

Find your everyday San Francisco.

Twelve neighborhoods. A practical guide to the way you want to live.



A home is also the walk for coffee, the trip to work and the afternoon light on your street. Explore daily conveniences, transportation, microclimates and housing tradeoffs before making a shortlist.

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DRE #01342750 · Equal Housing Opportunity

A starting collection, not a ranking.

Each neighborhood welcomes every buyer. Scores summarize an area, not the experience at a specific home. Follow the guide links to explore current sources.

Pacific Heights Walk 97 / Transit 80

Premium for views & space
Noe Valley Walk 94 / Transit 75

Houses & yards at a premium
Castro Walk 99 / Transit 89

Wide range by home type
Bernal Heights Walk 92 / Transit 78

Compact houses; condition matters
Mission District Walk 99 / Transit 86

Broad condo & flat selection
Marina District Walk 94 / Transit 67

Waterfront lifestyle premium
Cow Hollow Walk 94 / Transit 68

Size & parking shape value
Russian Hill Walk 98 / Transit 84

Views & access drive premiums
Nob Hill Walk 99 / Transit 96

Condo price plus building dues
Hayes Valley Walk 99 / Transit 94

Older flats vs newer condos
Inner Sunset Walk 96 / Transit 67

Space, condition & rail proximity
Inner Richmond Walk 95 / Transit 70

Space & renovation tradeoffs

Walk Score® and Transit Score® are out of 100; snapshot researched September 14, 2026. A high score does not measure hills, sidewalk accessibility or your commute. Housing notes describe cost drivers, not current prices. Full sources and photo credits follow the guides.

Pacific Heights

Grand architecture • hilltop parks



Broad views, handsome architecture and two hilltop parks give Pacific Heights an unmistakably established feel. The everyday experience changes with elevation: a home beside Fillmore's shops has a different rhythm from a quiet block near the crest.

The everyday feel

Elegant residential streets meet a lively shopping and dining corridor on Fillmore. Expect a mix of grand houses, older apartment buildings and smaller condominium buildings; the neighborhood is more varied than its mansion-lined image suggests.

Sun, fog & hills

An elevated, exposed setting: a sunny afternoon can still feel brisk in the wind. Check a home's orientation, shelter and outdoor space rather than treating a view as a promise of warmth. Steep in places. A short line on the map can mean a substantial climb, especially with groceries or a stroller.

Walk Score: 97/100 | Transit Score: 80/100

Getting around

Bus connections are the main public-transit option. There is no neighborhood Muni Metro or BART station; test the full trip, including transfers and the uphill return home.

Close to home

Fillmore Street is the main everyday anchor for cafés, shops and dining. Alta Plaza and Lafayette parks provide open space, but their stairs and sloping approaches matter when choosing a block.

Homes & affordability

Victorian and Edwardian flats, condos in older buildings, substantial single-family homes and some larger apartment buildings. Plan for a premium when combining views, outdoor space, parking and a large home. Smaller condos can offer a different entry point, but HOA dues and building maintenance belong in the comparison.

The tradeoff to weigh

The trade for hilltop outlooks is climbing; quiet residential blocks can also be farther from the errand corridor than they first appear.

Take a neighborhood walk

Start on Fillmore at California, walk north along the shopping corridor, then turn west toward Alta Plaza Park. Test the final climb toward a candidate address rather than stopping at the park.

Bring these questions to a showing

- Walk from the home to groceries and back with the actual hill in mind.
- Ask how roof, façade and window work is planned and funded in an older building.
- Visit outdoor space on a breezy afternoon and check sun at the time you would use it.

Noe Valley

Village rhythm • sheltered streets



Noe Valley combines a compact shopping street with residential blocks that rise toward Twin Peaks. Its appeal is easy to picture: errands on 24th Street, a coffee stop, then a quieter walk home—provided you have tested the hill.

The everyday feel

A neighborhood-scale commercial center with cafés, groceries and independent shops. Streets away from 24th generally feel more residential, while the hills create a surprisingly wide range of outlooks and access.

Sun, fog & hills

Often relatively sheltered and sunny by San Francisco standards. Conditions still change toward the western slopes; morning fog, afternoon wind and a shaded yard can tell a different story from a sunny street. The central valley is easier underfoot; western and southern approaches can climb quickly. Evaluate the route from the exact address.

