

SPECTACULAR COMMERCIAL BUILDING FOR SALE | INNER SUNSET

1420 IRVING STREET, SAN FRANCISCO, CA 94122



JEREMY BLATTEIS
415.321.7493
jfblatteis@blatteisrealty.com
DRE #01460566

ANDREW KRAFT
415.233.2142
akraft@blatteisrealty.com
DRE #02019054

PROPERTY SUMMARY

1420 Irving Street is a single tenant retail building located in the Inner Sunset neighborhood of San Francisco. It is comprised of 5,019 square feet of ground level and mezzanine space. The building offers a unique facade, high visibility, and multiple burners.

Conveniently located on Irving Street, this building is highly visible to both passing automobiles and foot traffic. It is a block away from Golden Gate Park, offering tourists and locals access to attractions like the San Francisco Botanical Garden, California Academy of Sciences and the de Young Museum.

It is also a few blocks away from 9th and Irving, the Inner Sunset's main hub offering countless restaurants, bars, grocery markets, and shops.

OFFERING SUMMARY:

Asking Price:	\$2,875,000.00
Cap Rate:	5.5%
Property Type:	Commercial
Building Size:	±3,750 Square Feet (Per Realquest)
Lot Size:	±5,019 Square Feet (Per Realquest)
Cross Streets:	Between 15th and 16th Avenue
Year Built:	1946
APN:	1735-020



CELEBRATING
100 Years

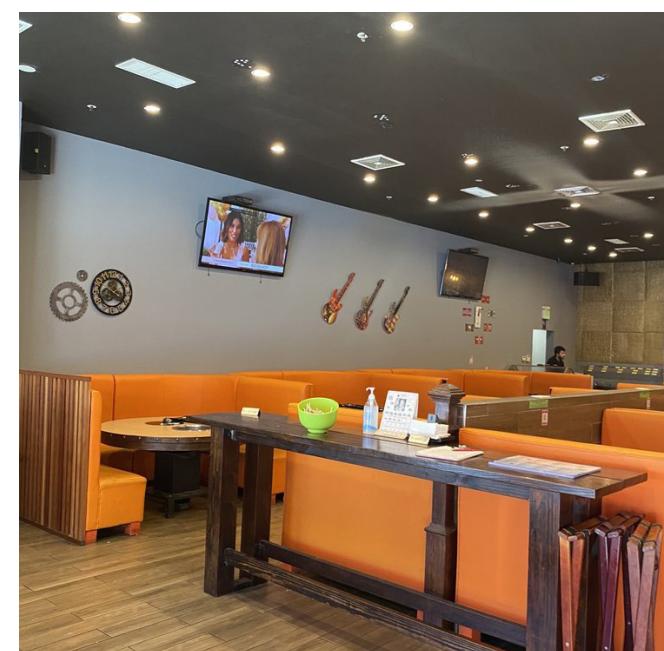
This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

