



50 29th Street
San Francisco, CA 94110

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High-Visibility Commercial Condo at the Crossroads of Noe Valley, Glen Park, and Outer Mission

BERNAL HEIGHTS

Monthly HOA	\$1,266.09
Property Type	Office/Retail
Sub Type	Condominium
APN	6596-026
Unit SF	2,201 ±
# of Levels	2
Lot SF	25,598
Year Built	2004
Zoning	Mission Bernal NCD
HOE Covers	Management, Earthquake Insurance, Building Insurance, Water and Garbage



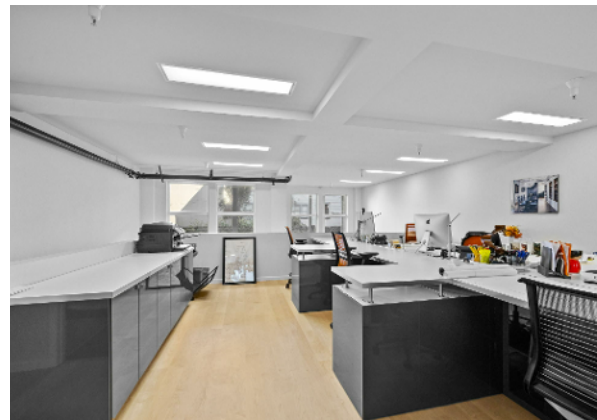
Executive Summary

50 29th Street offers an exceptional opportunity to own a commercial condo in a dynamic, 3-story mixed-use building that perfectly balances residential and retail appeal. This bustling property boasts 33 meticulously designed residential units and 7 thriving retail storefronts, fostering a built-in community of residents and businesses.

Spanning approximately 2,201 square feet across two thoughtfully planned levels, this commercial condo is designed to elevate your business or investment portfolio. The ADA-compliant ground-level storefront commands attention with its prime location along the highly visible and heavy foot and auto traffic 29th Street corridor, making it ideal for a wide range of business ventures. Large display windows flood the space with natural light, creating an inviting and professional atmosphere.

The lower level offers added functionality, featuring versatile open space with serene patio views, enhancing the work environment or retail experience. This level's unique layout provides ample opportunities for customization, whether for offices, storage, or customer engagement areas.

Seize this chance to secure your spot in one of San Francisco's most sought-after areas for both residential and commercial growth.

