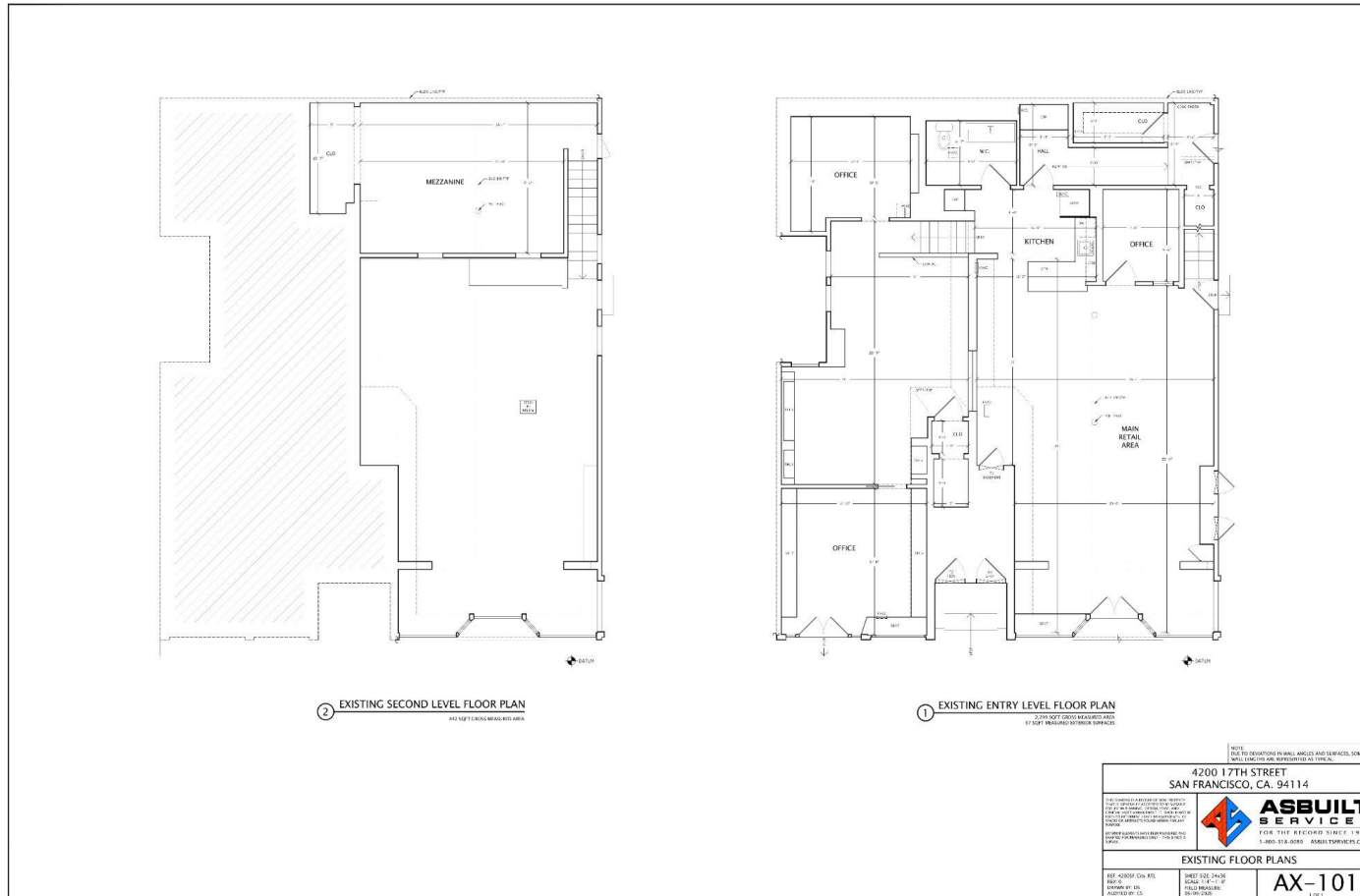
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# Floor Plan

## 4200 17th Street, San Francisco

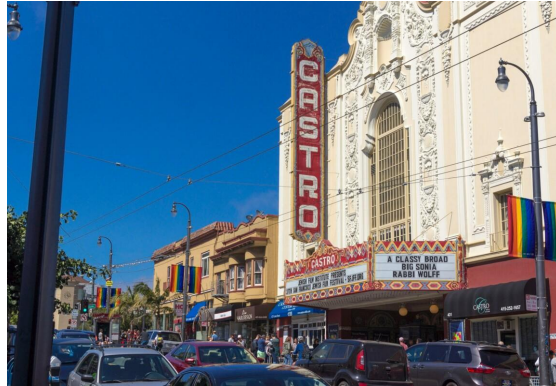


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# NEIGHBORHOOD INFO



## CASTRO DISTRICT | SAN FRANCISCO

4200 17th Street sits in the heart of the Castro / Upper Market district — one of San Francisco's most recognized, walkable, and economically active neighborhoods. The property benefits from the Castro's exceptional pedestrian traffic, strong local spending power, and proximity to multiple districts, making it highly accessible to both clients and employees.

