

# SPECTACULAR COMMERCIAL BUILDING FOR SALE | INNER SUNSET

## 1420 IRVING STREET, SAN FRANCISCO, CA 94122



**BLATTEIS  
REALTY CO**

INCORPORATED | EST. 1922



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DRE #02168739

# 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:

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



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**100 Years**

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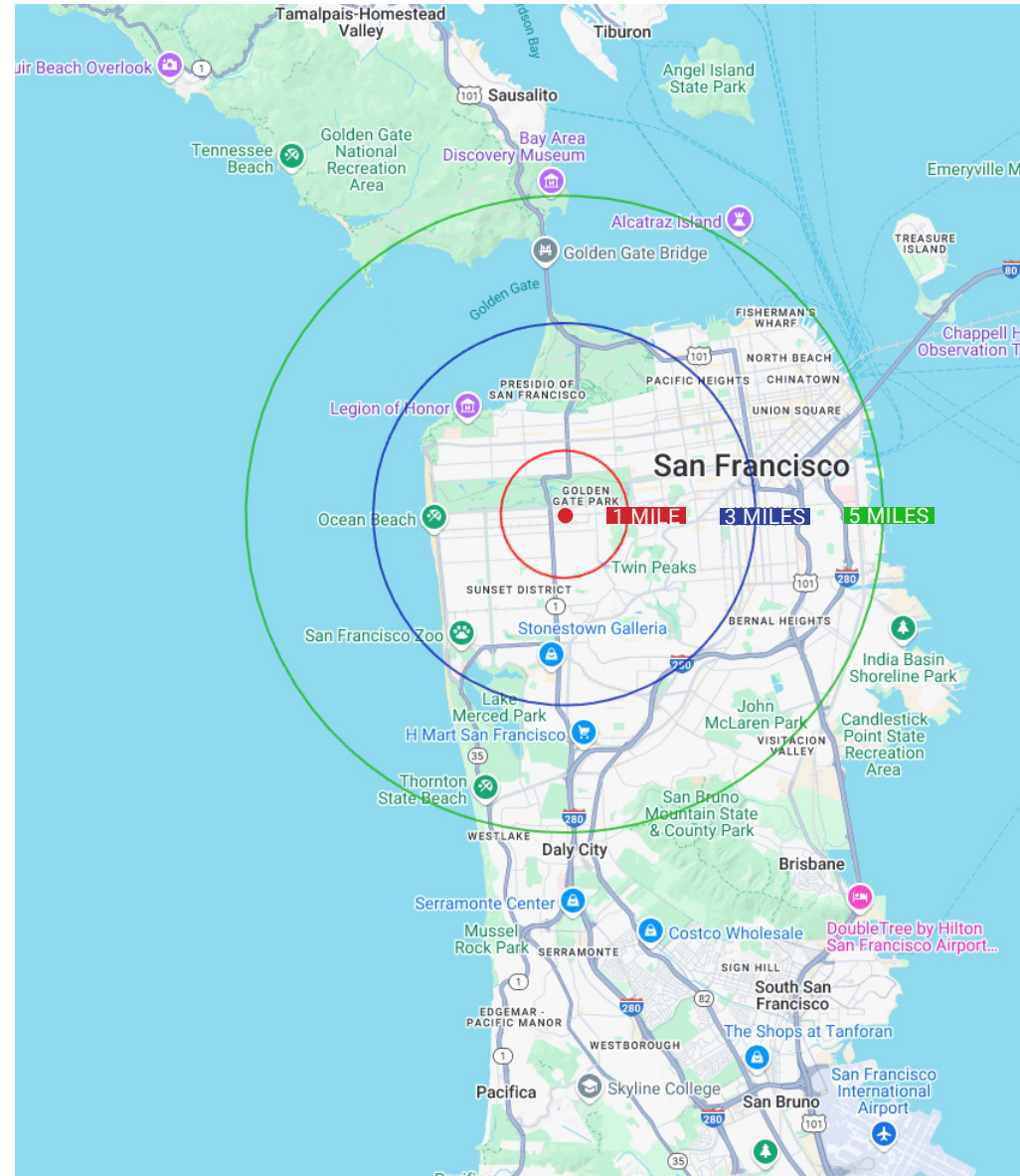
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# DEMOGRAPHICS