Walk Score: 94/100 | Transit Score: 75/100

Getting around

Church Street provides a useful rail corridor for some addresses; buses fill other connections. Proximity to a stop and transfer requirements matter more than the neighborhood-wide score alone.

Close to home

24th Street is the practical center for food shopping and daily stops. Check how far a hillside address sits from this corridor and whether carrying purchases home feels comfortable.

Homes & affordability

Victorian and Edwardian homes and flats, small condo buildings, and remodeled single-family houses, often on compact lots. Move-in-ready houses with useful yards command a different budget from flats or condos. Compare usable rooms, stairs, parking and renovation quality, not just floor area.

The tradeoff to weigh

Village convenience can come with a substantial house budget; hillside homes may exchange easy errands for more outlook or privacy.

Take a neighborhood walk

Walk 24th Street between Church and Castro. Turn onto a residential block near a home you are considering and continue uphill to understand the everyday route.

Bring these questions to a showing

- Separate permitted living space from storage, garage or unfinished lower levels.
- Check which rooms and outdoor areas receive direct daylight.
- Try your commute from the nearest useful stop at the time you actually travel.

Castro

Cultural landmark • connected crossroads



The Castro pairs a nationally important LGBTQ cultural history with unusually convenient city connections. Around Castro and Market, daily life is lively and close at hand; a few blocks uphill, the experience becomes distinctly more residential.

The everyday feel

Visible history, neighborhood businesses and an active street life around Castro Street and Market. The cultural identity is central to the area, while individual blocks vary in activity, traffic and late-evening sound.

Sun, fog & hills

Often brighter than the western neighborhoods, with changing conditions near the hills. Sheltered side streets and exposed slopes may feel quite different on the same afternoon. The commercial core is easier to navigate than the surrounding slopes. High walkability does not mean every home has a gentle walk to the station.

Walk Score: 99/100 | Transit Score: 89/100

Getting around

Castro Muni Metro station is a major advantage for addresses within a comfortable walk. Check current service and the last uphill stretch home; BART requires a connection or a separate trip.

Close to home

Groceries, cafés and everyday services cluster around Castro, Market and 18th streets. The eastern side puts Dolores Park within reach, depending on the address.

Homes & affordability

Victorian and Edwardian flats, condos and houses, with steep-lot properties and some larger or newer buildings closer to major corridors. Smaller flats and condos offer a different search from renovated houses. Parking, outdoor space, views and proximity to the station can materially change value within a few blocks.

The tradeoff to weigh

Excellent central access brings activity near the core. A quieter hillside address can add stairs and a longer return walk.

Take a neighborhood walk

Begin at Castro and Market, continue down Castro to 18th, then explore a residential side street. Visit again in the evening to compare the sound and activity with your first impression.

Bring these questions to a showing

- Listen inside the home with windows open and closed, especially near commercial streets.
- Verify parking rights, shared areas and storage in smaller buildings.
- Walk the station-to-door route rather than using only the map distance.

Bernal Heights

Hilltop outlooks • Cortland village



Bernal Heights revolves around two very different pleasures: the neighborhood-scale shops of Cortland Avenue and the open, elevated landscape of Bernal Hill. North slope, south slope and the hill's edges can produce very different daily routines.

The everyday feel

Residential and independent in feel, with compact houses, small businesses and a distinctive hill at its center. Choose a particular slope and errand route before treating Bernal as a single experience.

Sun, fog & hills

Often sunnier than the west side, but the hilltop is exposed and can be windy. A sheltered garden below the crest may feel very different from an open deck facing the bay. Hilly, sometimes steep, with stairways and winding approaches. The summit is a recreational walk, not a proxy for step-free neighborhood access.

Walk Score: 92/100 | Transit Score: 78/100

Getting around

Bus routes serve the area; access to rail depends on the address and the walk or connection. Test connections toward Mission Street or your workplace rather than assuming the neighborhood score describes the hilltop.

Close to home

Cortland Avenue is the south-side center for shops, food and daily stops. North-side homes may relate more naturally to the Mission; Bernal Heights Park supplies the signature open space.