### Central to Everything

- Centrally positioned between the Castro, Mission District, Noe Valley, and Duboce Triangle — four of SF's strongest neighborhood retail and professional corridors.
- Approximately 1 mile from Civic Center and Van Ness corridor, placing the property within easy reach of City Hall, the courts, and major institutional employers.
- Adjacent to Market Street, SF's primary east-west arterial, providing seamless connectivity across the city.

### Transit Access

- Exceptional Muni access: F-Market streetcar, J-Church, K/L/M/T Metro lines, and multiple bus routes all within walking distance.
- Castro/Market Muni Metro Station less than 0.3 miles away — direct service to downtown Financial District, Embarcadero, and UCSF/Mission Bay.
- Walk Score of 99 — Walker's Paradise. Nearly all daily errands and business meetings are accessible on foot.
- Transit Score of 86 — Excellent Transit. Employees and clients can reliably access the location without a car.

### Neighborhood Demand Drivers

- Castro Street corridor draws consistent foot traffic from local residents, tourists, and regional visitors year-round, including major events such as SF Pride and the Castro Street Fair.
- Over 500 new residential units added since 2010, expanding the local consumer and employee base.
- Surrounded by established restaurants, cafes, fitness studios, and professional services — creating a built-in amenity ecosystem for tenants and their teams.
- Proximity to Dolores Park, Twin Peaks, and Buena Vista Park adds lifestyle appeal for employee recruitment and retention.

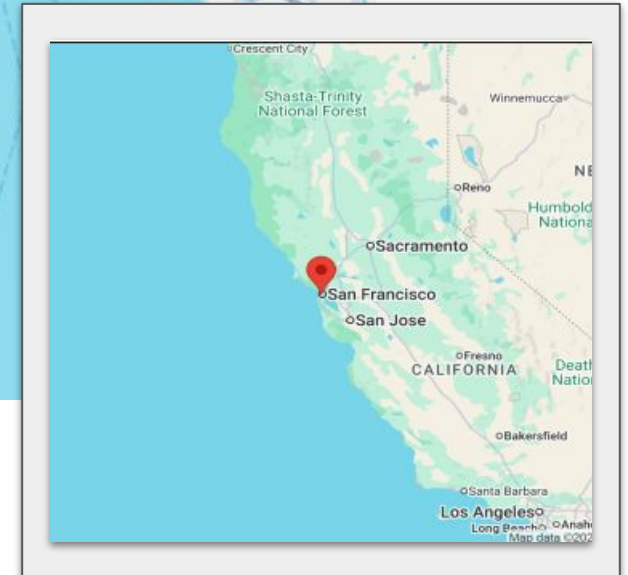
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# Location Map

## 4200 17th Street, San Francisco



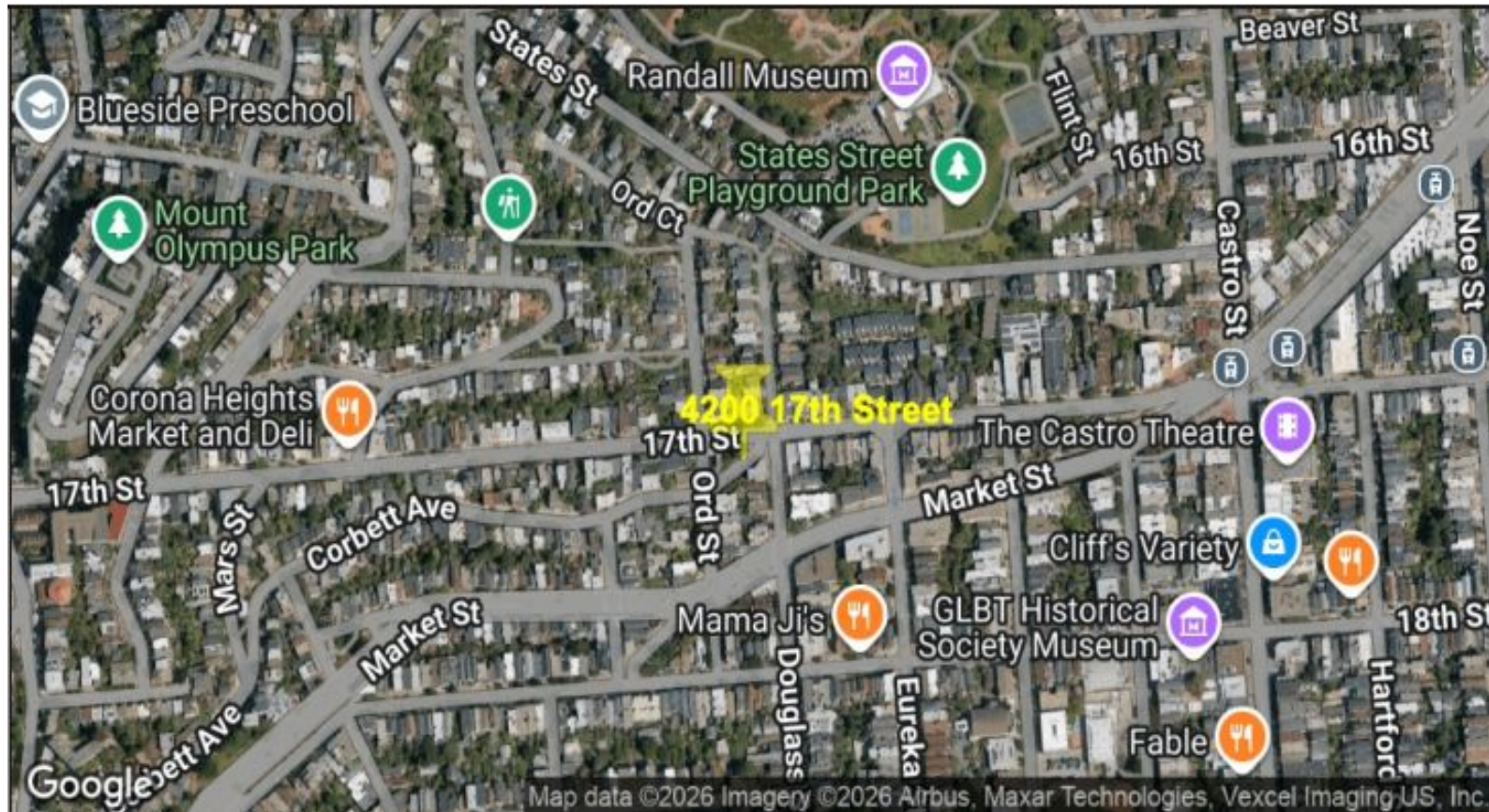
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# Aerial Location Map

