

90 Parnassus Avenue

Cole Valley



Cole Valley Retail Storefront For Lease

+/- 520 Sq Ft

URBANGROUP
REAL ESTATE

The Building

Located at the prominent corner of Cole and Parnassus, 90 Parnassus Avenue sits at the gateway to Cole Valley, one of San Francisco's most beloved and tightly knit neighborhood retail corridors. The space benefits from exceptional visibility and high foot traffic. Cole Valley is known for its strong community presence and a curated mix of long-standing local operators, cafes, and specialty retailers.

The 520 square foot storefront features an open floor plan with expansive windows that flood the space with natural light. Ideal for either retail or boutique office use, offering a clean, efficient footprint in a highly walkable neighborhood setting.

The surrounding tenants include some of San Francisco's most established and well-loved businesses, including Luke's Local, Beit Rima, Cole Valley Tavern, Zazie, Blue Barn, Mellow Barber, Lovely's, and Crepes on Cole, reinforcing the area's identity as a vibrant, neighborhood-serving retail destination.



The Perks

- Ideal Cole Valley location
- Beautiful glass storefront
- Proximity to major transit routes
- High foot traffic neighborhood
- Open floor plan

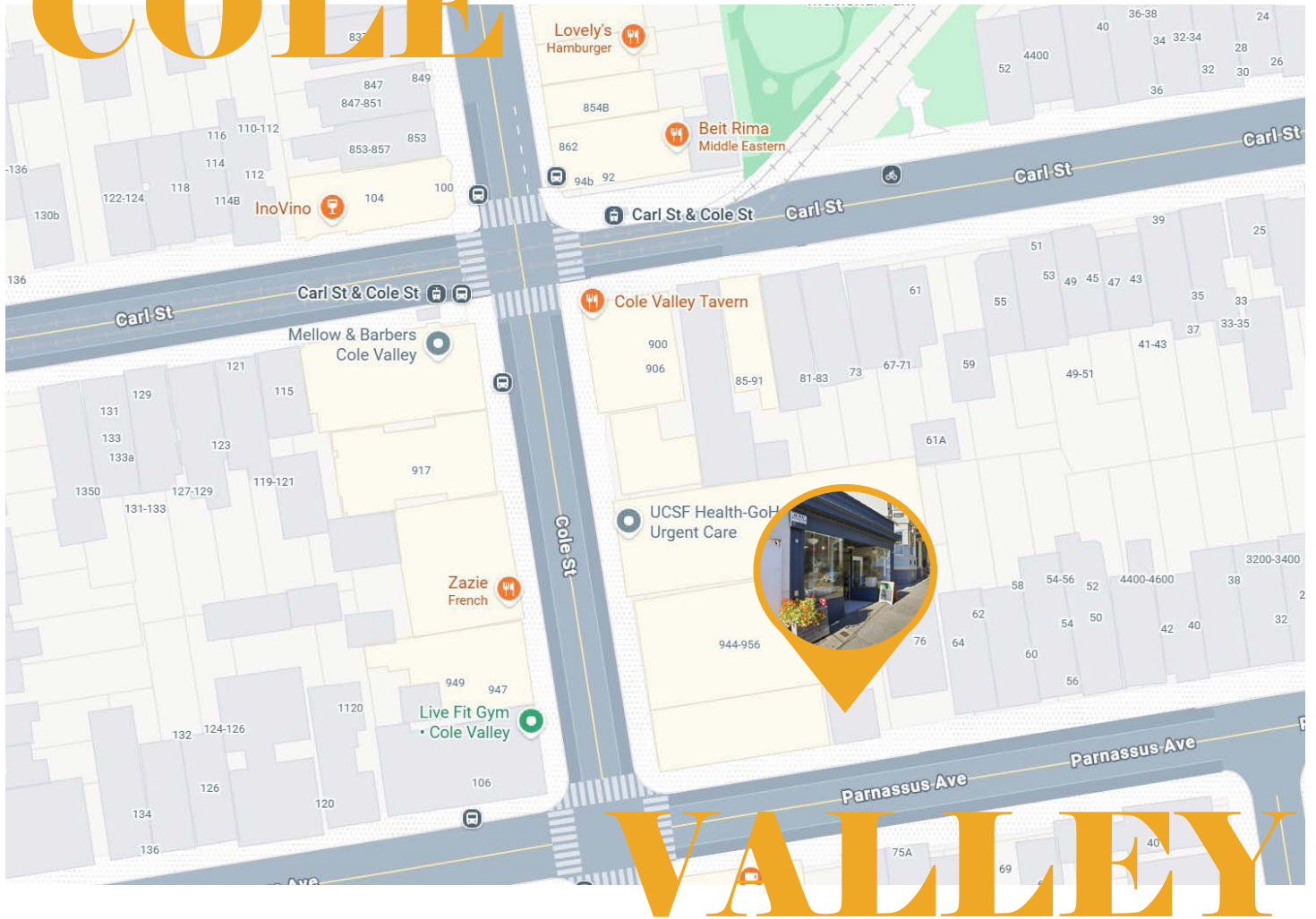
Neighbors: Luke's Local, Beit Rima, Cole Valley Tavern, Zazie, Blue Barn, Mellow Barber, Lovely's, Crepes on Cole

Size: +/- 520 SF

Rent: \$3,600/Month NNN



COLE



VALLEY

Located in San Francisco's Cole Valley neighborhood, this highly walkable and village-like district is known for its strong community feel, tree-lined streets, and curated mix of independent retailers, cafés, and neighborhood-serving businesses. Positioned adjacent to Golden Gate Park and near UCSF's Parnassus campus, Cole Valley offers a peaceful yet well-connected setting with convenient access to downtown via nearby transit options, including the N Judah Muni line. The area draws consistent local foot traffic throughout the day, supported by a loyal neighborhood customer base and a well-established mix of long-standing local operators that reinforce its identity as one of San Francisco's most desirable and enduring neighborhood retail corridors.

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