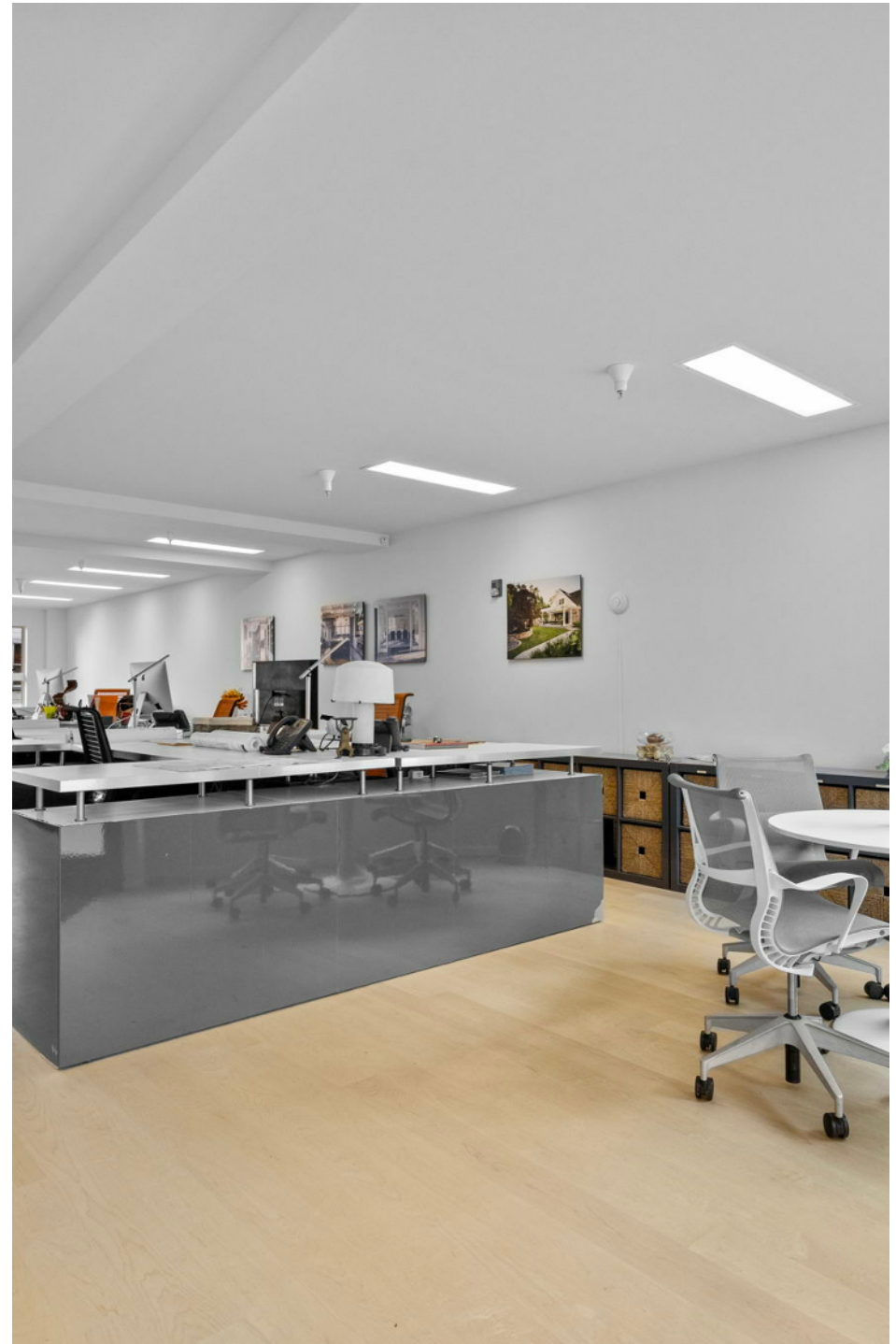




Potential Use Can Be

The **Mission-Bernal Neighborhood Commercial District (NCD)** in San Francisco offers a diverse and vibrant environment for businesses that serve the local community and surrounding neighborhoods. Here's an overview of business types that typically operate in this district, based on zoning regulations and community needs:

1. Retail Stores
 - a. General retail stores, including boutiques, clothing shops, and specialty goods.
 - b. Convenience stores catering to the neighborhood.
2. Food and Beverage Establishments
 - a. Restaurants, cafes, and coffee shops.
 - b. Bars and wine lounges (may require additional permitting for alcohol).
 - c. Bakeries, delis, and specialty food shops.
3. Personal Services
 - a. Salons, barbershops, and spas.
 - b. Fitness studios and wellness centers.
 - c. Dry cleaners and laundry services.
4. Professional Services
 - a. Real estate agencies, legal services, and financial consulting.
 - b. Health and wellness professionals, such as chiropractors or therapists.
5. Cultural and Community-Oriented Businesses
 - a. Art galleries, studios, and creative spaces.
 - b. Community centers and educational facilities.
6. Childcare and Educational Services
 - a. Daycares, tutoring centers, and after-school programs.
7. Entertainment and Recreation
 - a. Small theaters, live music venues, or performance spaces (subject to restrictions).
 - b. Yoga, pilates, and dance studios.





Conditional Uses

Some businesses may require a conditional use permit (CUP), which is subject to community review and approval. These include:

- Large-scale restaurants or bars.
- Businesses operating late-night hours.
- Gyms or fitness centers exceeding a certain size.
- Formula retail (chain stores).