4200 17th Street, San Francisco



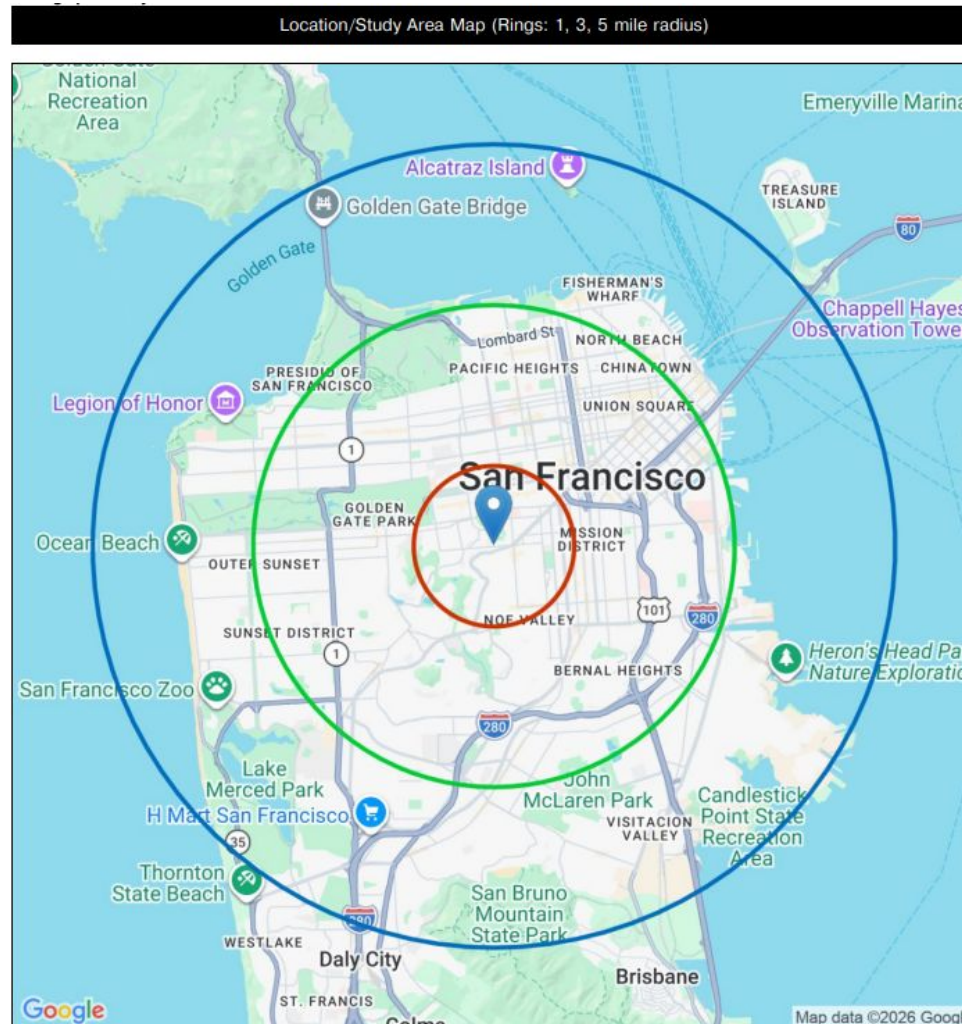
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# Demographic Analysis

