



FOR LEASE

Second Generation Restaurant Available

1781 Church Street

San Francisco, CA 94131

EXECUTIVE SUMMARY

AVAILABLE SPACE

1,300 SF

Ground-Floor Restaurant Space

ZONING

NC-1

Neighborhood Commercial
Cluster

LAND USE

**Retail /
Restaurant**

Existing F&B Improvements

APN

6637-021

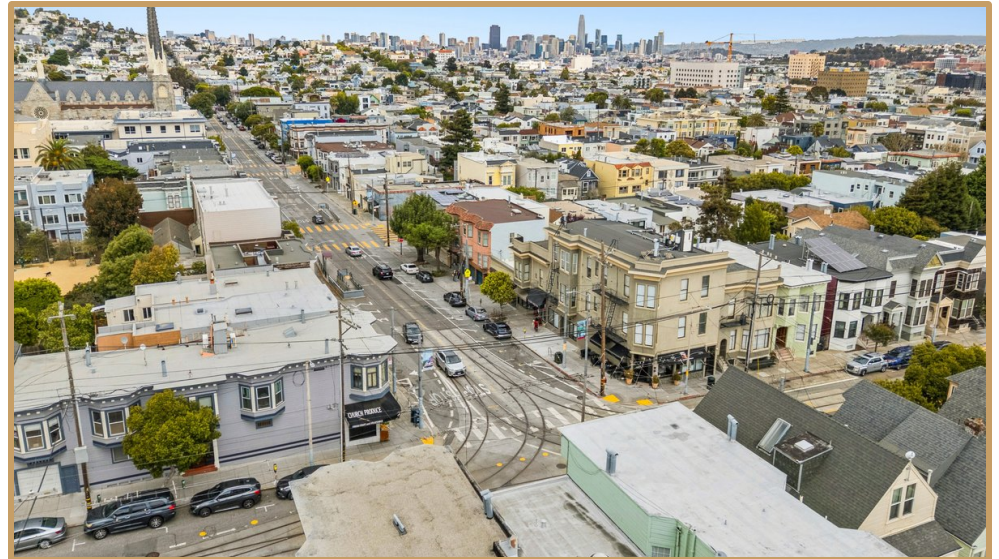
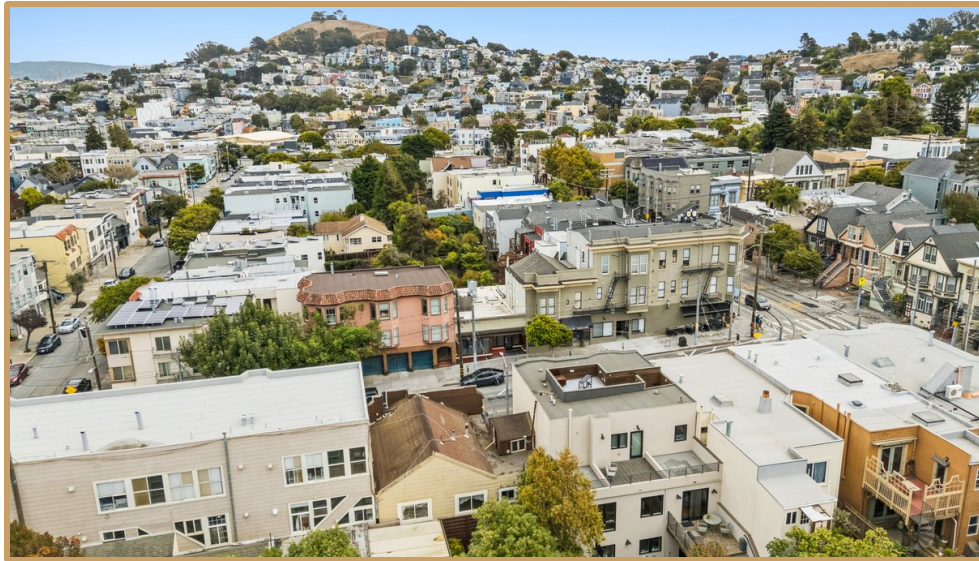
San Francisco County Assessor