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

Source: Loopnet



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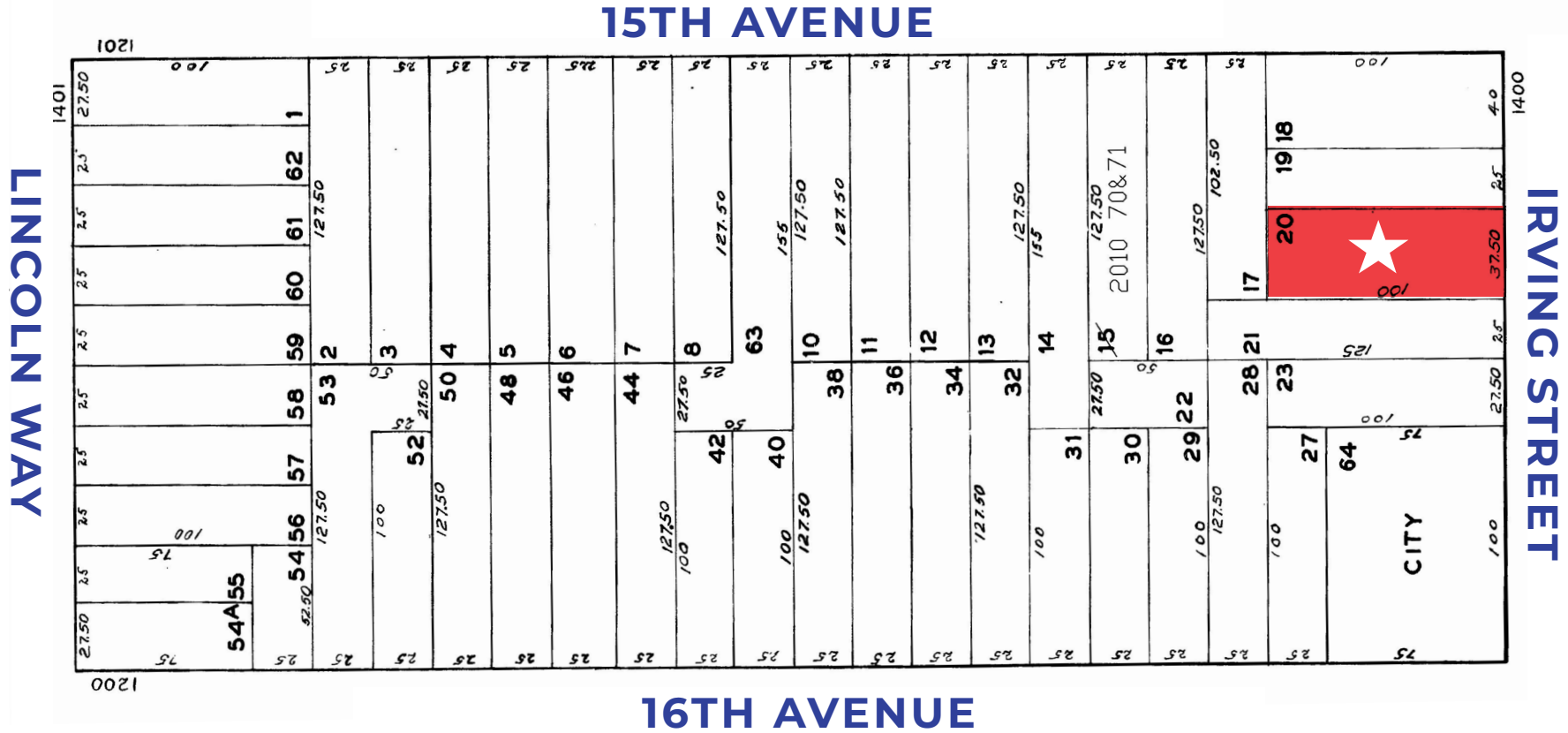
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# PARCEL MAP



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