## 4200 17th Street, San Francisco



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# Demographics

4200 17th Street, San Francisco  
Key Facts: 1 Mile Radius

## KEY FACTS

81,161  
Population

38.6 Median Age

2  
Average Household Size

40,425  
Total Households

## EDUCATION

1.1%  
No High  
School  
Diploma

35.9%  
High School  
Graduate

6.74%  
Some College

45.68%  
Bachelor's/  
Grad

## BUSINESS

3,037  
Total Businesses

21,131  
Total Employees

## EMPLOYMENT

327  
Manufacturing  
Employees

2,529  
Retail Trade  
Employees

3,162  
Eating &  
Drinking  
Employees

1,119  
Finance/Ins/Real  
Estate Emp

3.8% Unemployment Rate

## INCOME

\$206,367  
Median Household Income

\$132,064  
Per Capita Income

\$334,178  
Median Net Worth

## Households by Income

The largest group : \$200,000+ (51.87%)

The smallest group : \$25,000 - \$34,999 (1.93%)

| Indicator             | Value(%) |  |
|-----------------------|----------|--|
| < \$15,000            | 6.03     |  |
| \$15,000 - \$24,999   | 2.57     |  |
| \$25,000 - \$34,999   | 1.93     |  |
| \$35,000 - \$49,999   | 3.55     |  |
| \$50,000 - \$74,999   | 5.59     |  |
| \$75,000 - \$99,999   | 6.19     |  |
| \$100,000 - \$149,999 | 11.34    |  |
| \$150,000 - \$199,999 | 10.92    |  |
| \$200,000+            | 51.87    |  |

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# Demographics

4200 17th Street, San Francisco  
Key Facts: 3 Mile Radius

## KEY FACTS



## EDUCATION



## BUSINESS



## EMPLOYMENT



## INCOME



## Households by Income

The largest group : \$200,000+ (41.2%) ■  
The smallest group : \$25,000 - \$34,999 (2.92%) ■

| Indicator             | Value(%) |   |
|-----------------------|----------|---|
| < \$15,000            | 8.8      | ■ |
| \$15,000 - \$24,999   | 4.18     | ■ |
| \$25,000 - \$34,999   | 2.92     | ■ |
| \$35,000 - \$49,999   | 5.03     | ■ |
| \$50,000 - \$74,999   | 6.94     | ■ |
| \$75,000 - \$99,999   | 7.49     | ■ |
| \$100,000 - \$149,999 | 12.52    | ■ |
| \$150,000 - \$199,999 | 10.91    | ■ |
| \$200,000+            | 41.2     | ■ |

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# Demographics

4200 17th Street, San Francisco  
Key Facts: 5 Mile Radius

## KEY FACTS



## EDUCATION



## BUSINESS



## EMPLOYMENT



## INCOME



## Households by Income

The largest group : \$200,000+ (39.52%) ■  
The smallest group : \$25,000 - \$34,999 (3.08%) ■

| Indicator             | Value(%) |   |
|-----------------------|----------|---|
| < \$15,000            | 8.56     | ■ |
| \$15,000 - \$24,999   | 4.15     | ■ |
| \$25,000 - \$34,999   | 3.08     | ■ |
| \$35,000 - \$49,999   | 5.16     | ■ |
| \$50,000 - \$74,999   | 7.44     | ■ |
| \$75,000 - \$99,999   | 7.83     | ■ |
| \$100,000 - \$149,999 | 13.01    | ■ |
| \$150,000 - \$199,999 | 11.24    | ■ |
| \$200,000+            | 39.52    | ■ |

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# Population Trends

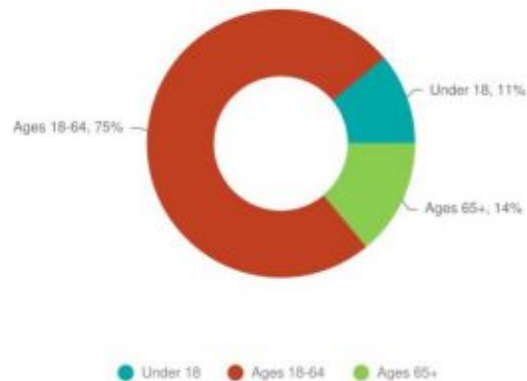
4200 17th Street, San Francisco

Key Facts: 1 Mile Radius

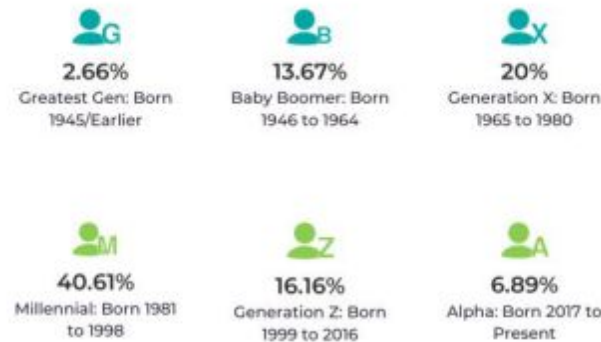
## POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

|                                |                                             |                                         |
|--------------------------------|---------------------------------------------|-----------------------------------------|
| <b>81,161</b><br>Population    | <b>39,730</b><br>Households                 | <b>38.6</b><br>Median Age               |
| <b>2</b><br>Avg Size Household | <b>\$206,367</b><br>Median Household Income | <b>\$1,813,835</b><br>Median Home Value |
| <b>180</b><br>Wealth Index     | <b>47</b><br>Housing Affordability          | <b>66.8</b><br>Diversity Index          |