PROPERTY HIGHLIGHTS

- ◆ **Established Restaurant Use In Place** — the 1,300 SF ground-floor space carries an existing restaurant with hood and all requirements for a plug-and-play operator. Previous buildout was completed by Damansara (S.F. Chronicle Top 100 Restaurants, 2025).
- ◆ **Perfect 100 Transit Score** — the Muni J Church light-rail line runs directly in front of the storefront, with a boarding platform at Church & 30th.
- ◆ **Church Street Retail Node** — located in Noe Valley with 15+ independent operators within two blocks, including La Ciccia (4.6★, 738 reviews), Cafe XO, Church Produce, Henry's Hunan, Regent Thai and Kawanoya — a proven, non-formula F&B cluster.
- ◆ **Affluent Captive Trade Area** — ±\$184,941 average household income and 63% bachelor's-degree attainment within one mile, supporting ±\$308.5M of annual Food & Alcohol spending in the same radius.
- ◆ **Supply-Constrained Submarket** — retail vacancy in the submarket stands at 2.2%, versus 5.7% market-wide, with submarket asking rents up 2.3% year-over-year. No new retail construction is underway in the immediate area.
- ◆ **Potential for Outdoor Seating** — the Church Street frontage may support a parklet or sidewalk seating program, subject to confirmation with the City of San Francisco.

