

451 KANSAS ST #431 SAN FRANCISCO

San Francisco

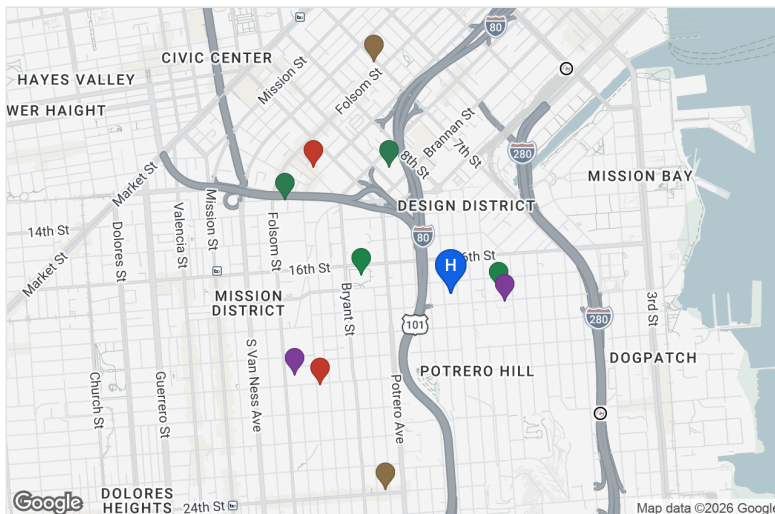
THE HOME

451 Kansas Street #431 sits within a contemporary building in Potrero Hill, a neighborhood distinguished by its elevated topography and street grid of low-slung industrial conversions and modern residential construction. The address places residents along Kansas Street's evolving corridor, where warehouse shells have given way to mixed-use buildings and the occasional ground-floor café. Walk Score rates the immediate area a 97—Walker's Paradise—reflecting the density of grocers, transit nodes, and daily amenities within a few blocks. The building shares the block with a mix of live-work lofts and newer multifamily developments, typical of Potrero Hill's gradual shift from industrial use to residential infill.

THE NEIGHBORHOOD

Potrero Hill occupies a sloping terrace between the Mission and the bay, bordered by freeways but insulated by elevation and a relatively quiet street grid. Within walking distance: Sightglass Coffee, Farley's Coffeehouse, Flour + Water, and the weekend stalls near Jackson Playground Park. Trader Joe's and Rainbow Grocery Cooperative anchor the grocery corridor along Potrero Avenue. Downtown San Francisco is a 9-minute drive or 23 minutes by transit; San Francisco International Airport is 14 minutes by car. Daniel Webster Elementary School (GreatSchools rating 8/10) and Mission Preparatory School (rating 8/10) serve families in the area. Franklin Square and Esprit Park provide neighborhood green space within a half mile.

THE NEIGHBORHOOD MAP



GETTING AROUND

Downtown San Francisco

9 min drive · 1.7 mi 23 min transit

Stanford University

36 min drive · 36.5 mi 1 hr 49 min transit

Downtown San Jose

49 min drive · 47.7 mi 1 hr 57 min transit

San Francisco International Airport

14 min drive · 11.5 mi 49 min transit

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

MARKET & HOME VALUES

\$1,173,500 MEDIAN LIST PRICE	\$1,350,500 MEDIAN SALE PRICE	\$1,341.49 AVG \$/SQ FT	37 AVG DAYS ON MARKET
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COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
310 Carolina Street #406 ACTIVE	—	2/3	1,272	\$1,768.08	—
703 Vermont Street	\$1,299,000	2/2	1,675	\$1,020.90	07/27/26
451 Kansas Street #456	\$995,000	2/2	970	\$1,392.78	09/10/26
530 Rhode Island Street	\$1,198,000	2/1	—	—	04/13/26
451 Kansas Street #282	\$995,000	2/2	932	\$1,287.55	09/28/26

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

WORTH KNOWING

- Walk Score of 97 reflects immediate access to Trader Joe's, Rainbow Grocery, Sightglass Coffee, and Flour + Water—all within a few blocks on foot.
- Daniel Webster Elementary School, rated 8 out of 10 by GreatSchools, is half a mile from the address; Mission Preparatory School (K–8, charter, rating 8/10) is 0.7 miles away.
- Downtown San Francisco is 9 minutes by car or 23 minutes via public transit; the airport is 14 minutes by car, 49 minutes by transit.

NEARBY

CAFÉS	Sightglass Coffee, Dynamo Donut & Coffee, Farley's Coffeehouse
DINING	Flour + Water, DNA Lounge, Bottom of the Hill
GROCERY	Trader Joe's, Rainbow Grocery Cooperative, Safeway
PARKS	Franklin Square, Jackson Playground Park, Esprit Park

97 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.

SCHOOLS

8 /10 Daniel Webster Elementary School Public · Grades K-5 · 0.5 mi · Above average	2 /10 S.F. International High School Public · Grades 8-12 · 0.2 mi · Below average
8 /10 Mission Preparatory School Charter · Grades K-8 · 0.7 mi · Above average	1 /10 Downtown High School Public · Grades 9-12 · 0.2 mi · Below average
4 /10 O'Connell (John) High School Public · Grades 9-12 · 0.7 mi · Below 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.

ABOUT NILOU



Nilou Ebeid

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As a longtime resident of Los Altos Hills, I have had the privilege of raising my children and watching them grow through Palo Alto public schools, and later at Woodside Priorya private school in Portola Valley. Our family has loved the peaceful and calmness of the hills, the hiking trails, and its close proximity to Silicon Valley and San Francisco.

Through the years, I've navigated our community extensively, driving my kids to activities across neighboring towns for various activities which has given me extensive knowledge and familiarity in Atherton, Menlo Park, Palo Alto, Portola Valley and Los Altos and beyond. This experience has given me an intimate knowledge of the area and a deep appreciation for the vibrant lifestyle it offers.

Some of my favorite local spots include Los Altos Grill or Evvia for a night out, Satura or Mademoiselle Colette for a morning coffee and croissant, and Terun for a lunch meet up. For fitness, I love the small, intense classes at barre3 or MPX Pilates, and for outdoor relaxation, I enjoy a quick hike at Arastradero Preserve. When it comes to self-care, No Filter Brazilian MedSpa in San Mateo is a personal favorite.

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.



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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 Oldham Group at Compass. All rights reserved.



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