# GROUND FLOOR COMMERCIAL SPACE FOR LEASE-BEST BLOCK OF 9TH AVENUE 1348 9TH AVENUE | INNER SUNSET SAN FRANCISCO, CA 94122 AVAILABLE BLATTES (415) 981-2844 JEREMY BLATTEIS 415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566 PAOLO MEDINA 415.321.7492 pmedina@blatteisrealty.com DRE #02253924 BLATTEIS REALTY CO





# SIZE: ±750 SQUARE FEET PLEASE CALL FOR PRICE BETWEEN IRVING & JUDAH

Located at the intersection of 9th and Irving Street, and bustling with life, this space sits right at the heart of the Inner Sunset. Just south of Golden Gate Park, this block is full of Character, including Cafés and bakeries, restaurants, galleries and more all conveniently located.

Furthermore, this space is one block from the Golden Gate Park and its attractions.

## **ADDITIONAL FEATURES:**

- Suitable for Various Commercial Uses
- Public Transportation Nearby
- Hardwood Floors
- WALK SCORE® 99 (Walker's Paradise)
- TRANSIT SCORE® 69 (Good Transit)

PLEASE DO NOT DISTURB YOGA STUDIO EMPLOYEES.



CELEBRATING 100 Years

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#### **PAOLO MEDINA**

415.321.7492 pmedina@blatteisrealty.com DRE # 02253924

sfretail.net

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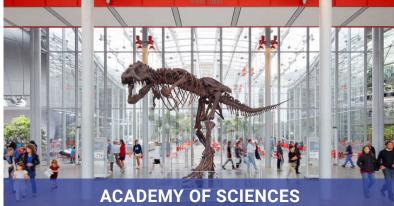
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# PRIME LOCATION FOR SHOPPING, DINING AND NIGHTLIFE!



















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Lincoln Way Park Gyros um.ma Underdogs Tres Green Apple Books Tartine Jenny's Burger The Kira Shop Misdirections Gordo Taqueria Marnee Thai Fiorella Sunset Sunset Gym Sunset Subs Little Sweet San Franpsycho Cary Lane Kiki Japanese Luke's Local Ebisu Banh Mi Crunch
Rain Tree Cafe Artistic Nail Care Hare Hair Salon Crepevine \_\_\_\_\_roads Trading The Bean Yun Yun Wong Hometown Creamery Eight Market Qing Shu **Irving St** Citi Bank
Holy Crepe One Shot Tattoo Third Culture Bal The Red Tail Sunset Merchantile El Rancho Grande Daily Beauty Supply Beanery Dumpling Park Mucky Duck On the Run Shoes Srirache Thai Cuisine Nabe Willow on the Green 7th Ave 6th Ave 11th Ave 10th Ave 9th Ave 8th Ave Arizmendi Bakery Baiano Pizzeria Oriental Art Gallery Snowbird Coffee Kogi Gogi BBQ Nanking China Bistro Sunflower Garden **1248 9TH AVE** Sunset Barber Services Mahalo Masala Dosa Golden Age Vintage G Salon Ushi Taro Ramen CyBelle's Front Room Rose Indian Holy Gelato Donut World Kothai Republic Judah St