Homes & affordability

Smaller single-family houses, cottages, flats and some multi-unit properties, often with creative layouts shaped by the slope. Compact houses can offer an alternative to larger homes elsewhere, but renovated space, parking and views still carry premiums. Compare actual usable space and slope-related maintenance.

The tradeoff to weigh

Hilltop character and outlooks can add physical effort to errands. Two homes close on a map may use completely different shopping and transit routes.

Take a neighborhood walk

Explore Cortland between Mission and Folsom, then choose a comfortable route toward Bernal Heights Park. Treat the hill walk as optional and check the grade before setting out.

Bring these questions to a showing

- Review drainage, retaining structures and lower-level conditions with appropriate inspectors.
- Confirm the status of expanded rooms and any additional unit.
- Try grocery and commute routes from the particular slope you are considering.

Mission District

Food & murals • lively city living



The Mission offers a dense mix of food, arts, independent businesses and transit. Its Latino cultural history and murals are essential to its identity. Valencia, Mission Street and the residential side streets each have their own pace.

The everyday feel

Energetic and layered, with destinations that draw visitors as well as daily neighborhood activity. The experience varies greatly by block, proximity to nightlife and the position of a home within its building.

Sun, fog & hills

Generally among the city's relatively sunnier, warmer areas. Shade, courtyard enclosure and afternoon wind still influence whether outdoor space feels comfortable. Much of the central Mission is relatively flat, making errands and cycling practical. The western and southern edges lead toward hillier terrain.

Walk Score: 99/100 | Transit Score: 86/100

Getting around

BART stations at 16th and 24th streets provide regional connections, alongside Muni buses. Station distance, your destination and the final walk are the useful measures for a real commute.

Close to home

Mission and Valencia streets offer extensive food and retail choices; 24th Street is another important corridor. Dolores Park anchors the western edge rather than being equally close to every address.

Homes & affordability

Older flats, condos and multi-unit buildings alongside newer condo developments. Layout, construction era and street exposure vary widely. There is no single Mission price story: compare older flats, newer condos and houses separately. HOA costs, sound insulation, parking and building reserves can change the apparent value.

The tradeoff to weigh

Dense conveniences and street life can also mean noise and less private outdoor space. Block-level visits are especially useful here.

Take a neighborhood walk

Walk Valencia from 16th toward 24th, then explore a side street and part of the 24th Street corridor. Compare the home's immediate surroundings at daytime and evening hours.

Bring these questions to a showing

- Assess bedroom noise and ventilation rather than judging only the front living room.
- Review building finances and planned repairs before comparing condo monthly costs.
- Confirm occupancy, permitted use and unit documentation for multi-unit properties.

Marina District

Waterfront space • easygoing errands



The Marina combines relatively level residential streets, Chestnut Street conveniences and access to the northern waterfront. Its open-air appeal is strongest when you experience the bay breeze as well as the postcard view.

The everyday feel

An active shopping and dining corridor sits near residential blocks and large outdoor destinations. The waterfront and commercial center have very different visitor patterns and sound levels.

Sun, fog & hills

Bay-facing and breezy, with fog and cooler air possible even when inland neighborhoods are warm. Try outdoor space in the afternoon, not only during a calm morning showing. Generally easier grades around the neighborhood core and waterfront than in the hills to the south. Check curb access and building stairs independently.

Walk Score: 94/100 | Transit Score: 67/100

Getting around

Primarily bus-based; there is no local BART or Muni Metro station. A convenient walk to errands does not necessarily translate into the simplest cross-city commute.

Close to home

Chestnut Street is the daily shopping and dining anchor. Marina Green, the waterfront and access toward Fort Mason create substantial outdoor options.

Homes & affordability

Flats, condos and apartment buildings, including buildings with garages at street level, plus a smaller selection of houses. Outdoor access, parking and remodeled interiors can carry premiums. Include building condition, insurance and any structural work in the ownership-cost comparison.

The tradeoff to weigh

Gentler streets and waterfront access come with bay weather and bus-based commuting. Exact building history matters as much as neighborhood reputation.

Take a neighborhood walk

Explore Chestnut Street, then head north toward Marina Green. Compare the breeze, walking distance and activity at the water with the residential block you are considering.

Bring these questions to a showing

- Review address-specific hazard information and the building's structural and retrofit records.
- Obtain property-specific insurance information early in the purchase process.
- Check garage access, parking dimensions and exposure to busy streets.

