

**DYNAMIC CORNER RETAIL AVAILABLE WITH ON-SITE PARKING!  
1760 OCEAN AVENUE, SAN FRANCISCO, CA 94112 | INGLESIDE**

**AVAILABLE FOR LEASE!**



**BLATTEIS  
REALTY CO**  
INCORPORATED | EST. 1922

®

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**1760 OCEAN AVE/DORADO TERRACE**  
**PREMISES SIZE: ±15,150 SQUARE FEET**  
**PARKING GARAGE: 52 INDOOR SPACES**  
**(25 EXCLUSIVE SPACES)**

Available For Lease.

An ideal location for grocery, pharmacy, hardware, general merchandise, specialty, clothing, discount, personal health and other commercial uses.

- Open Floor Plan
- MUNI T-Line Lightrail Stop in Front
- WALK SCORE® 92 (Walker's Paradise)
- TRANSIT SCORE® 72 (Excellent Transit)
- Nearby attractions include Whole Foods, Walgreens, City College, 24 Hour Fitness, Philz Coffee, Ocean Cyclery, Sherwin Williams, That's Amore, and Benjamin Moore in this Vibrant Neighborhood.

**PLEASE CALL FOR PRICE**



**CELEBRATING**  
**100 Years**

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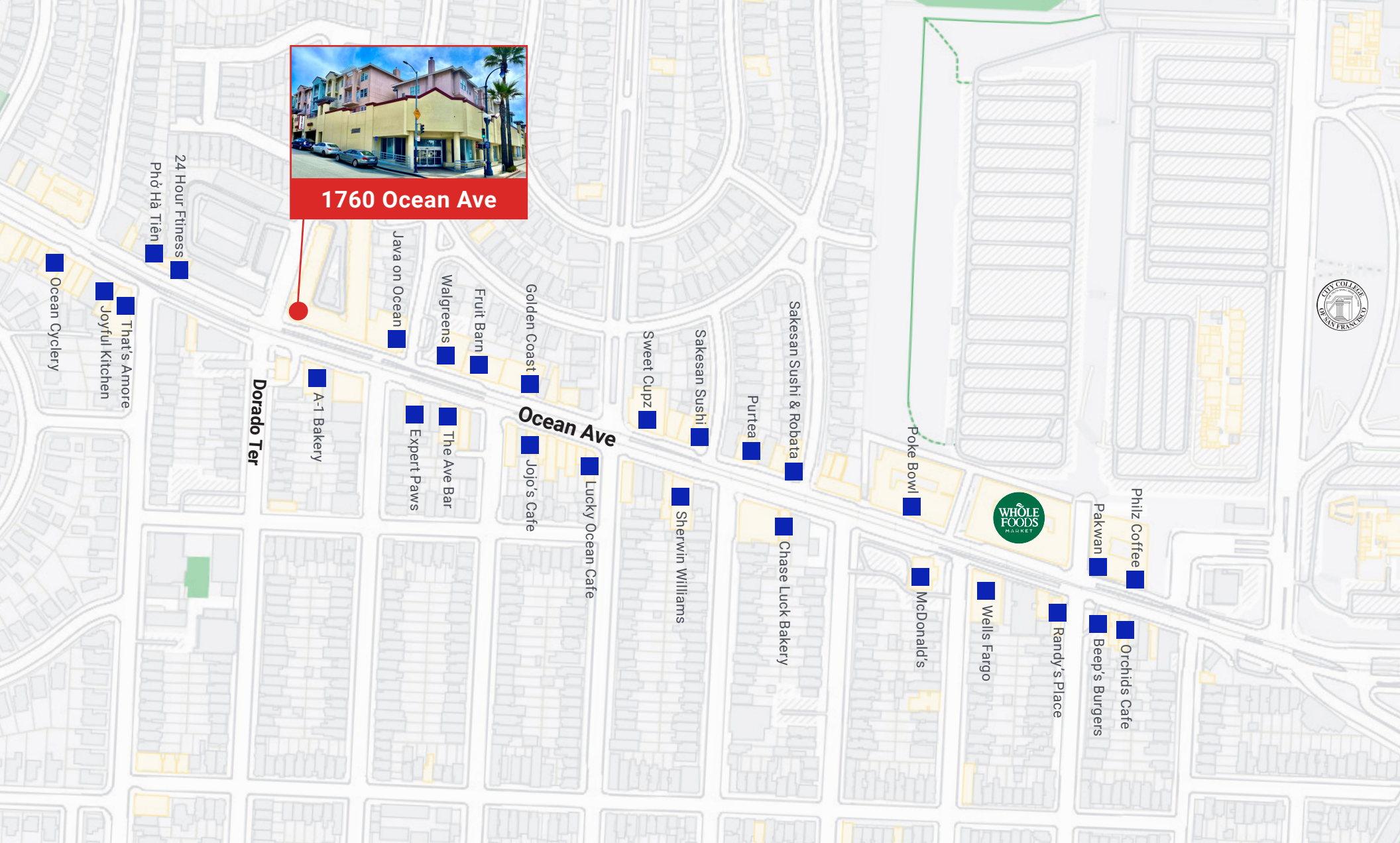
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**1760 Ocean Ave**



