

The Hayes Condos

49 Page Street / 30 Rose Street



FOR LEASE

Ground Floor Flagship Retail/Restaurant Space in
Hayes Valley directly off of Market Street

Max Sander
415.229.8901
msander@kiddermathews.com
LIC #01979663

kiddermathews.com

km Kidder
Mathews

The Hayes Condos

49 Page Street / 30 Rose Street

Features

- AVAILABLE** ±6,168 SF of divisible ground floor retail
-
- DIMENSIONS** 50 feet wide and 120 feet deep
-
- PARKING** 15 parking spaces available on a month-to-month rental basis
-
- ZONING** NCT-3. Allowable uses include restaurant and general retail. Office use is conditional but ownership will cooperate with Tenant's who wish to obtain approval for a CUP (conditional use permit).
-



Max Sander
415.229.8901
msander@kiddermathews.com
LIC #01979663

kiddermathews.com

km Kidder
Mathews

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.

The Hayes Condos

49 Page Street / 30 Rose Street



A unique and rare opportunity to control a flagship location in the highly desirable and coveted neighborhood of Hayes Valley, steps away from Market Street.

HIGHLIGHTS

Close proximity to the Theatre Arts district, including SF Opera, Symphony, Ballet and Jazz

Prominent frontage on both Page Street and Rose Street with north and south exposure from street to street providing excellent natural light

Newly reconstructed building with historic façade finishes and 128 luxury condominiums

The Rose Street entrance is located directly across from Zuni Café with Market Street exposure

Wide open space plan for a single tenant scheme or easily divisible for a multiple tenant scheme with smaller 1,500 SF – 2,000 SF retail spaces

Venting/Ducting in place for a Type 1 Hood

Max Sander
415.229.8901
msander@kiddermathews.com
LIC #01979663

kiddermathews.com



The Hayes Condos

49 Page Street / 30 Rose Street

Location Overview

HAYES VALLEY

Hayes Valley is one of San Francisco's finest retail districts and most popular neighborhoods for shopping and dining. Hayes Street is rapidly becoming the most coveted retail destination in San Francisco for boutique fashion shops, high-end merchants, and cutting-edge restaurants. Surrounding neighborhoods include the Fillmore District to the North, The Mission to the South, NOPA to the East, and Mid-Market to the West.

CLOSE PROXIMITY TO SIGNIFICANT AREA AMENITIES

Within a close proximity, there are thousands of new/planned residential units, Civic Center, Theatre Arts & Entertainment, and the vibrant retail community of Hayes Valley with boutique shops, hip restaurants and trendy bars. Well-known restaurants, cafes and bars nearby include: Zuni Cafe, Rich Table, Absinthe, Arlequin, Hayes Street Grill, Souvla, Monsieur Benjamin, Little Gem, Nightbird, Cala, Petit Crenn, Nightbird, Nojo, Jardiniere, suppenkuche, Boxing Room, Smuggler's Cove, Anina, Brass Tacks, Biergarten, The Riddler, Dobb's Ferry, Blue Bottle, Artis Coffee, and many more. Boutique shops nearby include: Warby Parker, Azalea, Care Lane, Rand + Standler, Aether, Undeafated, and much more.

MAJOR TRANSPORTATION NEARBY

Central location with immediate access to transportation that provides efficient access to all areas of the San Francisco Bay Area through BART/Muni and nearby freeways.



Max Sander

415.229.8901

msander@kiddermathews.com

LIC #01979663

kiddermathews.com



The Hayes Condos

49 Page Street / 30 Rose Street

Area Highlights

VISITORS

San Francisco attracts over 16.3 million visitors annually, with \$9.4 billion in revenue (San Francisco Travel)