Cow Hollow

Union Street energy • hillside homes



Cow Hollow offers Union Street's boutiques, cafés and restaurants with residential blocks rising toward Pacific Heights. It is a useful comparison for buyers who like the northern neighborhoods but want to weigh hill access against waterfront proximity.

The everyday feel

A busy commercial spine surrounded by smaller residential streets and handsome older buildings. A home directly on the corridor has a different feel from one several blocks uphill.

Sun, fog & hills

Northern-city conditions with bay influence: sun can give way to wind or cool air. Elevation, tree cover and the direction of a deck make a noticeable difference. Union Street and the streets above it include hills. The apparently short walk south can be a meaningful climb.

Walk Score: 94/100 | Transit Score: 68/100

Getting around

Muni buses are the main connections, including the Union Street corridor. Check transfers and congestion at your travel time; there is no neighborhood rail station.

Close to home

Union Street is the principal shopping and dining corridor. The Marina's Chestnut Street and waterfront are additional destinations, with distance depending on the block.

Homes & affordability

Older flats and condos, houses and small apartment buildings; architectural character often comes with building-specific maintenance needs. Space, condition, parking and proximity to Union Street shape the search. A smaller condo can be a different budget proposition from a renovated house with views.

The tradeoff to weigh

A convenient commercial corridor brings activity and traffic; retreating uphill can add effort to the same errands.

Take a neighborhood walk

Walk Union between Fillmore and Steiner, then turn south to feel the grade. If waterfront access matters, separately walk north toward the Marina rather than estimating it from a map.

Bring these questions to a showing

- Visit near restaurant closing hours if the home faces a commercial block.
- Check exclusive versus shared rights to outdoor areas and parking.
- Review the condition and maintenance responsibilities for older façades and windows.

Russian Hill

Steep streets • intimate city views



Russian Hill is a neighborhood of dramatic grades, distinctive streets and pockets of calm above the city. The views are memorable; the everyday question is how comfortably a particular address connects to shops and transit below.

The everyday feel

Residential hill streets and stairways meet more active corridors and visitor destinations. A tucked-away block can feel removed even when restaurants and shops are geographically close.

Sun, fog & hills

Elevated and exposed in places, with cool bay breezes. A sunny outlook may still be windy; enclosed outdoor space can be more usable than an exposed view terrace. Among the clearest examples of why a high Walk Score is not a flatness score. Steep grades and stairs should be part of every visit.

Walk Score: 98/100 | Transit Score: 84/100

Getting around

Buses and cable cars serve different parts of the area. Evaluate the most reliable route for your daily destination rather than assuming a scenic ride solves the commute.

Close to home

Polk Street provides a useful shopping and dining corridor on the western side. Hilltop addresses may be close to services in distance but separated by a significant climb.

Homes & affordability

Condos and flats in older buildings, some larger apartment buildings and distinctive houses, with wide variation in access and outlook. Views, elevators, parking and private outdoor space can sharply change the comparison. A smaller home without those features may belong to a different budget category.

The tradeoff to weigh

Atmosphere and outlook can mean physically demanding errands. Tourist activity is concentrated on particular routes rather than uniform across the neighborhood.

Take a neighborhood walk

Begin with errands on Polk Street, then walk east toward Hyde along a route suitable for your mobility. Include the actual entrance and stairs of any home on your shortlist.

Bring these questions to a showing

- Count both outdoor and indoor stairs; verify elevator access if it matters.
- Ask about waterproofing and maintenance for decks, roofs and hillside structures.
- Visit during a busy weekend as well as an ordinary weekday.

Nob Hill

Historic landmarks • central connections



Nob Hill brings classic San Francisco landmarks and a central city location together. The crest around Huntington Park feels different from the streets descending toward busier commercial areas, so precise location is essential to a useful comparison.

The everyday feel

Historic hotels, apartment buildings and landmark architecture surround a hilltop park. The neighborhood becomes more urban and mixed in use as you move down its slopes.

Sun, fog & hills

The crest can be breezy and exposed, with sun and shade changing around tall buildings. Check light inside the home across the day, especially in lower-floor rooms. Steep grades are a defining feature. A very high walkability score reflects nearby destinations, not an easy climb home.