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# NEARBY ATTRACTIONS



WHOLE FOODS



24 HOUR FITNESS



CITY COLLEGE



WALGREENS



THAT'S AMORE



PHILZ COFFEE



SHERWIN WILLIAMS



OCEAN CYCLERY



BENJAMIN MOORE



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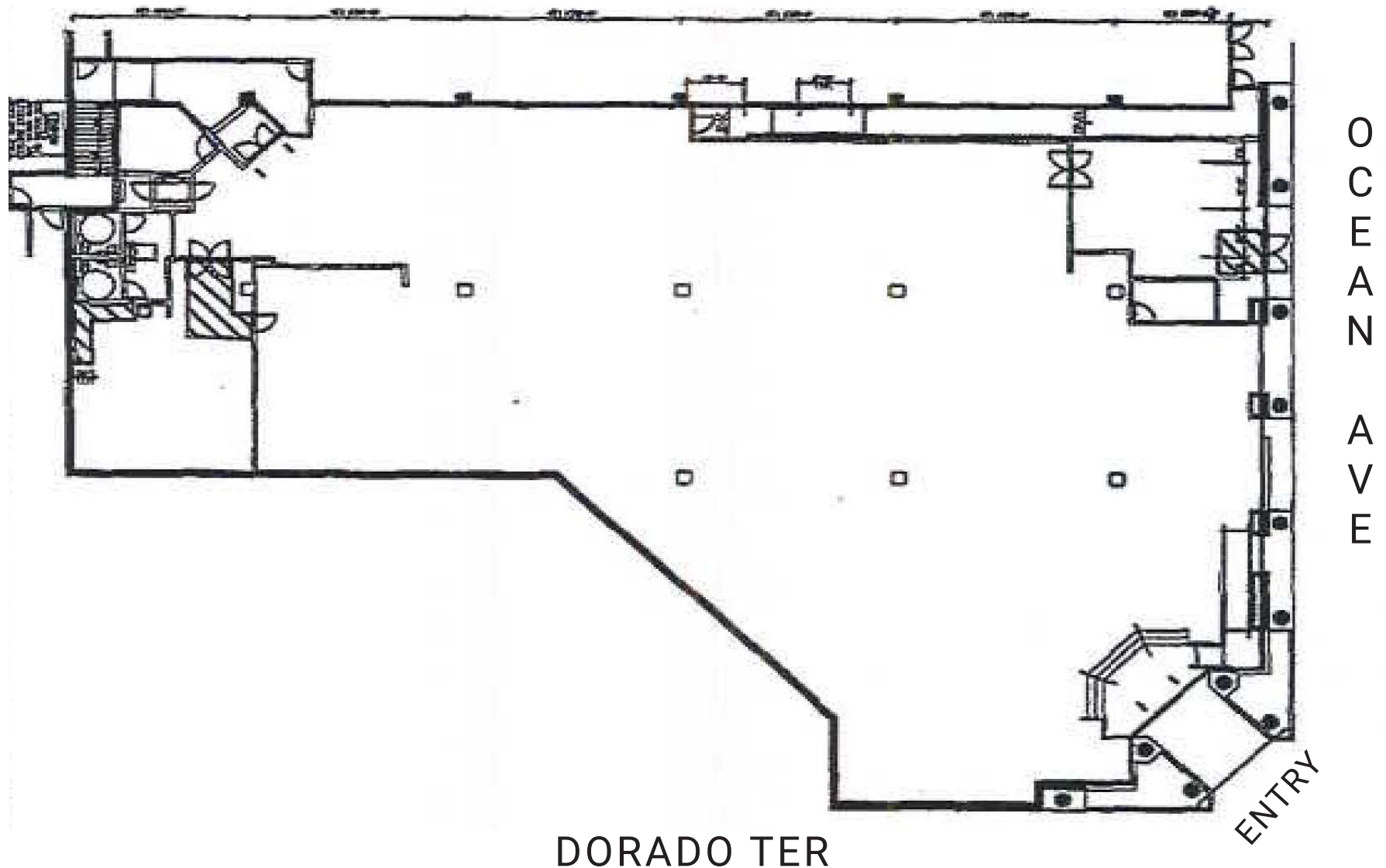
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# FLOORPLAN



