

756 CHESTNUT ST. SAN FRANCISCO CA, 94133

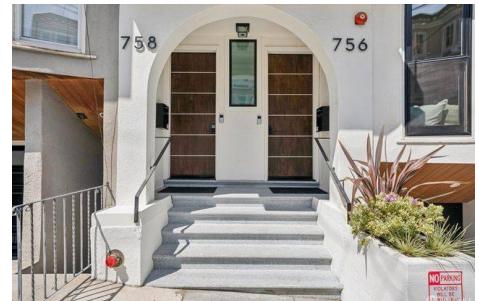
San Francisco

THE HOME

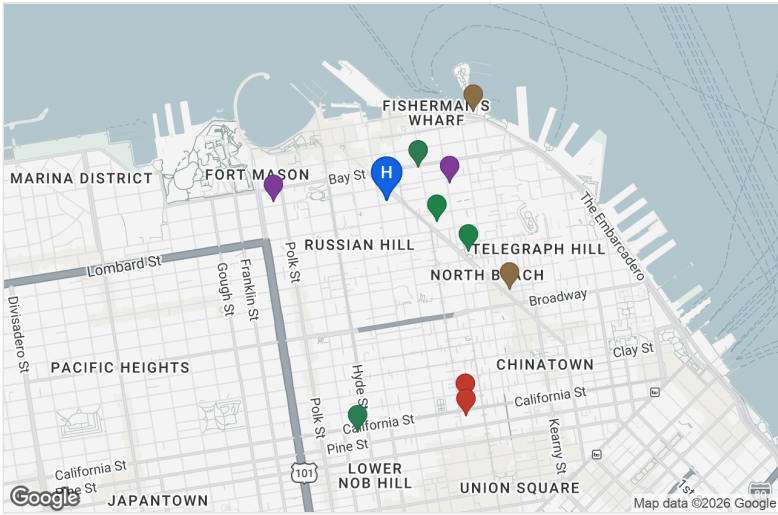
756 Chestnut Street sits in one of San Francisco's most walkable enclaves, where the retail energy of Union Street meets the leafy quiet of Washington Square. The address places residents within a short stroll of Italian cafés, neighborhood grocers, and Joe DiMaggio Playground. Chestnut Street itself is known for its mix of brick-and-bay-window buildings and mature street trees. The block enjoys a Walk Score of 98, classifying it as a Walker's Paradise. Morning errands unfold on foot; downtown is an eleven-minute drive or thirty-two minutes by transit.

THE NEIGHBORHOOD

This corner of North Beach blends Italian heritage with Marina convenience. Washington Square anchors the area, hosting weekend farmers and morning tai chi. Trader Joe's and Safeway handle daily provisions, while Caffè Trieste and Mario's Bohemian Cafe remain neighborhood fixtures. The walk to the Embarcadero waterfront takes fifteen minutes; downtown San Francisco is eleven minutes by car or thirty-two minutes via transit. San Francisco International Airport lies twenty-three minutes away by car. Schools within four blocks include Yick Wo Elementary (GreatSchools rating: 8) and The New School of San Francisco (rating: 10). The setting favors pedestrians and cyclists over commuters.



THE NEIGHBORHOOD MAP



This home Cafés Dining Grocery Parks Schools

GETTING AROUND

Downtown San Francisco
11 min drive · 2.2 mi 32 min transit

Stanford University
46 min drive · 34.9 mi 1 hr 52 min transit

Downtown San Jose
58 min drive · 50.8 mi 1 hr 55 min transit

San Francisco International Airport
23 min drive · 14.5 mi 54 min transit

Drive times reflect typical traffic at generation; transit via public schedules. Source: Google Maps.

MARKET & HOME VALUES

\$2,895,000 MEDIAN SALE PRICE	\$3,014,167 AVG SALE PRICE	\$1,511 AVG \$/SQ FT (SOLD)	12 AVG DAYS ON MARKET
\$2,250,000 LOWEST SALE PRICE	\$4,100,000 HIGHEST SALE PRICE		

Six recent comparable sales in the Marina and Russian Hill area ranged from \$2,250,000 to \$4,100,000, with a median of \$2,895,000 and an average of \$3,014,167. The average price per square foot across these transactions was \$1,511. Properties spent an average of 12 days on market, indicating consistent buyer interest in this corridor. Sale prices reflect a range of configurations and finishes; square-footage and condition remain key variables in this segment.