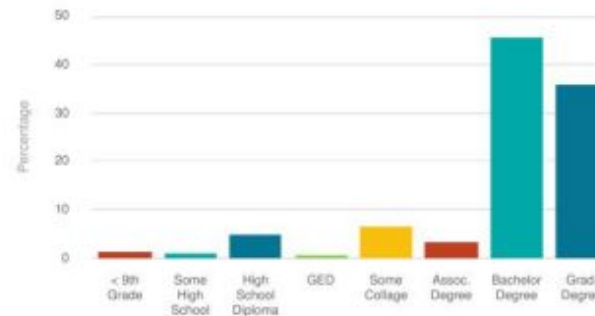
## POPULATION BY AGE



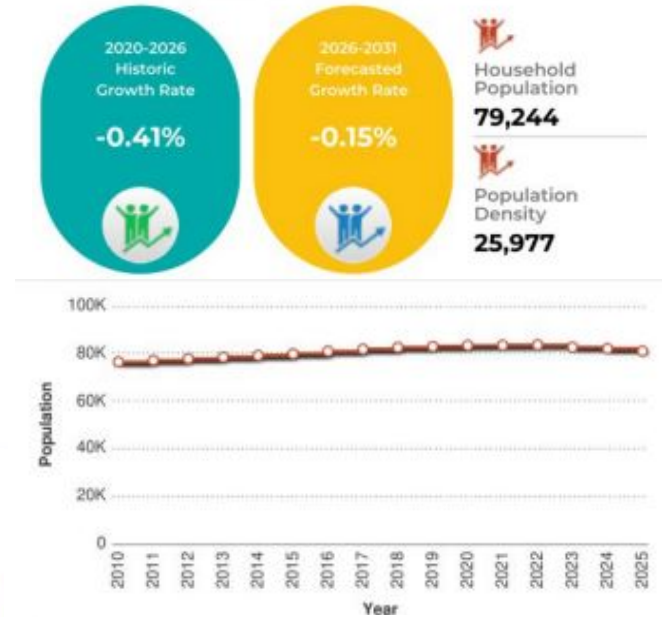
## POPULATION BY GENERATION



## POPULATION BY EDUCATION



## HISTORICAL & FORECAST POPULATION



## DAYTIME POPULATION



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# Population Trends

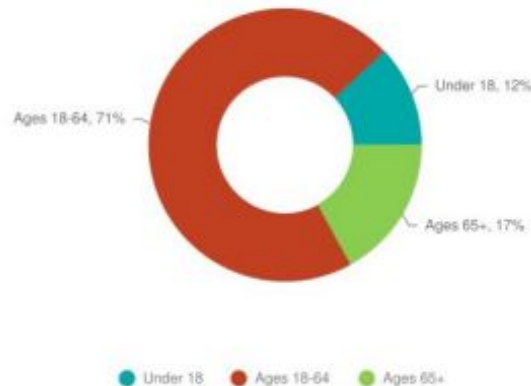
4200 17th Street, San Francisco

Key Facts: 3 Mile Radius

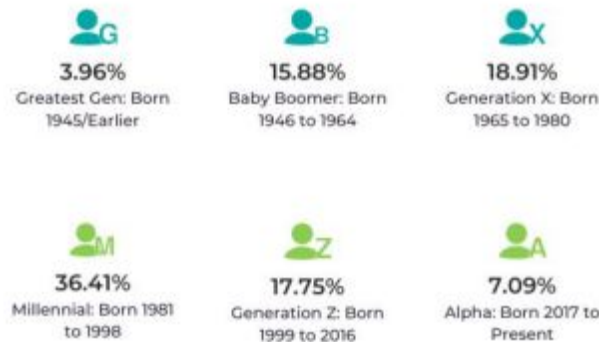
## POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

|                                   |                                             |                                         |
|-----------------------------------|---------------------------------------------|-----------------------------------------|
| <b>645,086</b><br>Population      | <b>294,075</b><br>Households                | <b>39.1</b><br>Median Age               |
| <b>2.11</b><br>Avg Size Household | <b>\$157,799</b><br>Median Household Income | <b>\$1,629,311</b><br>Median Home Value |
| <b>150</b><br>Wealth Index        | <b>40</b><br>Housing Affordability          | <b>77.4</b><br>Diversity Index          |