Restrictions and Considerations

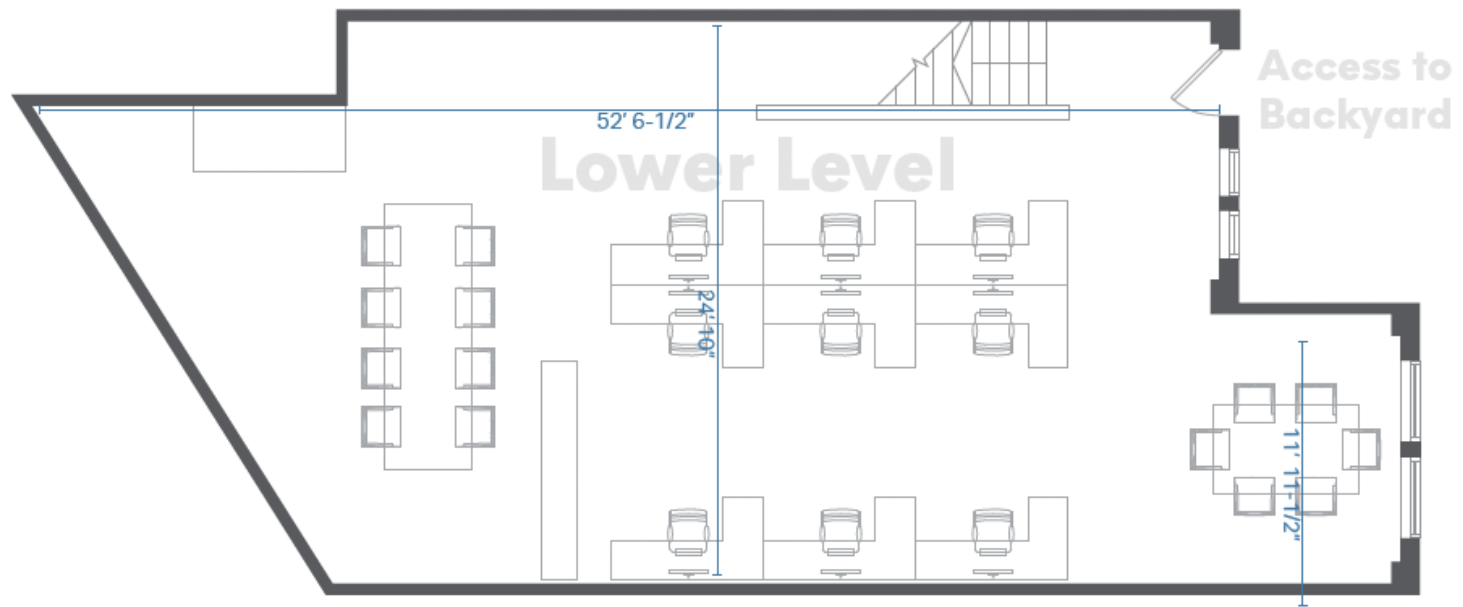
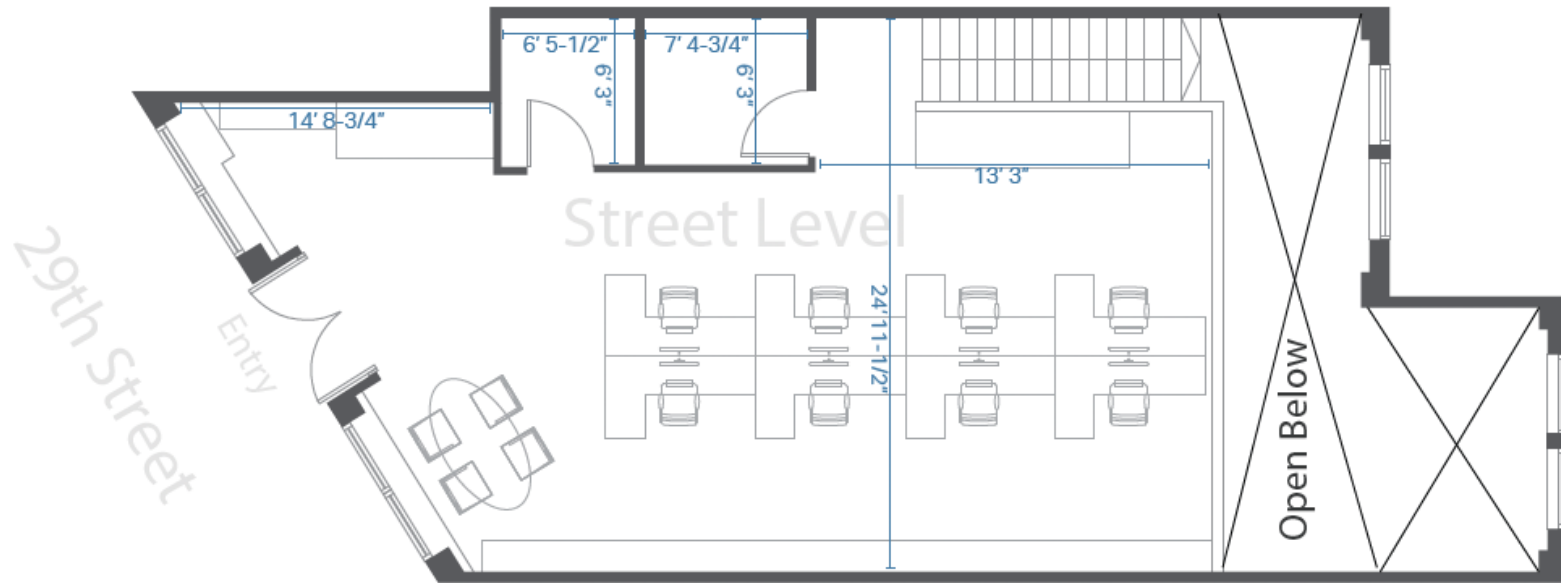
- The NCD prioritizes small, locally-owned businesses to maintain the neighborhood's unique character.
- Formula retail businesses (e.g., national or regional chain stores) are often discouraged or require special approval.
- Noise, parking, and traffic impacts are closely monitored to ensure compatibility with the residential nature of the area.