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
3731 Webster St CLOSED	\$3,950,000	3/3	2,216	\$1,782	May 07, 2026
2229 Beach St SOLD OFF MLS	\$3,500,000	3/2	2,250	\$1,556	Mar 13, 2026
2375 Bay St CLOSED	\$3,495,000	3/2	2,105	\$1,660	Oct 10, 2025
1338 Chestnut St CLOSED	\$2,600,000	3/2.5	1,823	\$1,426	Jun 04, 2025
3036 Gough St SOLD OFF MLS	\$2,290,000	3/2	1,750	\$1,309	Dec 30, 2025
1738 Lombard St, Unit 5 CLOSED	\$2,250,000	3/3	1,825	\$1,233	May 19, 2026

Source: agent-prepared CMA · sale data only · not an appraisal or guarantee of value.

WORTH KNOWING

- The immediate vicinity includes Yick Wo Elementary (0.1 miles, GreatSchools rating: 8) and The New School of San Francisco (0.2 miles, charter, rating: 10), both serving families with younger children.
- Six comparable sales in the Marina and Russian Hill area over the past year averaged 12 days on market, suggesting steady absorption in this price tier.
- Washington Square and Joe DiMaggio Playground lie within two blocks, offering green space without the trek to the Presidio or Golden Gate Park.

SCHOOLS

8/10

Yick Wo Elementary School
Public · Grades K-5 · 0.1 mi · Above average

5/10

Francisco Middle School
Public · Grades 6-8 · 0.3 mi · Average

8/10

Gateway High School
Charter · Grades 9-12 · 1.8 mi · Above average

Ratings are GreatSchools Summary Ratings on a 1–10 scale, based on test scores, student progress, and college readiness — 8–10 is above average, 5–7 average, 1–4 below average. Schools shown are the closest rated options within five miles. Attendance boundaries change; always verify enrollment eligibility directly with the school district.

NEARBY

CAFÉS	Hard Rock Cafe, Caffè Trieste, Perry's on Union
DINING	Fairmont San Francisco, InterContinental Mark Hopkins San Francisco by IHG, The Stinking Rose
GROCERY	Trader Joe's, Trader Joe's, Safeway
PARKS	Washington Square, Joe DiMaggio Playground Park, George Sterling Park

98 WALK SCORE® Walker's Paradise

Walk Score® rates an address from 0–100 by how easily everyday errands — groceries, coffee, dining, school pickup — can be done on foot. 50+ means some errands can be walked, 70+ means most can, and 90+ is a rare walker's paradise. Transit and Bike scores read the same way for public transportation and cycling.

ABOUT JENNIFER



Jennifer Siem-Oldham

CO-FOUNDER & TEAM PRINCIPAL · DRE
#01325650

Jennifer is a high-performing real estate professional, who is not only an experienced real estate agent and loan officer, and but also a skilled negotiator and a real estate paralegal. What sets Jennifer apart is her ability to listen to her clients' needs and use her in-depth knowledge of the real estate market to negotiate the best deal to exceed the clients' expectations. With more than two decades of experience working for residential real estate, title, escrow, and specializing in high net worth clients. Jennifer knows exactly what it takes to buy or sell a home. This is one of the reasons why she has been an award-winning agent since 2000. When working with clients, Jennifer first learns about what the client wants, then clearly explains the process, sets goals, and works hard to accomplish the best result.

Jennifer has built the team on three simple principles: 1. Be Kind, 2. Be Professional, 3. Be an Expert. Jennifer ensures each one of the Oldham Group Team members exemplifies this mantra without exception.

Jennifer started in real estate 20 plus years ago in the Bay Area, and never quit. She loves seeing great families find the right home, and wonderful agents expand their real estate acumen and experience. An adrenaline junkie, Jennifer has sought out and excelled at every possible extreme sport, from racing dirt bikes to competitive boxing, ice skating to skydiving, she has done it all. Her motto "Don't eff it up!" pretty much sums up Jenn's leadership style. Funny and full of love, this bad ass hugger makes long lasting connections with her clients and team members alike.

THE OLDHAM GROUP AT COMPASS

The Oldham Group is one of the Bay Area's top-ranked real estate teams, with 50+ agents and over \$403 million in annual sales across San Francisco, Silicon Valley, the Peninsula, Marin, Monterey, and beyond. As part of Compass, the team combines deep local expertise with the resources of one of the nation's leading brokerages — powerful technology, innovative marketing, and a nationwide network — so every client benefits from the collective knowledge and support of an entire team working toward one goal: your success.



Jennifer Siem-Oldham

Co-Founder & Team Principal

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Not an appraisal or opinion of value. Neighborhood data from Google Places.

Walkability from Walk Score. Narratives by AI; reviewed for accuracy. © 2026 The

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