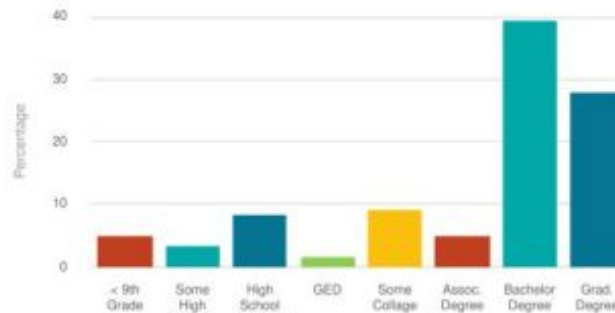
## POPULATION BY AGE



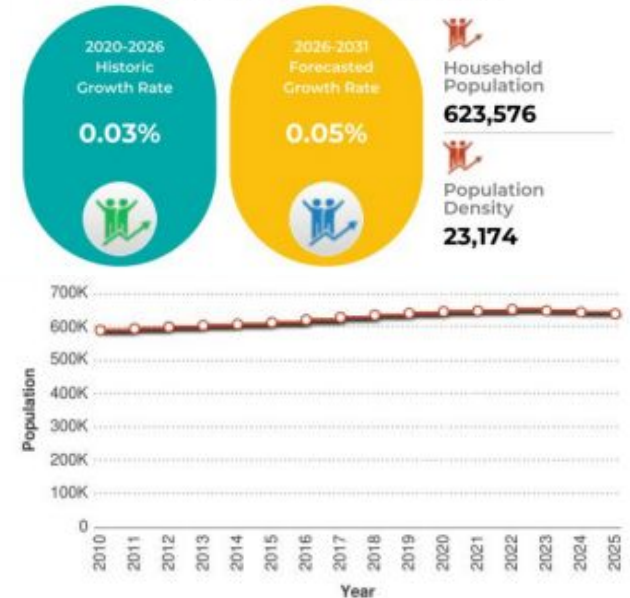
## POPULATION BY GENERATION



## POPULATION BY EDUCATION



## HISTORICAL & FORECAST POPULATION



## DAYTIME POPULATION



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# Population Trends

4200 17th Street, San Francisco

Key Facts: 5 Mile Radius

## POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

913,662

Population

388,840

Households

39.4

Median Age

2.28

Avg Size Household

\$152,631

Median Household  
Income

\$1,483,691

Median Home Value

150

Wealth Index

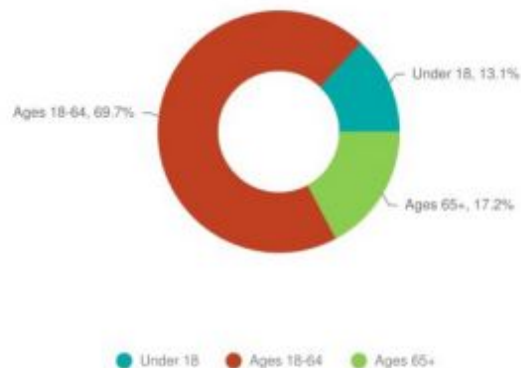
43

Housing Affordability

79.1

Diversity Index

## POPULATION BY AGE



## POPULATION BY GENERATION



3.9%

Greatest Gen: Born  
1945/Earlier



