SPECTACULAR COMMERCIAL BUILDING FOR SALE | INNER SUNSET 1420 IRVING STREET, SAN FRANCISCO, CA 94122



MANEUL SALAS 415.321.7484 msalas@blatteisrealty.com DRE #02168739

JEREMY BLATTEIS 415.321.7493 jfblatteis@blatteisrealty.com DRE #01460566



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, Califronia Academy of Sciences and the de Young Museum.

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

OFFERING SUMMARY:

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





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sfretail.net

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DEMOGRAPHICS

	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
2024Avg 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: Looppet			

ir Beach Overlook 🙆 🕥 Angel Island State Park (101) Sausalito Golden Gate Bay Area Tennessee National **Discovery Museum** Beach Recreation Area d 🖪 TREASURE 📕 Golden Gate Bridge FISHERMAN Observation NORTH BEACH CHINATOWN PRESIDIO OF PACIFIC nor 💼 UNION SOUAR San Francisco GOLDEN Ocean Beach 🔗 MILE 3 MILES 5 MILES win Peaks 280 SUNSET DISTRICT BERNAL HEIGHTS 0 Stonestown Galleria 0 San Francisco 8 India Basin Shoreline Park John McLaren Par Merced Park Candlestick H Mart San Francisco Point State VISITACION Recreation 35 Thornton 🐼 San Brono Mountain State & County Park WESTLAK Daly City Brisbane Center 🙆 Serramonte Costco Wholesale ubleTree by Hilton In Francisco Airport Mussel Rock Park SERRAMONTE SIGN HILL South San Francisco EDGEMAR -PACIFIC MANOR he Shop's at Tanforan WESTBOROUGH **(A)** San Francisco 0 Skyline College Pacifica International San Bruno Airport 6

Tiburon

Source: Loopnet



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Tamalpais-Homestead

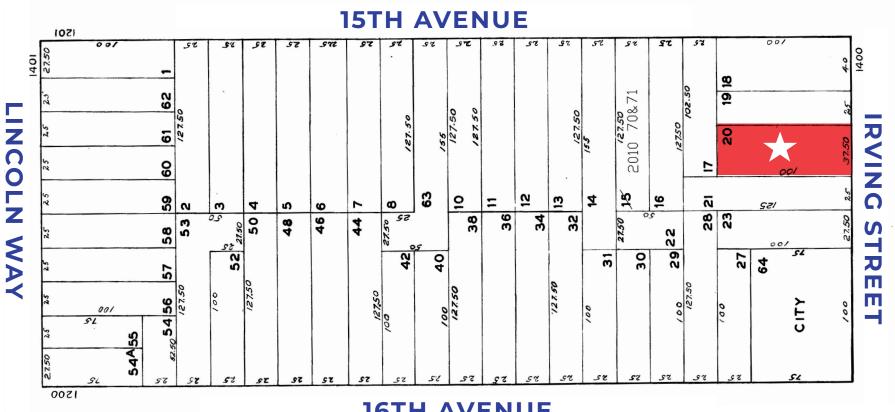
Valley

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PARCEL MAP



16TH AVENUE

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EXPRESS

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