

MIXED-USE BUILDING FOR SALE IN THE BUSTLING CASTRO!

3979-3981 17TH STREET | SAN FRANCISCO, CA 94114

[VIEW VIRTUAL TOUR!](#)



INCORPORATED | EST. 1922

CELEBRATING
100 Years

Jeremy Blatteis
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DRE #01460566

PRICE: \$2,800,000

PROPERTY OVERVIEW:

For Sale! This well maintained beautiful property offers 4 spacious residential units, a ground floor commercial space and comes with a bonus backyard. The building is located nearby many award-winning restaurants, cafes, and unique shops. Rare opportunity for an owner/user or passive investor!

ADDITIONAL DETAILS:

- MUNI Line located right across the street (just a few feet)
- The property was recently painted
- Strong foot traffic
- Solid signage potential
- On a busy block of 17th Street (Around the corner from iconic Castro)
- Year Built: 1911
- 4 residential units over a commercial unit



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101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.com | DRE #01421282

RETAIL SPACE



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ENTRANCE - RESIDENTIAL



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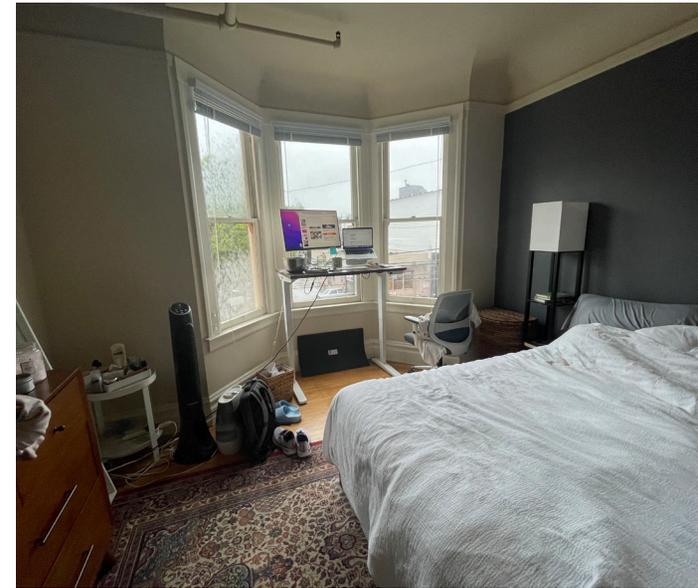
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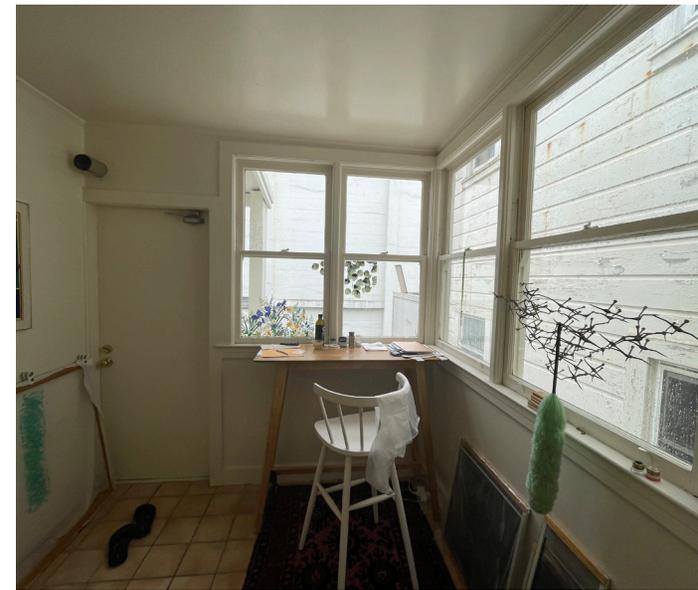
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NOE ST

- Kasa Indian Eatery
- Nick Engel & Co
- Qualitea
- Urban Flowers
- Rooster & Rice
- Moby Dick's

HARTFORD ST

- Blind Butcher
- Lark SF
- Poesia
- Fabulosa Books
- Cliff's Variety
- Tanglad
- Freeborn Designs
- CVS
- usbank
- Castro Theatre
- Pizzalicious
- Nice Cuts
- Cafe De Casa
- Eureka Sky
- Orphan Andy's
- HOT LOCAL

17TH ST

- Thai House Express
- Anchor Oyster Bar
- Hand-Job Nails & Spa
- WELLS FARGO
- Geek
- Agegean Delights
- Therapy as Ceremony
- Midnight Sun
- Hot Johnnie's
- BANK OF AMERICA

CASTRO STREET

- Walgreens
- Blush!
- Bhoga
- Cafe Mystique
- El Capitan Taqueria
- citibank
- 440 Castro
- Knob's
- Rossi's Deli
- Marcello's Pizza
- LaserAway
- SOULCYCLE
- Twin Peaks Tavern