16.67%

Baby Boomer: Born  
1946 to 1964



19.06%

Generation X: Born  
1965 to 1980



34.74%

Millennial: Born 1981  
to 1998



18.1%

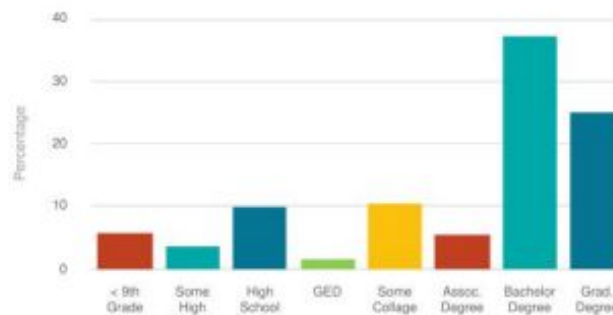
Generation Z: Born  
1999 to 2016



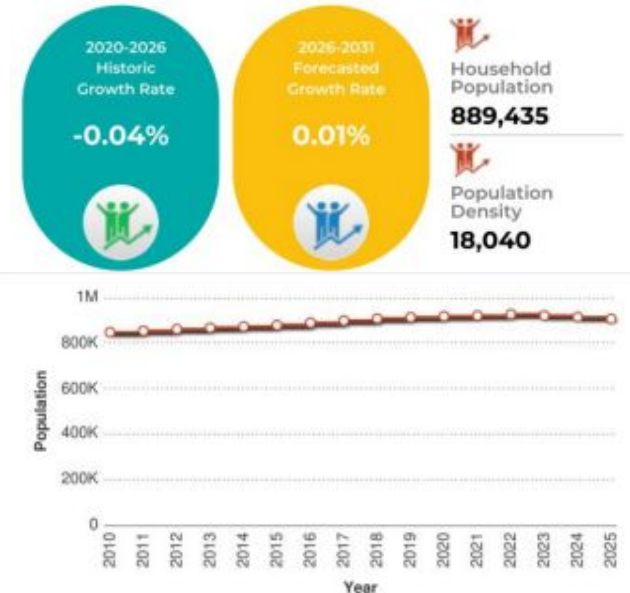
7.52%

Alpha: Born 2017 to  
Present

## POPULATION BY EDUCATION



## HISTORICAL & FORECAST POPULATION



## DAYTIME POPULATION



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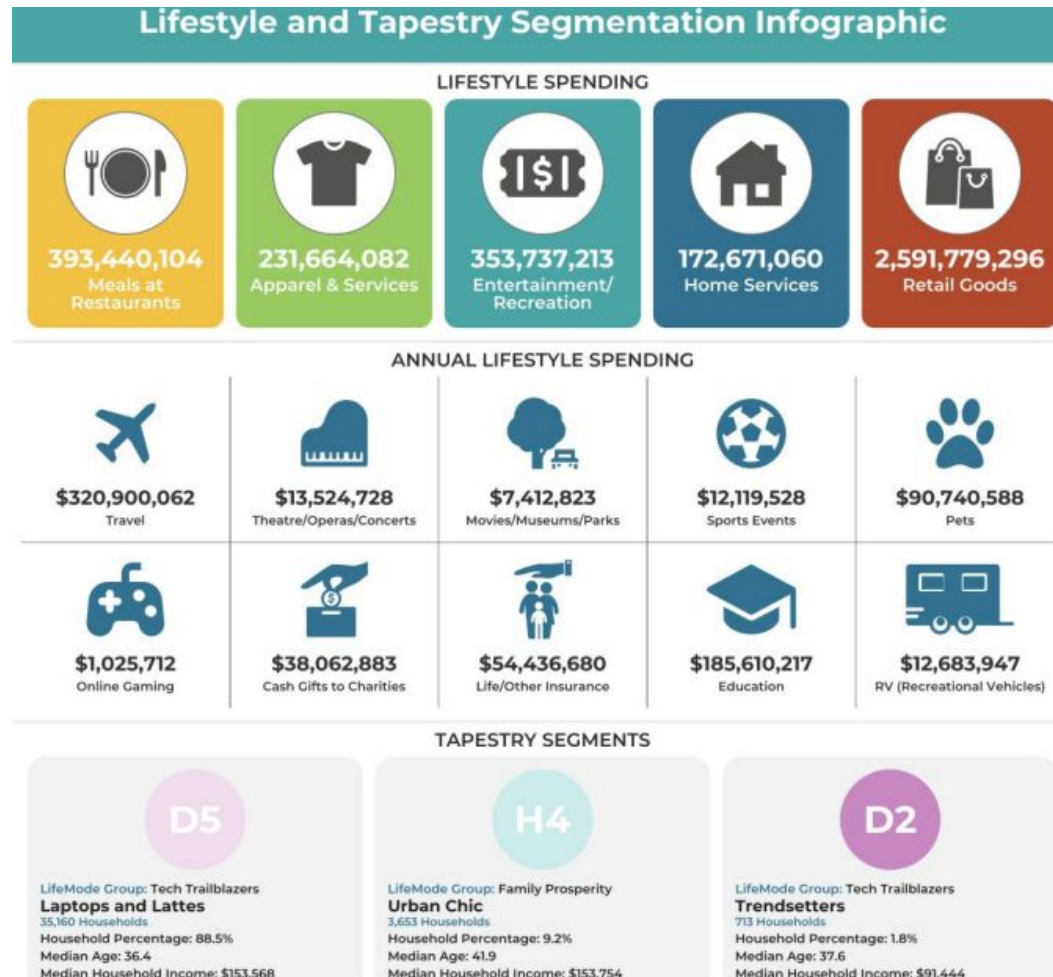
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# Population Trends

4200 17th Street, San Francisco

Key Facts: 1 Mile Radius



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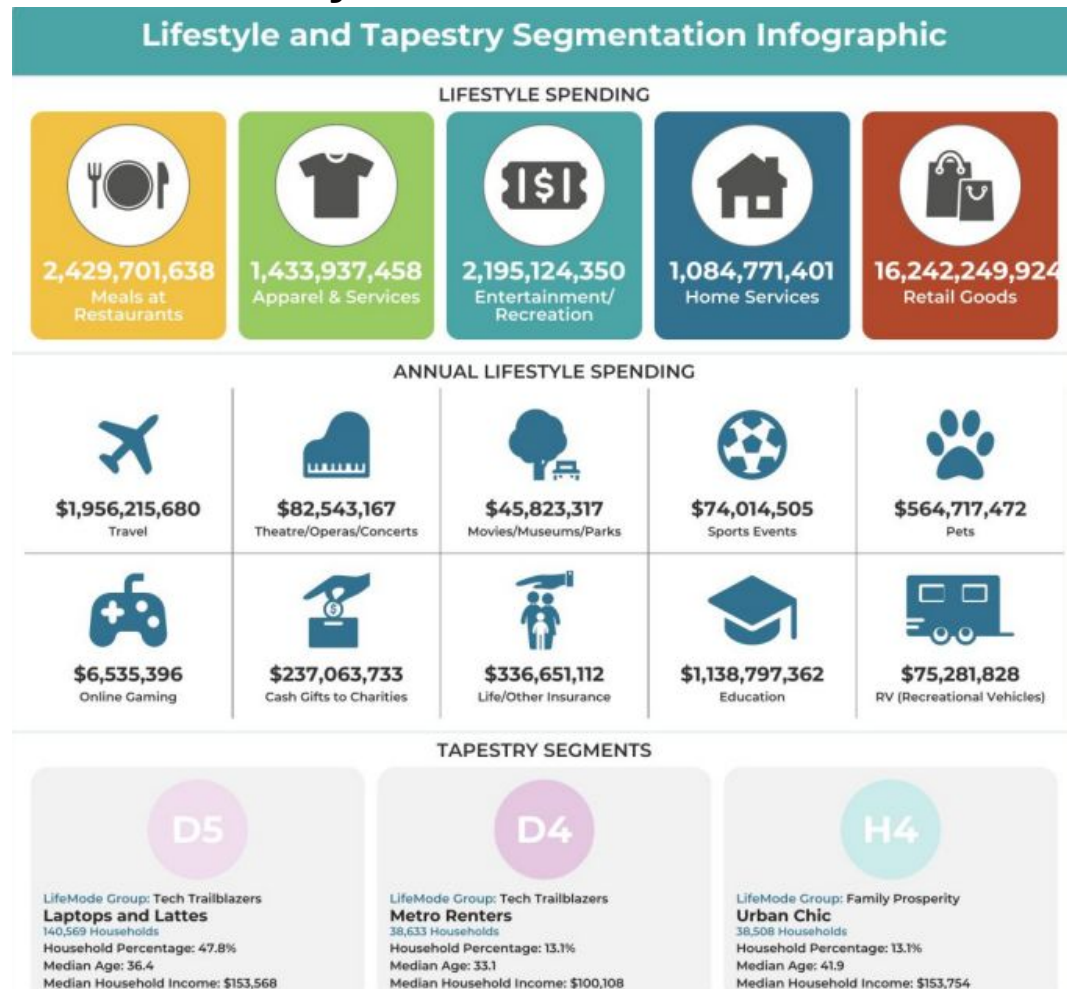
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# Population Trends