Walk Score: 99/100 | Transit Score: 96/100

Getting around

Strong access to buses and cable-car corridors; rail connections depend on the downhill walk or transfer. The return uphill matters as much as the outbound trip.

Close to home

Huntington Park is the signature hilltop open space. Shops and dining are distributed across surrounding streets, including Polk on the west side; map your everyday stops from the exact building.

Homes & affordability

Many condos and apartments in buildings of varying size, age and service level, along with older flats and a more limited house selection. Smaller condos may create entry options, while view homes and full-service buildings can carry substantial costs. Compare dues, reserves and services alongside the asking price.

The tradeoff to weigh

Central access and landmark surroundings can involve steep daily walking and higher building operating costs in properties with extensive amenities.

Take a neighborhood walk

Start at Huntington Park, explore California Street and walk toward your nearest grocery or transit connection. Retrace the climb to judge the complete daily trip.

Bring these questions to a showing

- Compare HOA budgets, reserves, assessments and included services.
- Check elevator reliability and access from the sidewalk to the unit.
- Evaluate daylight and street noise in the specific unit, not just the building lobby.

Hayes Valley

Design & dining • connected urban life



Hayes Valley puts independent retail, dining and cultural destinations into a compact central setting. It is a strong area to explore when you want everyday city activity close at hand and are comfortable evaluating an urban block in detail.

The everyday feel

Boutiques, restaurants, small public spaces and a mix of older and newer residential buildings. The central shopping streets are active; traffic and evening sound vary with proximity to major corridors.

Sun, fog & hills

A transitional central-city setting: sunshine and cool moving air can coexist. Courtyard shelter and building shadows may matter more to a home than a broad neighborhood label. The core is comparatively manageable on foot, with grades increasing toward surrounding neighborhoods. Major streets and crossings are part of the walking experience.

Walk Score: 99/100 | Transit Score: 94/100

Getting around

Central bus access and proximity to Market Street rail connections can be useful. Measure the walk to the station you would actually use, including busy crossings.

Close to home

Hayes Street is the shopping and dining anchor; Patricia's Green supplies a small public gathering space. Civic Center cultural venues are nearby, but everyday grocery access still deserves an address-level check.

Homes & affordability

Victorian flats and smaller buildings alongside modern condo developments, with differences in elevators, amenities and outdoor space. Compare older flats with newer condos on total monthly cost. Amenity fees, parking costs, building reserves and private outdoor space can change which option offers better value.

The tradeoff to weigh

A compact, central lifestyle can mean less private space and more traffic or evening activity near the busiest streets.

Take a neighborhood walk

Explore Hayes Street around Octavia and Patricia's Green, then walk toward your likely Market Street connection. Compare a quieter side street with the main commercial blocks.

Bring these questions to a showing

- Review HOA costs, planned work and any parking fees separately.
- Check sound transmission and ventilation in the actual unit.
- Walk nearby intersections during the commute period, not only on a quiet weekend.

Inner Sunset

Park access • a practical village center



The Inner Sunset connects a busy neighborhood center around 9th and Irving with Golden Gate Park and residential streets extending toward the hills. It is an appealing place to test how park access, rail access and cooler weather fit your routine.

The everyday feel

Everyday food stops, cafés and neighborhood services sit close to major park destinations. The commercial core is lively, while nearby residential blocks vary with slope and proximity to UCSF Parnassus.

Sun, fog & hills

Cooler marine air and summer fog are common west-side considerations. Visit on an overcast day and check natural light, moisture and the usability of outdoor space. The park-side core is more manageable; blocks rising south toward the hills can become steep. Avoid assuming the entire grid is flat.

Walk Score: 96/100 | Transit Score: 67/100

Getting around

The N Judah is an important rail connection. Compare distance to its stops and the complete trip; a lower neighborhood Transit Score does not cancel the usefulness of a well-located address.

Close to home

Irving Street and 9th Avenue concentrate dining and daily services. Golden Gate Park is a major advantage, though the nearest entrance and your preferred destination within the park may be different walks.

Homes & affordability

Houses and flats in older buildings, smaller condo properties and homes with garages or lower-level space that warrant careful documentation review. Compare house and flat options separately. Space, garage usability, condition and proximity to the commercial core matter; lower levels should not automatically be valued as permitted living area.