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

JEREMY BLATTEIS
415.321.7493
jfblatteis@blatteisrealty.com
DRE #01460566

ANDREW KRAFT
415.233.2142
akraft@blatteisrealty.com
DRE #02019054

sfretail.net



CELEBRATING
100 Years

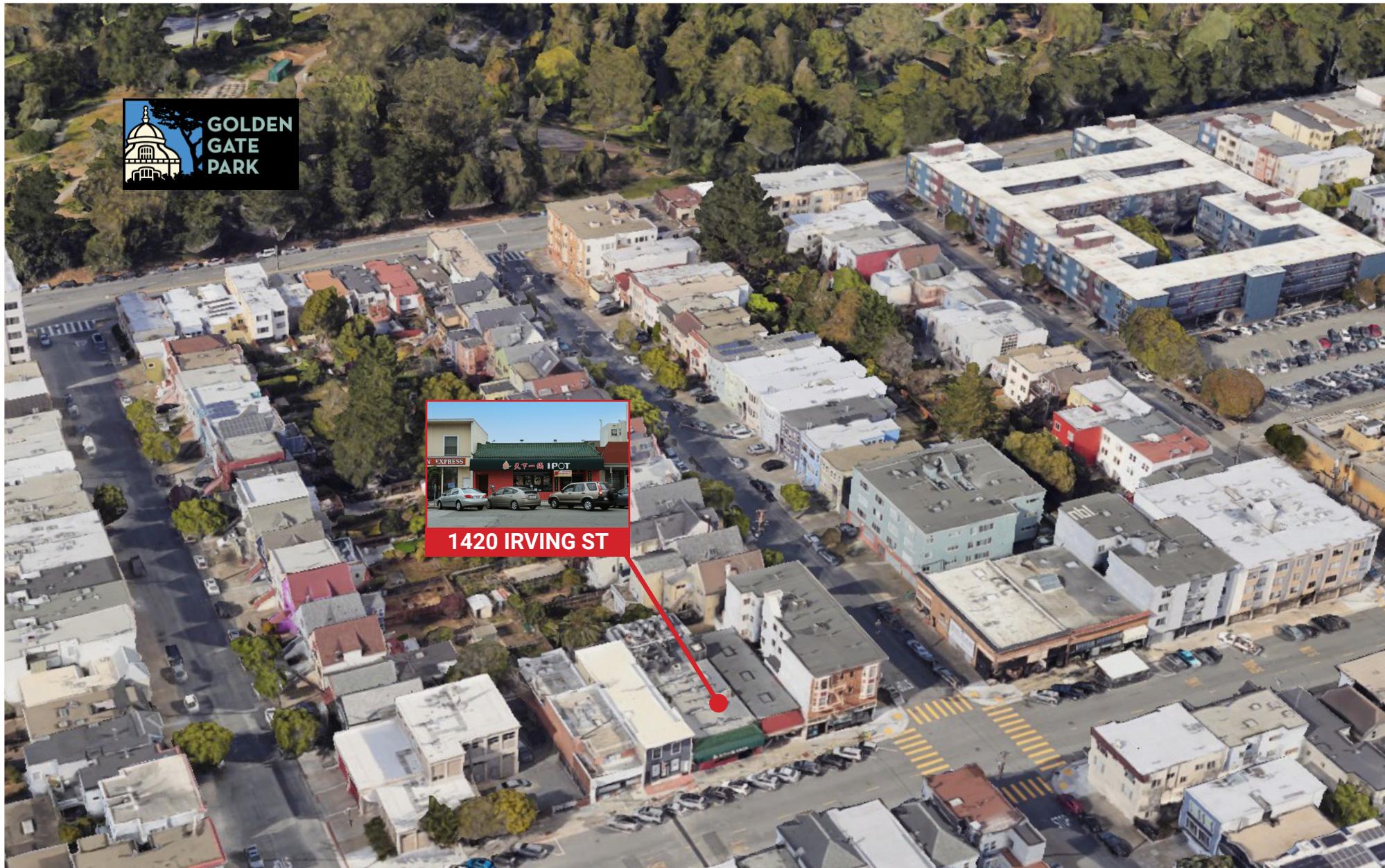
JEREMY BLATTEIS
415.321.7493
jfblatteis@blatteisrealty.com
DRE #01460566

ANDREW KRAFT
415.233.2142
akraft@blatteisrealty.com
DRE #02019054

sfretail.net

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

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



CELEBRATING
100 Years

JEREMY BLATTEIS
415.321.7493
jfblatteis@blatteisrealty.com
DRE #01460566

ANDREW KRAFT
415.233.2142
akraft@blatteisrealty.com
DRE #02019054

sfretail.net

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

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

DEMOCRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	46,366	368,196	805,969
2029 Population	42,938	340,366	746,241
Pop Growth 2024-2029	-7.39%	-7.56%	-7.41%
Average Age	43	43	42
2024 Total Households	18,650	156,898	341,180
HH Growth 2024-2029	-7.91%	-8.02%	-7.76%
Median Household Inc	\$135,116	\$144,734	\$126,224
Avg Household Size	2.40	2.20	2.20
2024 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$1,128,555	\$1,117,751	\$1,098,664
Median Year Built	1947	1947	1949