TRANSPORTATION

Muni (L, N, F, 9, 71) line – 16,000+ daily boardings

BART (Civic Center) – 43,000+ rides per day

Vehicle traffic (Market Street) – 18,000+ cars per day

EMPLOYEES

8000+ employees within a few blocks

RESIDENTIAL

5,500+ residential units within a few blocks



ARTS

Bill Graham – 7,000 seats

War Memorial SF Opera – 3,000+ seats

SF Symphony – 2,100 seats

Nourse Theatre – 1,800 seats

SF Jazz – 700 seats

The Stand – 400 seats

NCTC – 300 seats

Exit Theatre – 250 seats

Asian Art Museum – 280,000 visitors annually

Max Sander
415.229.8901
msander@kiddermathews.com
LIC #01979663

kiddermathews.com



The Hayes Condos

49 Page Street / 30 Rose Street

Aerial Map | Major Employers and Proposed Residential Units



Max Sander
415.229.8901
msander@kiddermathews.com
LIC #01979663

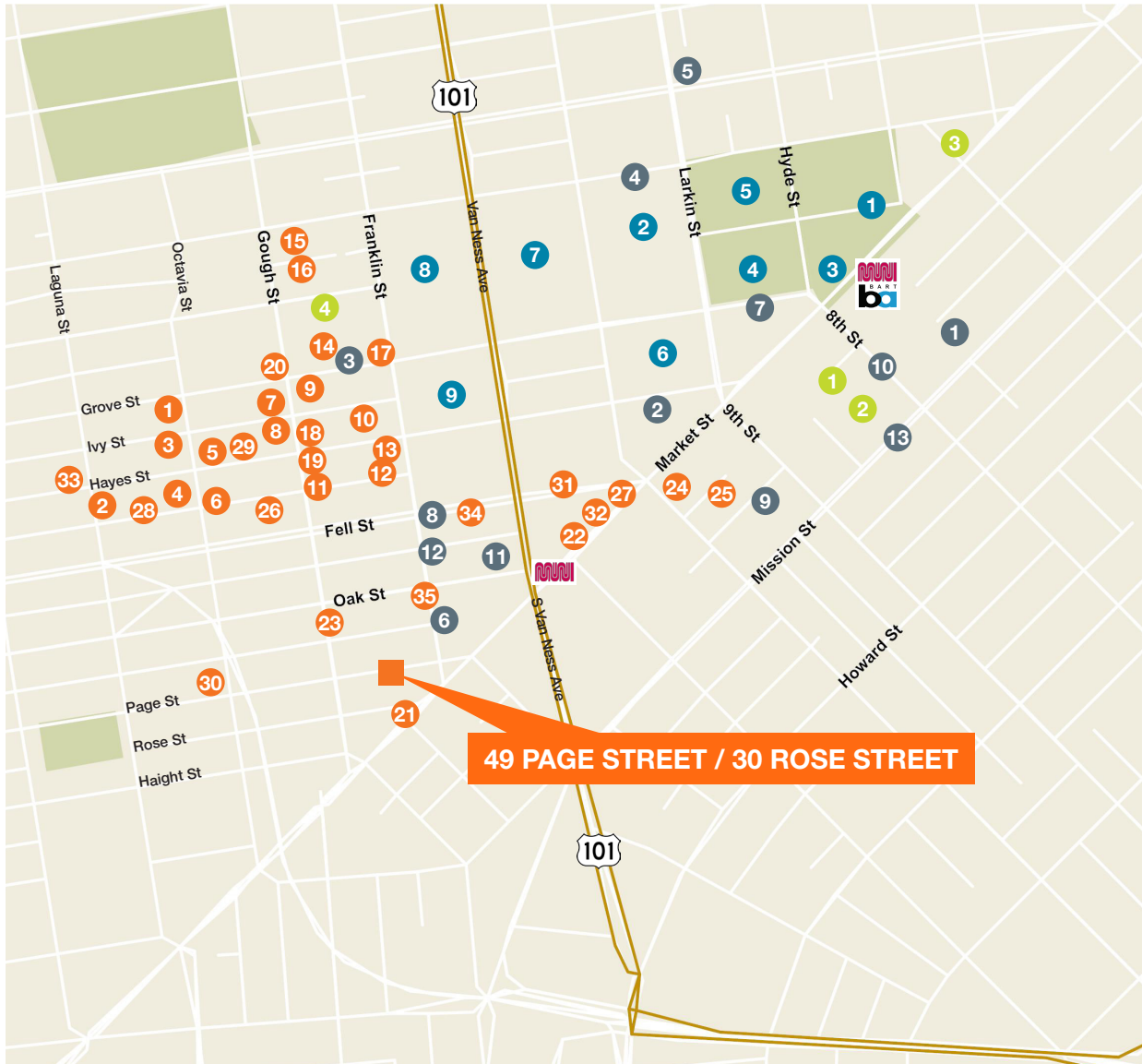
kiddermathews.com



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.

The Hayes Condos

49 Page Street / 30 Rose Street



EAT / DRINK

- 1 Boulangerie
- 2 Suppenkuche
- 3 Stacks
- 4 Souvla
- 5 Brass Tacks
- 6 Biergarten
- 7 Dobbs Ferry
- 8 Chez Maman
- 9 Boxing Room
- 10 Hayes Street Grill
- 11 Nightbird
- 12 Nojo
- 13 The Grove
- 14 Muka
- 15 Indigo
- 16 Smugglers Cove
- 17 Jardiniere
- 18 Absinthe Brasserie
- 19 Caffe Delle Stelle
- 20 Fig & Thistle
- 21 Zuni Cafe
- 22 Alta CA
- 23 Rich Table
- 24 Market on Market
- 25 Dirty Water
- 26 Blue Bottle Coffee
- 27 Little Griddle
- 28 The Riddler
- 29 Anina
- 30 Straw
- 31 Mr. Tipple's
- 32 Hazel
- 33 Petit Crenn
- 34 Cala
- 35 RT Rotisserie