MARKET ST

18TH ST

- Harvey's
- Oz Pizza
- Thai Chef
- The Edge

19th St

- Buffalo Whole Food & Grain Co.
- Eye Gotcha Optometric
- Heroic Italian
- Brand X Antiques
- Fable
- Castro Fountain
- Always Tan Skin and Body
- Midpoint Sports
- Mudpuppy's
- Himalayan Handicrafts
- Wasabi Bistro

COLLINGWOOD ST

Rikki Streicher Field

MOLLIE STONE'S MARKETS

Takara Sushi SF

Five Star Truffles

DIAMOND ST

- Lobby Bar
- Vico Cavone



3979-3981 17TH ST

TOP DESTINATION FOR SHOPPING, DINING, AND ENTERTAINMENT!



TWIN PEAKS TAVERN



ORPHAN ANDY'S



CAFE DE CASA



NASH HOT CHICKEN & RAMEN



CASTRO THEATRE



HOT COOKIE



SOULCYCLE



DOUBLE RAINBOW ICE CREAM



MARCELLO'S PIZZA



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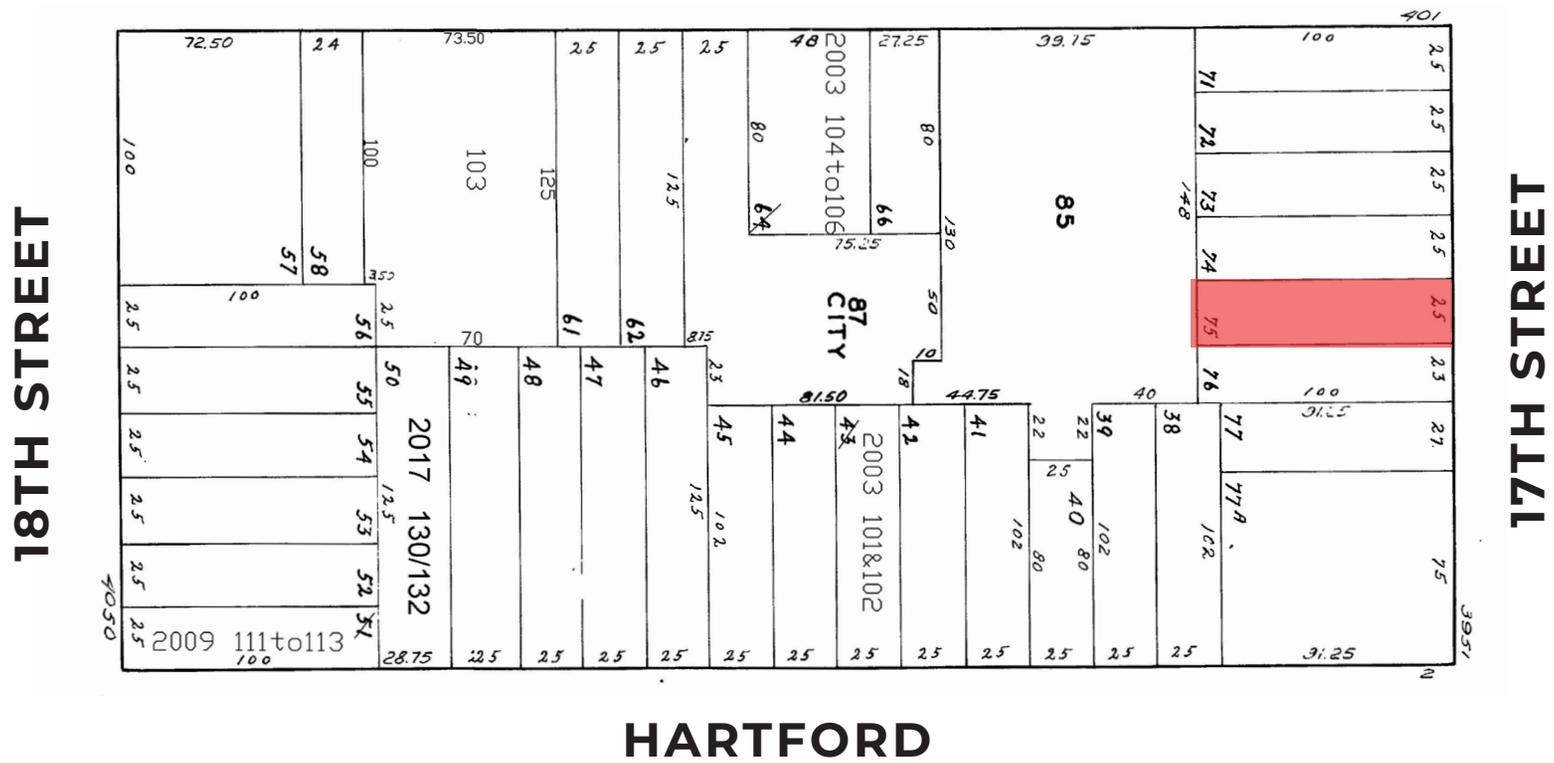
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PARCEL MAP