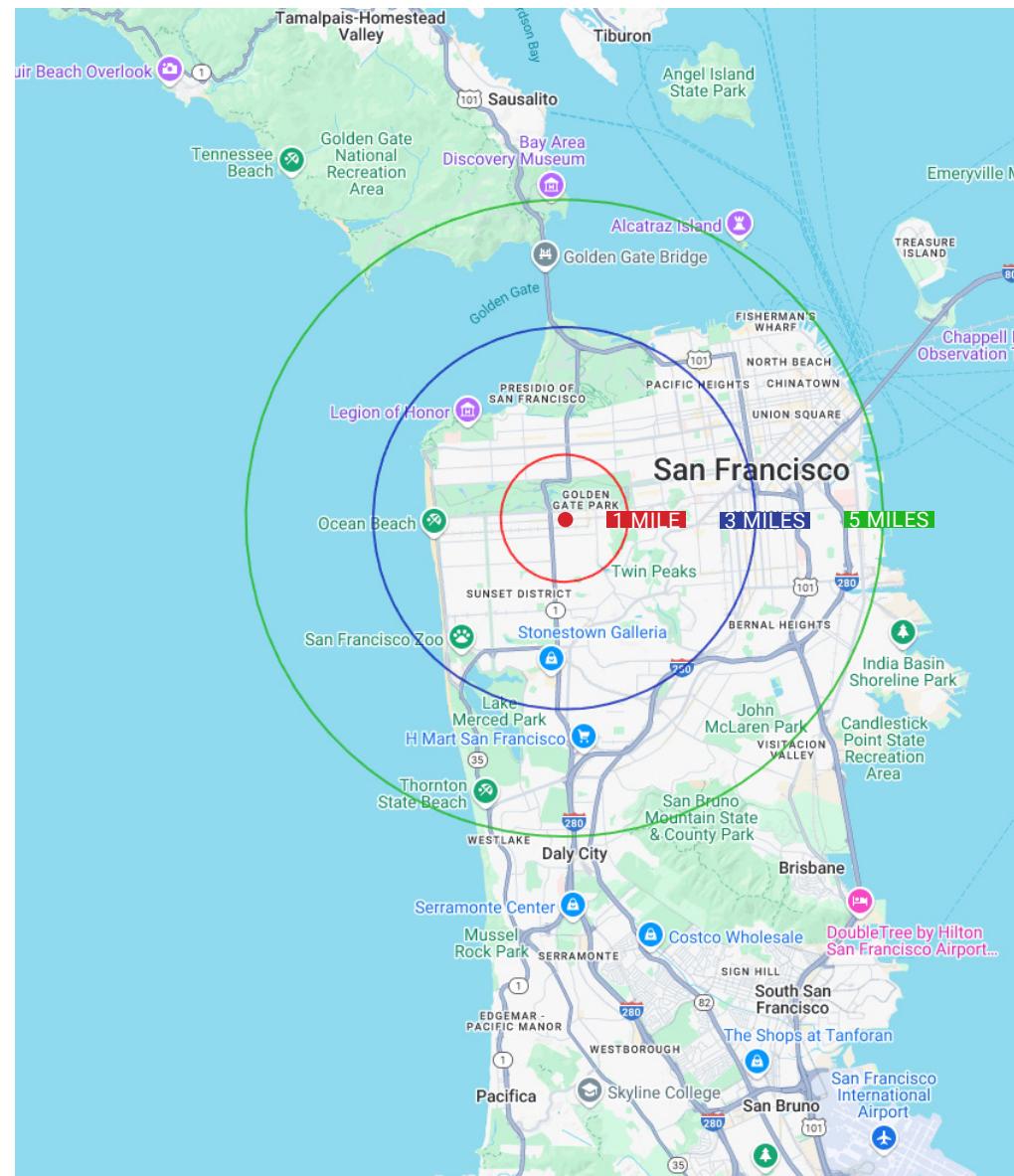
Source: Loopnet



CELEBRATING
100 Years

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

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



JEREMY BLATTEIS
415.321.7493
jfblatteis@blatteisrealty.com
DRE #01460566

ANDREW KRAFT
415.233.2142
akraft@blatteisrealty.com
DRE #02019054

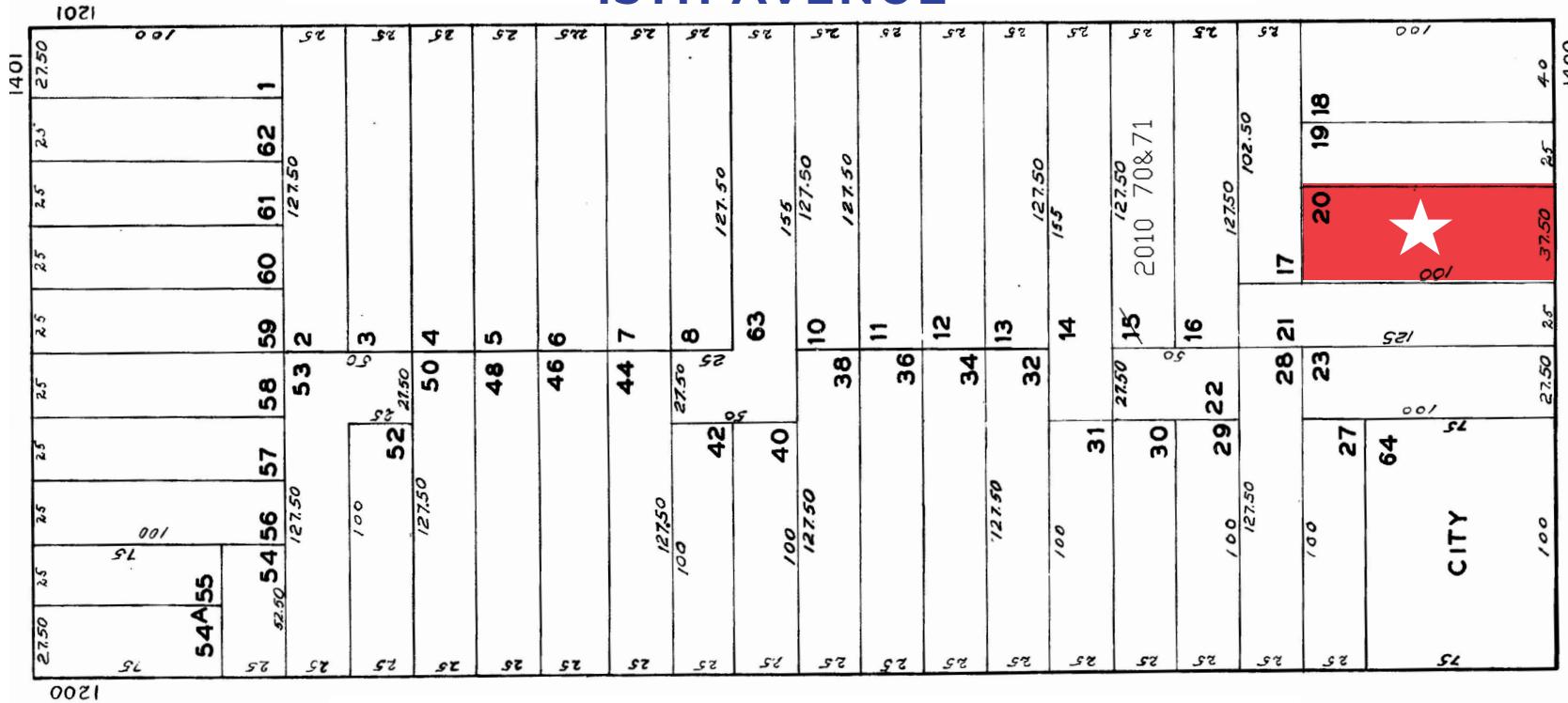
sfretail.net

PARCEL MAP

15TH AVENUE

LINCOLN WAY

IRVING STREET



16TH AVENUE



CELEBRATING 100 Years

JEREMY BLATTEIS
415.321.7493
jfblatteis@blatteisrealty.com
DRE #01460566

ANDREW KRAFT
415.233.2142
akraft@blatteisrealty.com
DRE #02019054

sfretail.net

This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.



1420 IRVING STREET SAN FRANCISCO, CA 94122



This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through Blatteis Realty Company. The above information, while not guaranteed, has been secured from sources believed to be reliable. Blatteis Realty has not verified its accuracy and make no guarantees, warranty or representation regarding this information and it is published subject to the possibility of errors, omissions, changes of listing information including price, term, financing, or withdrawal without notice. We include projections, estimates, opinions and/or assumptions, for example only, and they may not represent current or future performance of the property. You should consult your tax and legal advisors before to verify the validity of estimates. All commercial or mixed-use property presented by Blatteis Realty is subject to local zoning codes and regulations. It is the sole responsibility and liability of tenants and property owners to obtain all applicable required building permits and/or certificates from the local city/town Planning Department before commercial property use can commence or a building can be built.

101 Montgomery Street, Suite 888, San Francisco, CA 94104 | www.sfretail.net | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

JEREMY BLATTEIS
415.321.7493
jfblatteis@blatteisrealty.com
DRE #01460566

ANDREW KRAFT
415.233.2142
akraft@blatteisrealty.com
DRE #02019054