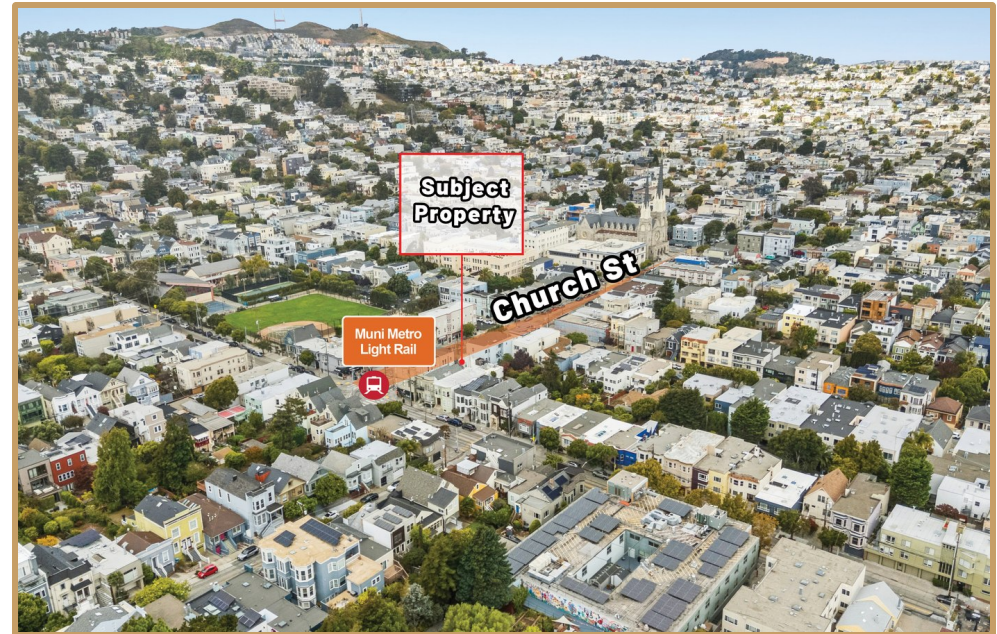
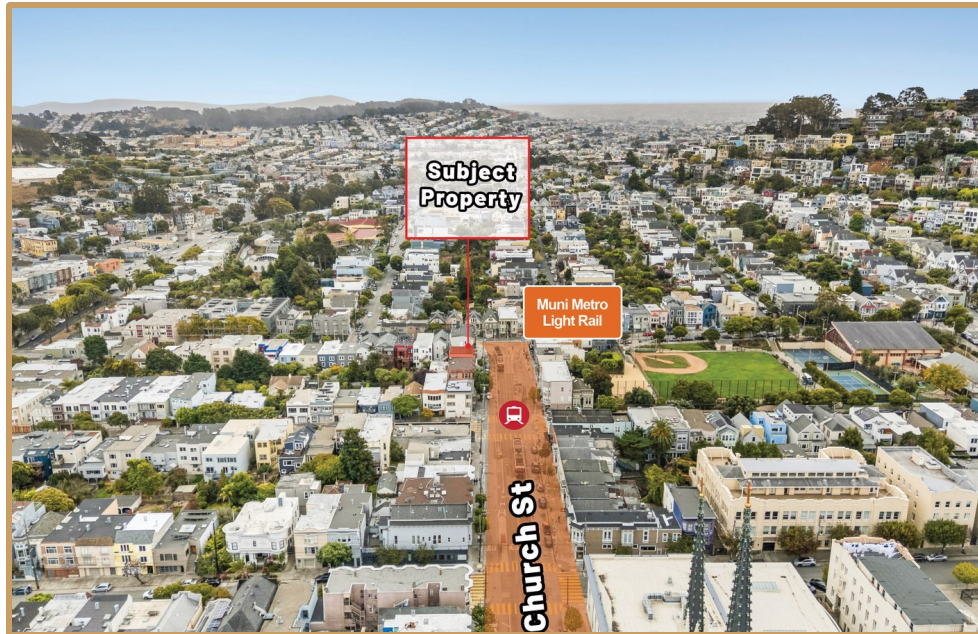
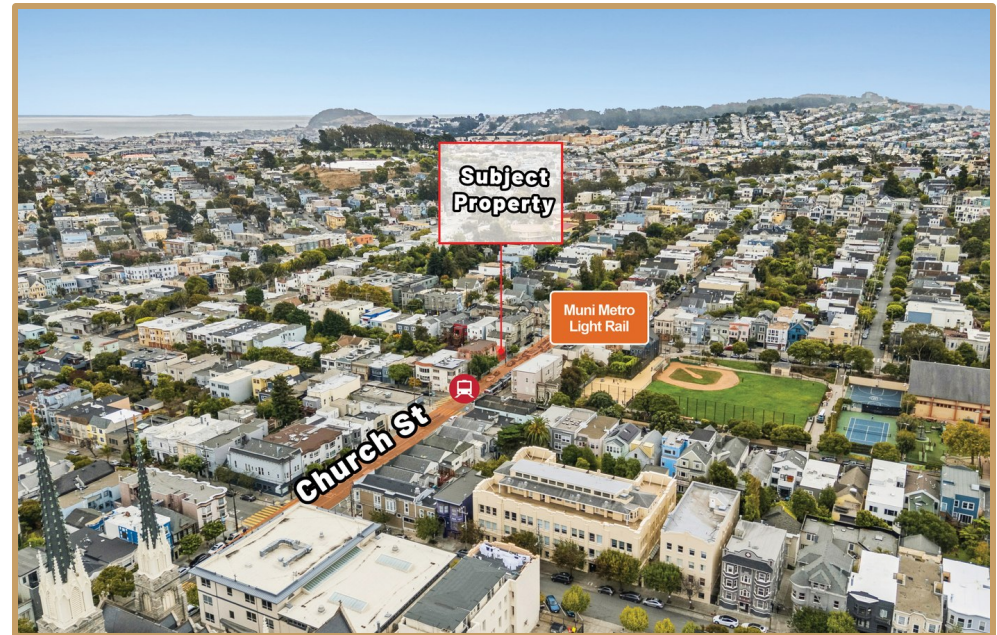
PROPERTY PHOTOS