The tradeoff to weigh

Park and rail access come with cooler conditions; hillier addresses or homes near busy corridors have distinct daily compromises.

Take a neighborhood walk

Start at 9th and Irving, explore the neighborhood shops, then enter Golden Gate Park nearby. Add the actual walk from a candidate home to the N Judah stop you would use.

Bring these questions to a showing

- Inspect ventilation, moisture indicators and maintenance in shaded areas.
- Verify lower-level use and documentation for expanded space.
- Listen for rail or traffic noise if the home faces a busy corridor.

Inner Richmond

Clement Street flavor • parks nearby



The Inner Richmond combines Clement Street's food and shopping scene with residential blocks between major green spaces. Its practical appeal is the daily neighborhood routine; the key comparisons are bus connections, cooler weather and the exact distance to park entrances.

The everyday feel

A well-used commercial corridor with restaurants, markets and independent businesses, surrounded by houses and multi-unit buildings. Busier streets and quieter residential blocks create different versions of the neighborhood.

Sun, fog & hills

West-side marine influence brings cooler air and fog, especially in summer. East-facing rooms, sheltered gardens and upper-floor light can make otherwise similar homes feel quite different. Many routes are more gently graded than the central hill neighborhoods, but grades and crossings still vary. Check the complete route to shops and transit.

Walk Score: 95/100 | Transit Score: 70/100

Getting around

Buses on major east–west corridors provide the principal connections. Compare service on the route you need and travel at your usual hour; there is no neighborhood rail station.

Close to home

Clement Street is the primary food and shopping draw, with other services on Geary and nearby streets. Golden Gate Park lies to the south and the Presidio to the north; entrances are not equally close to every block.

Homes & affordability

Older single-family houses, flats and small multi-unit buildings, with some condo options and substantial variation in renovation and layout. Compare usable space and condition rather than assuming the west side is inexpensive. Renovation needs, parking, building systems and legal unit configuration can change an apparent bargain.

The tradeoff to weigh

Neighborhood conveniences and green-space access come with bus-based commuting and a cooler microclimate than much of the southeast city.

Take a neighborhood walk

Explore Clement Street around 4th through 8th avenues, then walk toward the park entrance you would use most. Try a bus connection on Geary or California as a separate commute test.

Bring these questions to a showing

- Review roof, exterior and moisture-related maintenance with an inspector.
- Confirm the permitted layout and use of lower-level rooms.
- Test the commute and major street crossings from the exact address.

Visit with purpose.

Walk the route from a candidate home to groceries, transit and a park, including the return journey. Come back at another hour. Notice wind, light, traffic and indoor sound.

Compare the whole cost.

Review recent comparable sales by property type and condition. Add HOA dues, insurance, property taxes, maintenance and anticipated building work. Verify permitted space and have appropriate professionals review the home and its disclosures.

Make the comparison personal.

Tell Tim what matters: the commute, the light, the outdoor space and the budget. Then compare neighborhoods and homes against the same priorities.

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How to use this guide

This collection is not exhaustive. Neighborhood boundaries and conditions vary by block; microclimate and character descriptions are general orientation. Confirm current transit service and property details. Photos are archival illustrations and may not reflect current businesses or conditions.

SFMTA routes and service · BART trip planner · San Francisco Travel

Pacific Heights

Walk Score / Transit Score · Neighborhood reference

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Noe Valley

Walk Score / Transit Score · Neighborhood reference

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Castro

Walk Score / Transit Score · Neighborhood reference

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Bernal Heights

Walk Score / Transit Score · Neighborhood reference

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Mission District

Walk Score / Transit Score · Neighborhood reference

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Marina District

Walk Score / Transit Score · Neighborhood reference

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Cow Hollow

Walk Score / Transit Score · Neighborhood reference

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Russian Hill

Walk Score / Transit Score · Neighborhood reference

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Nob Hill

Walk Score / Transit Score · Neighborhood reference

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Hayes Valley

Walk Score / Transit Score · Neighborhood reference

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Inner Sunset

Walk Score / Transit Score · Neighborhood reference

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Inner Richmond

Walk Score / Transit Score · Neighborhood reference

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