Opportunities for Business Owners

With its pedestrian-friendly streets, active local community, and proximity to diverse neighborhoods like Bernal Heights, Glen Park, and the Mission District, the Mission-Bernal NCD is ideal for small businesses focused on serving a loyal, local customer base.

For a more specific list of permitted and conditional uses or to confirm whether your business idea aligns with zoning laws, consulting the San Francisco Planning Code or reaching out to the SF Planning Department is highly recommended.

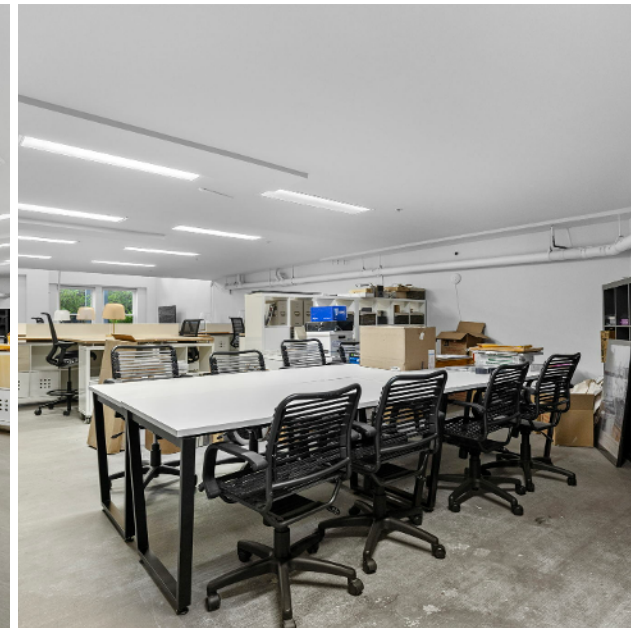
*Potential buyers are advised to speak with a San Francisco land use lawyer before going into escrow.





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