DOLORES ST @ 30TH ST: ±14,255 VPD | SAN JOSE AVE @ RANDALL ST: ±41,779 VPD · SOURCE: COSTAR, 2026

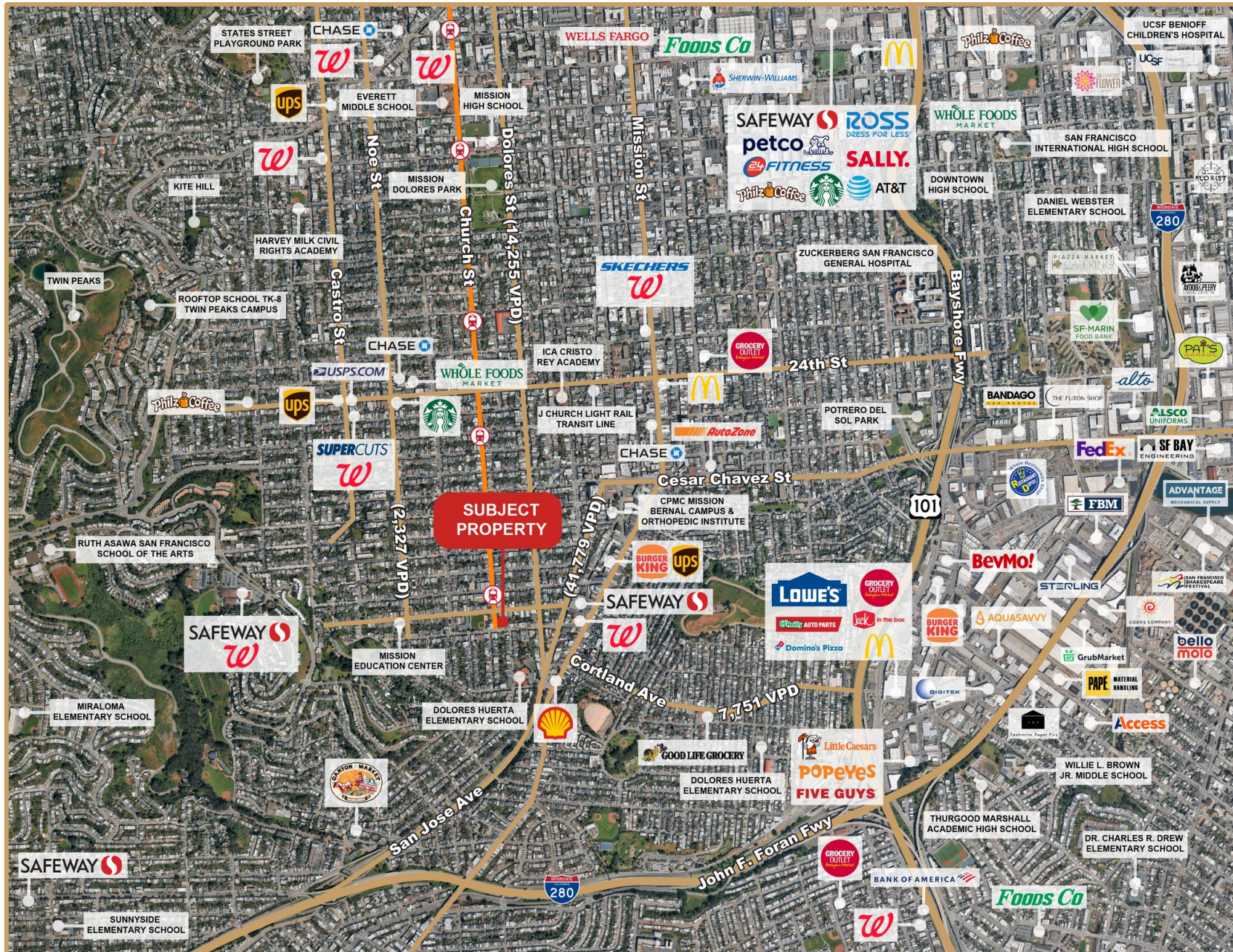
PROPERTY PHOTOS

Subject Property Aerials — Noe Valley · San Francisco, CA



AERIAL TENANT MAP

Trade Area Retailers & Co-Tenancy – Noe Valley · San Francisco, CA



San Francisco, CA

1781 Church Street sits in Noe Valley, the sun-belt neighborhood at San Francisco’s geographic center that Twin Peaks shelters from the coastal fog. The district holds the city’s highest concentration of Victorian and Edwardian row houses and has transitioned over three decades from blue-collar to one of the most sought-after residential addresses in the Bay Area, where a starter home now trades near \$2.3 million.

The subject occupies the Church Street node — Noe Valley’s second commercial strip, distinct from the larger 24th Street corridor eight blocks north. Church Street between 28th and 30th functions as the neighborhood’s daily-needs spine: produce markets, coffee, specialty grocery, bakeries and a dense run of independent restaurants serving residents who walk rather than drive. The corridor has almost no formula retail, which insulates operators from national-chain rent competition.

