

2 OFFICE SUITES AVAILABLE FOR LEASE
1415 - 1417 IRVING STREET | INNER SUNSET
SAN FRANCISCO, CA 94122

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**BLATTEIS
REALTY CO**

INCORPORATED | EST. 1922

SECOND FLOOR: ±1,278 SQUARE FEET
THIRD FLOOR: ±1,385 SQUARE FEET
PLEASE CALL FOR PRICE
BETWEEN 15TH & 16TH AVENUE

Located in the middle of the Inner Sunset, these spaces feature large windows, high ceilings, and is ideal for use as occupational offices. The Inner Sunset is a mix of residential and commercial streets featuring many local restaurants, cafes, and shops. Nearby tenants include IPOT, King of Noodles, Andronico's, and more!

ADDITIONAL FEATURES:

- Second Floor: 5 Offices, Restroom
- Third Floor: 2 Large Offices, 1 Small Office, Restroom
- A Block away from Golden Gate Park
- WALK SCORE® 97 (Walker's Paradise)
- TRANSIT SCORE® 68 (Good Transit)



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CELEBRATING
100 Years

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

SECOND FLOOR



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THIRD FLOOR



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PRIME LOCATION FOR SHOPPING, DINING AND NIGHTLIFE!



IPOT



HOLLOW



IZAKAYA SOZAI



ANDRONICO'S



GOLDEN GATE PARK



SUSHI GOEMON



KING OF NOODLES



B & B - BANH MI & BOBA



THE GAME PARLOUR



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14TH AVENUE

15TH AVENUE

16TH AVENUE

IRVING STREET

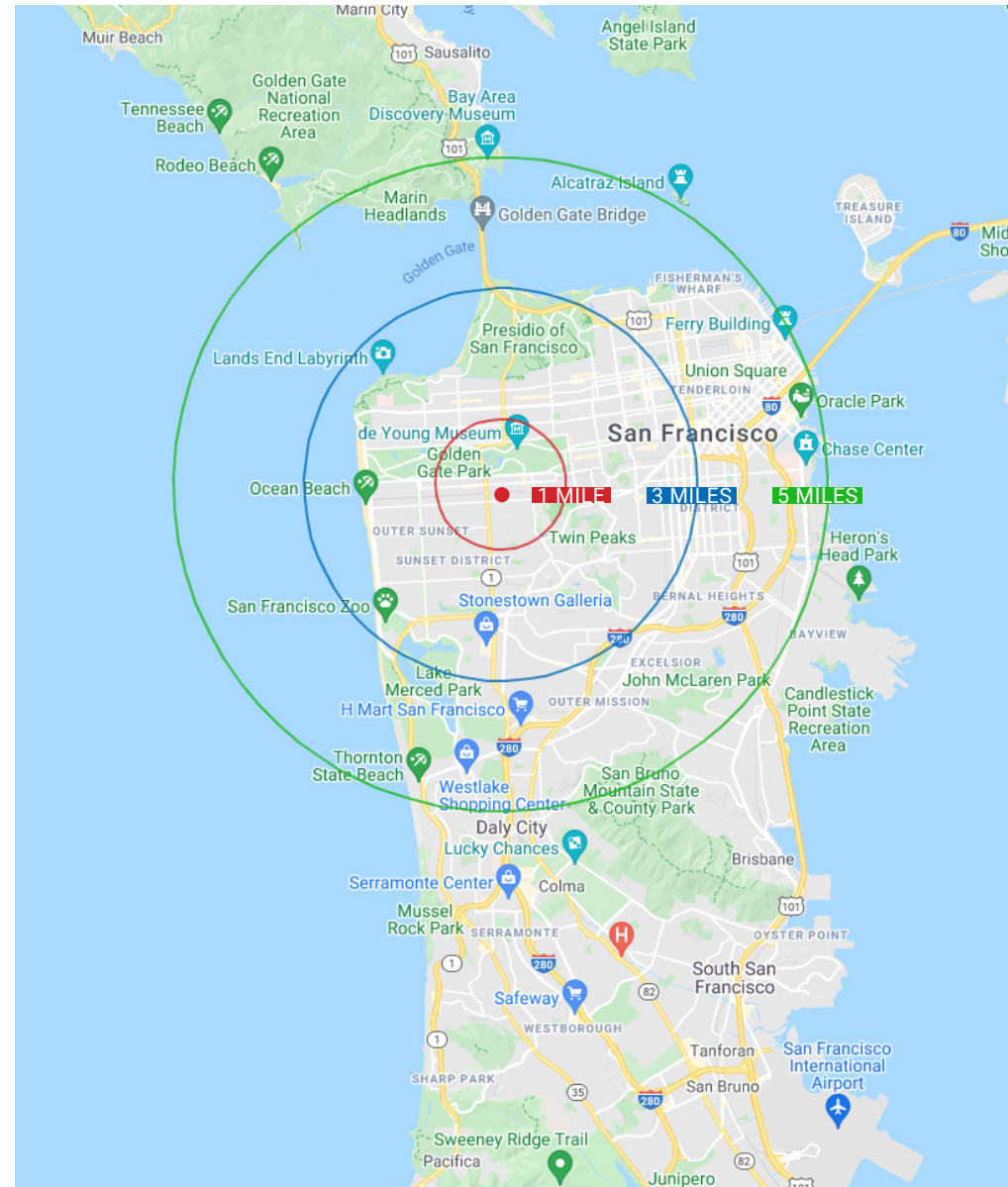
1411, 1415, 1417 IRVING ST



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Total Population	45,804	372,879	817,670
2028 Population	42,262	345,427	763,605
Pop Growth 2023-2028	7.73%	7.36%	6.61%
Average Age	42	42	42
2023 Total Households	18,780	161,101	349,376
HH Growth 2023-2028	8.21%	7.80%	6.86%
Median Household Inc	\$137,994	\$149,020	\$131,736
Avg Household Size	2.40	2.20	2.20
2023 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$1,120,851	\$1,100,087	\$1,079,274
Median Year Built	1947	1947	1949

Source: Loopnet



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