CULTURAL ATTRACTIONS

- 1 UN Plaza
- 2 Civic Center
- 3 Orpheum Theater
- 4 San Francisco Public Library
- 5 Asian Art Museum
- 6 Bill Graham Civic Center
- 7 City Hall
- 8 War Memorial Opera House
- 9 Davies Symphony Hall

HOTELS

- 1 Hotel Whitcomb
- 2 Holiday Inn
- 3 Renoir Hotel
- 4 Inn at the Opera

PARKING

- 1 Soma Grand Parking
- 2 City Park Archstone Fox Plaza Garage
- 3 Performing Arts Garage
- 4 Civic Center Plaza Garage
- 5 UC Hastings Parking Garage
- 6 California Parking
- 7 California Parking
- 8 Place 2 Park on Oak Street
- 9 Market Square Parking
- 10 City Park
- 11 American West Parking
- 12 California Parking
- 13 ABC Parking 2

Max Sander
 415.229.8901
 msander@kiddermathews.com
 LIC #01979663

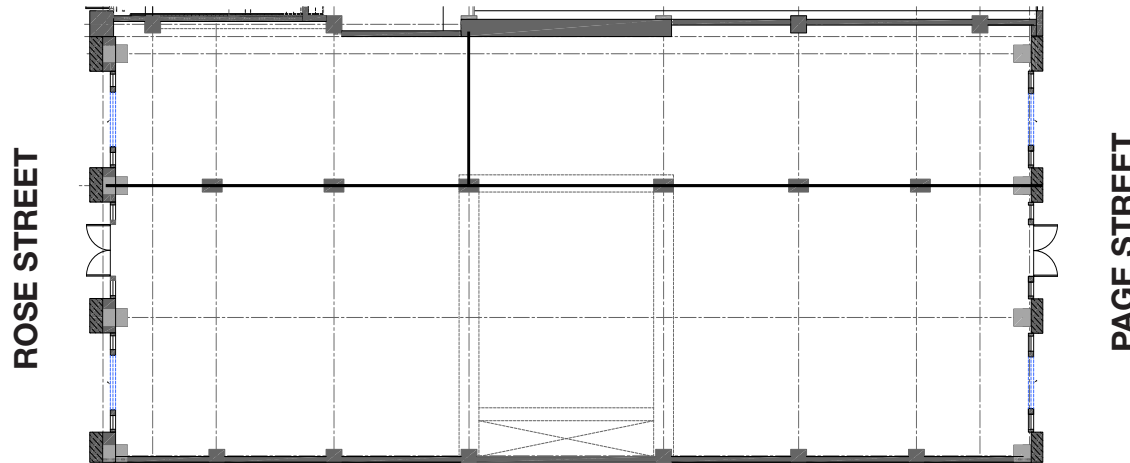
kiddermathews.com



The Hayes Condos

49 Page Street / 30 Rose Street

Existing Floor Plan

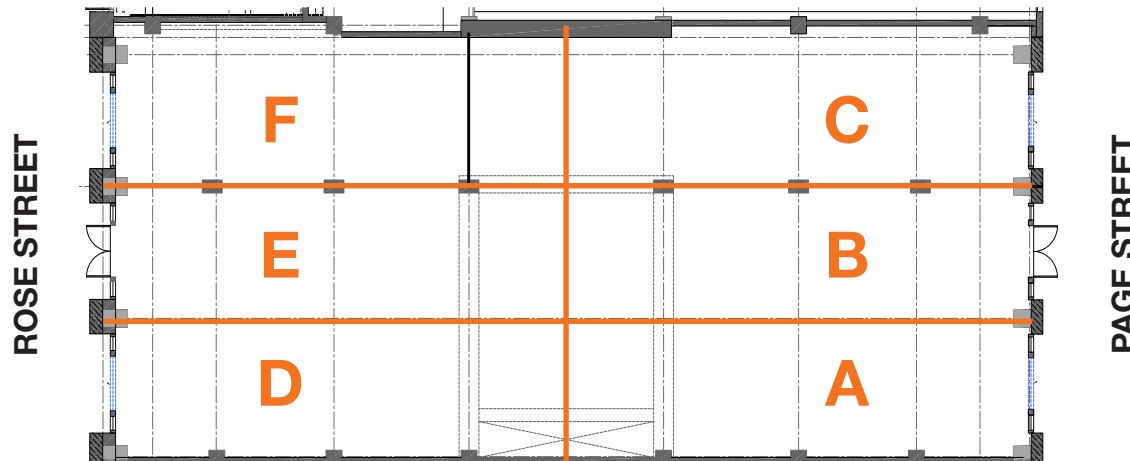


CONTIGUOUS SPACE

±6,168 SF

Divisible ground floor retail space

Hypothetical Floor Plan



Max Sander
415.229.8901
msander@kiddermathews.com
LIC #01979663

kiddermathews.com