Access is the site’s structural advantage. The Muni J Church light-rail line runs in dedicated trackway directly past the storefront with a platform at the corner, connecting the site to Market Street, downtown and the Embarcadero without a transfer. San Jose Avenue and Dolores Street carry regional volume within two-tenths of a mile, and the site earns a perfect 100 Transit Friendly score from CoStar.

DEMOGRAPHICS

METRIC	1-MILE	3-MILE	5-MILE
Population	68,457	508,680	899,658
Households	27,824	197,960	371,850
Avg HH Income	\$184,941	\$161,561	\$160,171
Med HH Income	\$167,983 (San Francisco, 1-Mile)		
Med Home Value	±\$2,250,000 (Noe Valley)		

Source: CoStar, 2025 estimates · 1/3/5-mile radii from subject · Home value: Redfin, Noe Valley median sale price

CITY AT A GLANCE

100 TRANSIT SCORE	\$1.1B CONSUMER SPEND (1-MI)
63% BACHELOR’S+ (1-MI)	2.2% SUBMARKET VACANCY

SAN FRANCISCO RETAIL FUNDAMENTALS

Citywide retail vacancy fell to 5.6% in Q2 2026 — a fourth consecutive quarter of improvement and 90 bps tighter year-over-year. Average asking rents reached \$35.34/SF with zero square feet under construction.

Kidder Mathews / CoStar, Q2 2026

NEIGHBORHOOD F&B SPENDING

Households within one mile direct ±\$11,088 annually to Food & Alcohol — ±\$308.5M in aggregate. Total specified consumer spending in the same radius is ±\$1.11B.

CoStar Consumer Spending, 2025

Disclaimers & Agreement

Alpha Real Estate Advisors ("Alpha RE") has been retained as the exclusive leasing agent to arrange the leasing of the above referenced property.

PURPOSE AND INTENT

This Leasing Package has been prepared by Alpha RE for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective tenants may need or desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Landlord/Owner and Alpha RE and, therefore, are subject to material change or variation. An opportunity to inspect the property will be made available to qualified prospective tenants.

INFORMATION PROVIDED AS AN OPINION

In this Leasing Package, certain documents, including financial information, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents. The information contained herein is not a substitute for a thorough due diligence investigation. Alpha RE has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs, or asbestos, the compliance with local, state and federal regulations, or the physical condition of the improvements thereon.

FORWARD-LOOKING STATEMENTS

This Leasing Package may contain forward-looking statements representing the intent, belief, or current expectations of the Landlord/Owner and their respective management teams. While the Landlord/Owner and Alpha RE believe such statements are based on reasonable assumptions, they can give no assurance that such expectations will be achieved. Prospective tenants should exercise caution in relying on forward-looking statements.

LANDLORD'S RESERVED RIGHTS

The Landlord/Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease the property, and/or to terminate discussions at any time with or without notice to the prospective tenant. The Landlord/Owner shall have no legal commitment or obligation to any prospective tenant reviewing this Leasing Package or making an offer to lease the property unless a written agreement for the lease of the property has been fully executed, delivered, and approved by the Landlord/Owner.

CONFIDENTIALITY

This Leasing Package contains select information pertaining to the property and the Landlord/Owner, and does not purport to be a representation of the state of affairs of the Landlord/Owner or the property. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective tenant of the property. It is not to be used for any other purpose or made available to any other person without the written consent of the Landlord/Owner or Alpha RE. The material is based in part upon information supplied by the Landlord/Owner and in part upon financial information obtained from sources it deems reliable. Landlord/Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package, and no legal liability is assumed or shall be implied with respect thereto.

PROPERTY INFORMATION NOTICE

All property information, including square footage, lot dimensions, zoning classifications, traffic counts, and demographic data, has been gathered from sources deemed reliable but has not been independently verified by Alpha RE. Prospective tenants are strongly encouraged to conduct their own independent investigation and engage qualified professionals to inspect the property and verify all information material to their leasing decision.



EXCLUSIVELY LISTED BY:

Drew McGuinness

VICE PRESIDENT

O: 628.204.2082

C: 415.994.7195

drew@alphare.com

LIC #02078760

Steve Kalyk

PARTNER & MANAGING DIRECTOR

O: 628.203.8489

C: 415.813.0019

steve@alphare.com

LIC #02018743

BROKER

Braden Crockett

LIC #1946071