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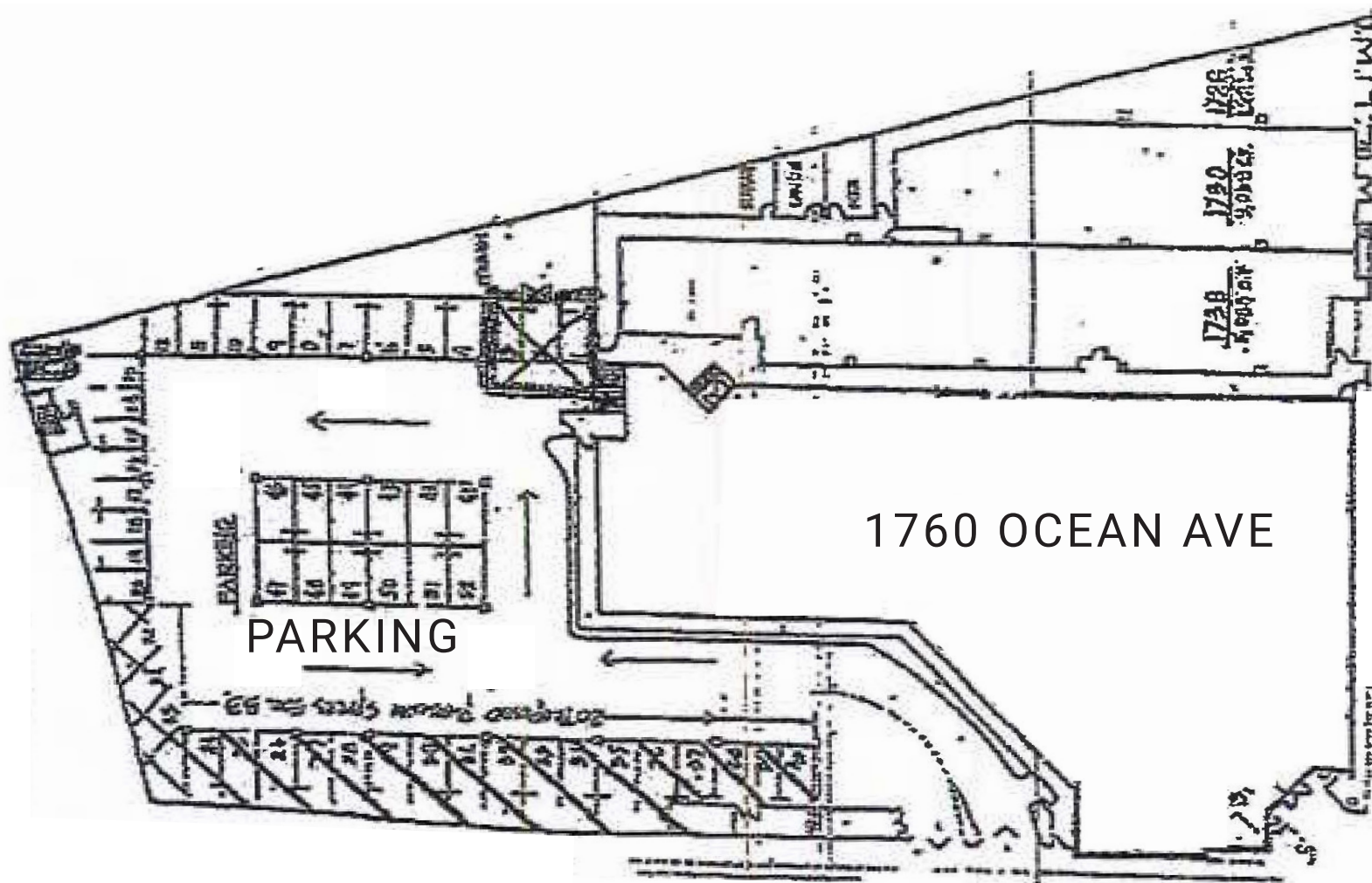
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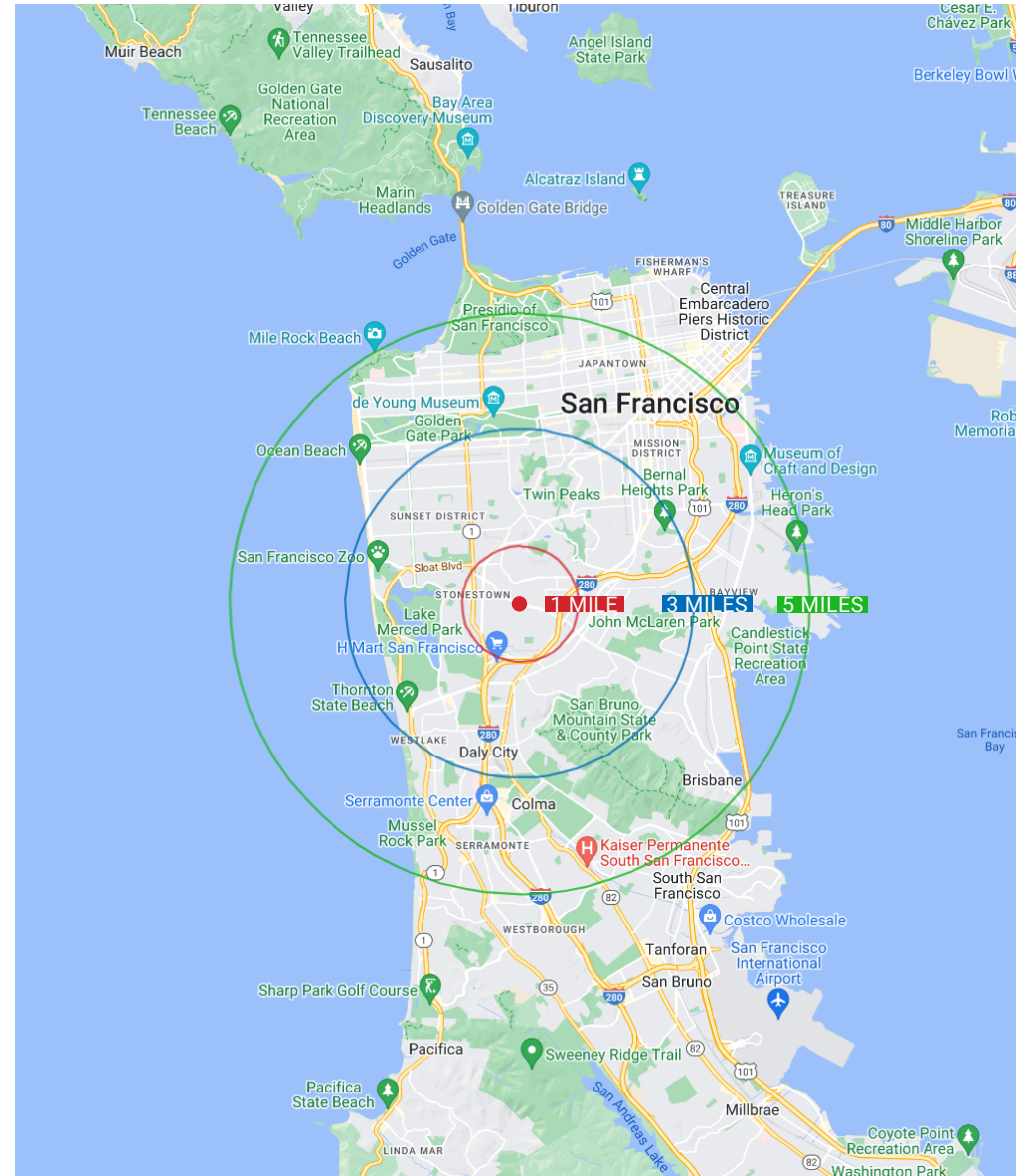
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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2024 Total Population</b>	46,760	361,878	808,144
<b>2029 Population</b>	42,067	333,138	748,771
<b>Pop Growth 2024-2029</b>	-10.04%	-7.94%	-7.35%
<b>Average Age</b>	44	43	42
<b>2024 Total Households</b>	14,590	127,840	314,365
<b>HH Growth 2022-2027</b>	10.50%	8.28%	7.76%
<b>Median Household Inc</b>	\$124,460	\$127,478	\$120,476
<b>Avg Household Size</b>	3.00	2.70	2.40
<b>2022 Avg HH Vehicles</b>	2.00	2.00	1.00
<b>Median Home Value</b>	\$1,088,280	\$1,092,436	\$1,085,902
<b>Median Year Built</b>	1948	1949	1951

Source: Loopnet



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