CASTRO



HARTFORD



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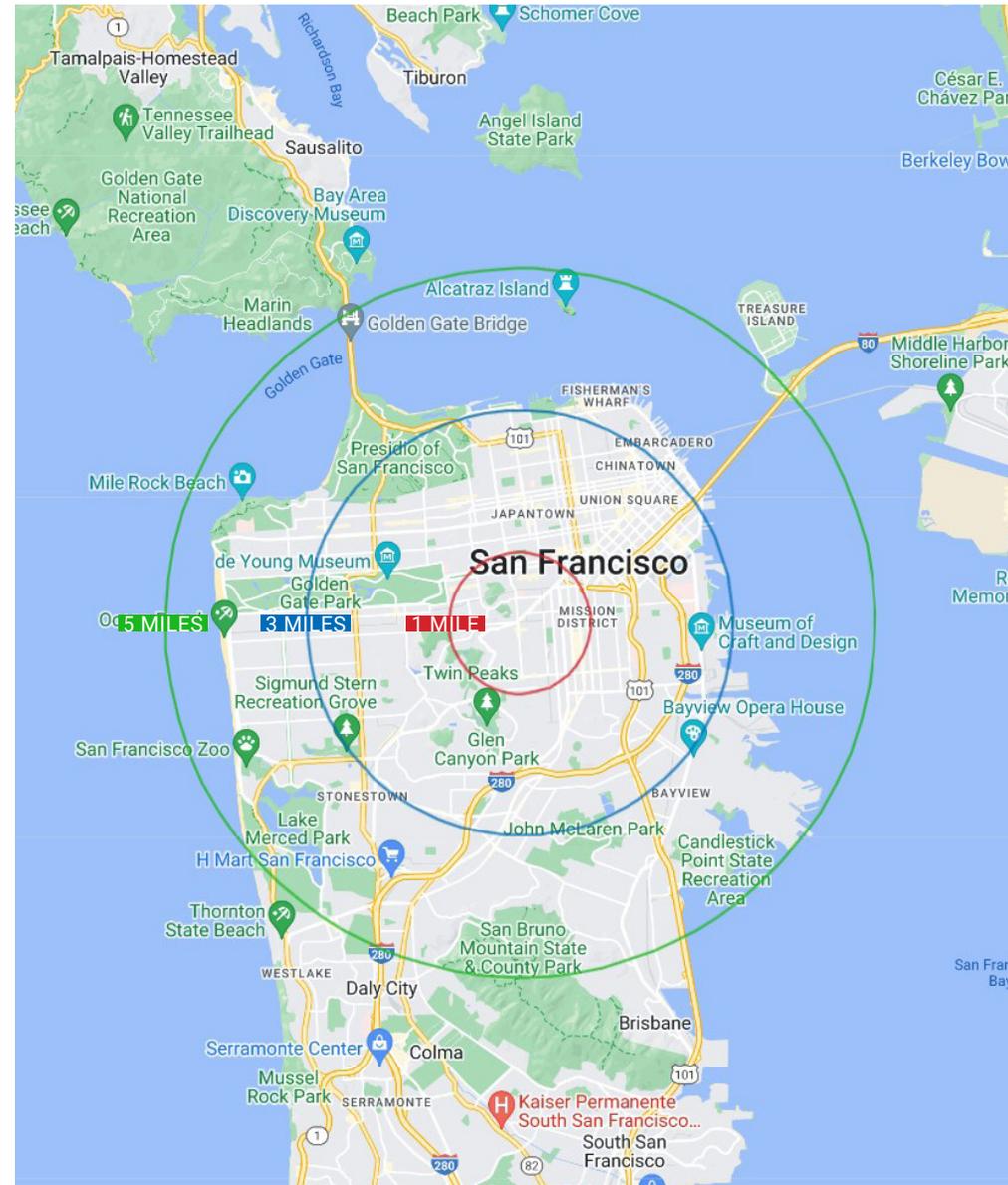
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	89,511	592,527	825,614
2029 Population	83,233	549,570	763,526
Pop Growth 2024-2029	7.01%	7.25%	7.52%
Average Age	42	42	42
2024 Total Households	42,806	266,600	346,668
HH Growth 2024-2029	7.55%	7.68%	7.85%
Median Household Inc	\$162,052	\$133,250	\$125,195
Avg Household Size	2.00	2.10	2.20
2024 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$\$1,115,508	\$1,106,066	\$1,095,077
Median Year Built	1947	1948	1949

Source: Loopnet



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