4200 17th Street, San Francisco

Key Facts: 3 Mile Radius



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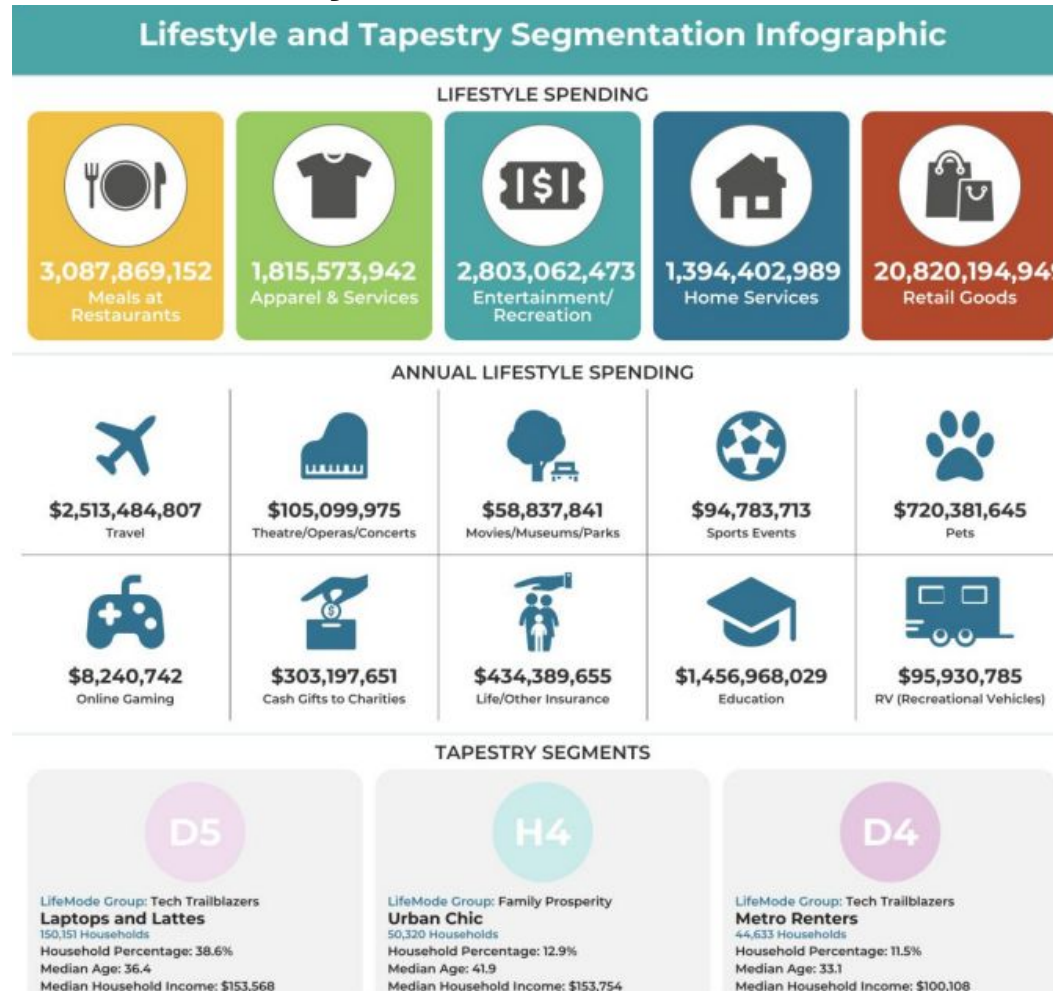
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# Population Trends

4200 17th Street, San Francisco

Key Facts: 5 Mile Radius



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Our commercial and investment group is comprised of experienced, long-standing professionals in the investment and commercial real estate space.

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- Industrial
- Retail Sales & Leasing
- Land Sales & Development
- Vineyards & Wineries
- Valuations
- Mixed-Use Development
- Business Opportunities
- Consulting Services

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