

CONFIDENTIAL

CORNER COMMERCIAL BUILDING FOR SALE ON ONE OF BEST BLOCKS OF IRVING! 701 IRVING STREET, SAN FRANCISCO, CA 94122 | INNER SUNSET



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PROPERTY SUMMARY

Blatteis Realty Co. is proud to present 701 Irving Street, a terrific commercial building that brings together location, foot traffic, and visibility for a truly exceptional investment. Situated at the southwest corner of Irving Street and 8th Avenue, this property offers the perfect blend of convenience and visibility with a beautiful facade.

Located in the Inner Sunset District, one of San Francisco's most popular neighborhoods offering local shops, restaurants and cafes that bring plenty of foot and vehicle traffic.

Currently leased to Citibank, this property is an ideal opportunity for an investor, or developer to purchase a property in one of San Francisco's well located and sought-after neighborhoods.

Please Do Not Disturb Tenant.

PROPERTY DETAILS:

Please Call for Price

Property Type:	Commercial
Building Size:	±5,390 Sq Ft (Per Realquest)
Lot Size:	±2,625 Sq Ft (Per Realquest)
Cross Street:	8th Avenue
Year Built:	1922
APN:	1763-001



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



Lincon Way

- Little Shamrock
- Park Gyros
- Green Apple Books
- Jenny's Burger
- Gordo Taqueria
- Marnee Thai
- Sunset Gym
- Little Sweet

10th Ave

- Kiki Japanese
- Ebisu
- Qing Shu
- Patxi's Pizza
- 828 Irving
- Market
- Blackhorn
- Perilla
- One Medical

Irving St

- Beanery
- Mucky Duck
- Nabe
- Arizmendi
- AT&T Store
- Sushi Kazu
- Manna

9th Ave

- Pacific Catch
- MIXT
- Um.ma
- Underdog Tres
- Tartine
- Misdirections
- Fiorella
- Sunset Subs
- San Franpsycho
- Luke's Local
- Pasquale's Pizzeria
- La Fonda
- Poke Origin
- Easy Breezy
- Yancy's Saloon
- Posh Bagel
- Saint Frank
- Ambiance

8th Ave

- The Beanery
- Radiance Jewelry
- Chloe's Closet
- Crepevine
- Crossroads Trading
- Midnite Bagel
- Amazing Fantasy
- Cafe Rain Tree

7th Ave

- Loving Hut
- Foghorn Taproom

Hugo Ave

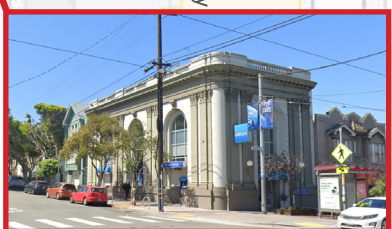
6th Ave

- Lime Tree

11th Ave

- Artistic Nail Care
- Channel 910
- Yahaira's Hair
- Sakura

- New Eritrea
- Eddy's Liquor & Deli



701 IRVING ST

NEARBY TENANTS AND ATTRACTIONS!



PACIFIC CATCH



LUKE'S LOCAL



PASQUALE'S PIZZERIA



EASY BREEZY FROZEN YOGURT



GOLDEN GATE PARK



POSH BAGEL



MIXT SALAD



LALE



CAFE RAIN TREE



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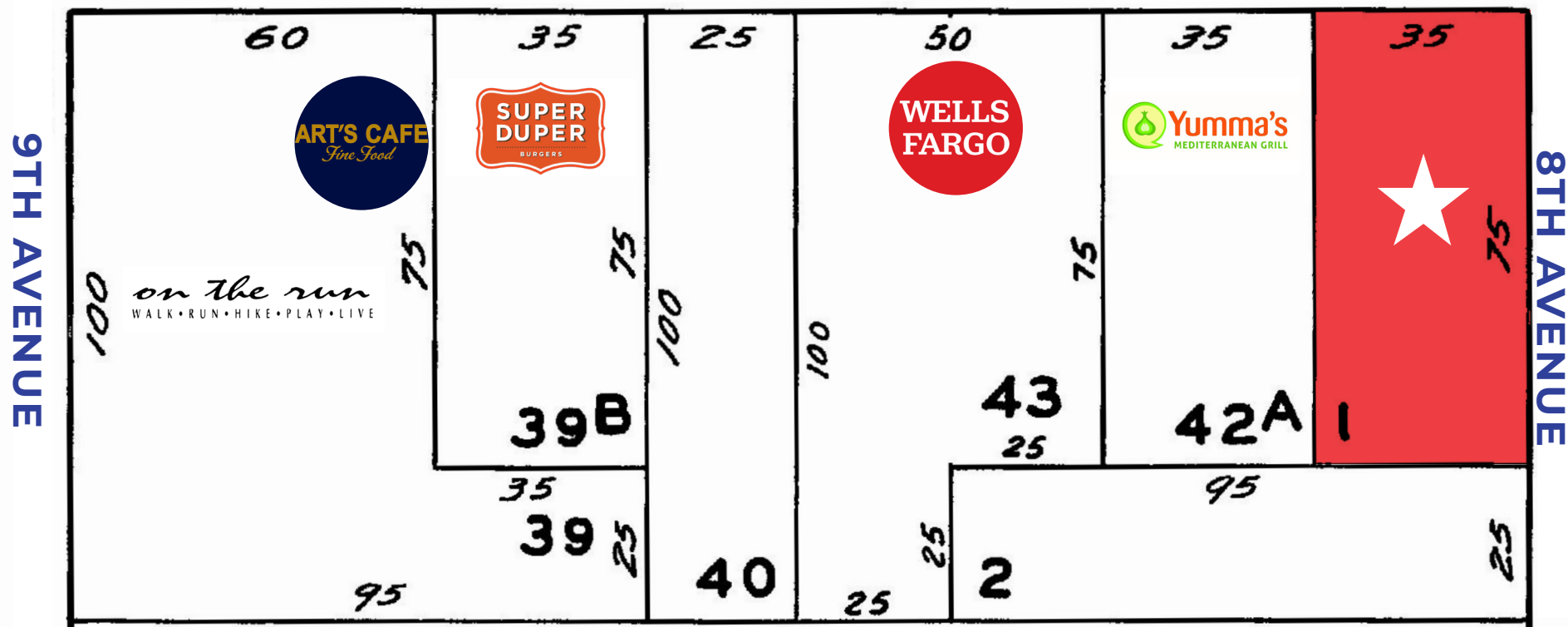
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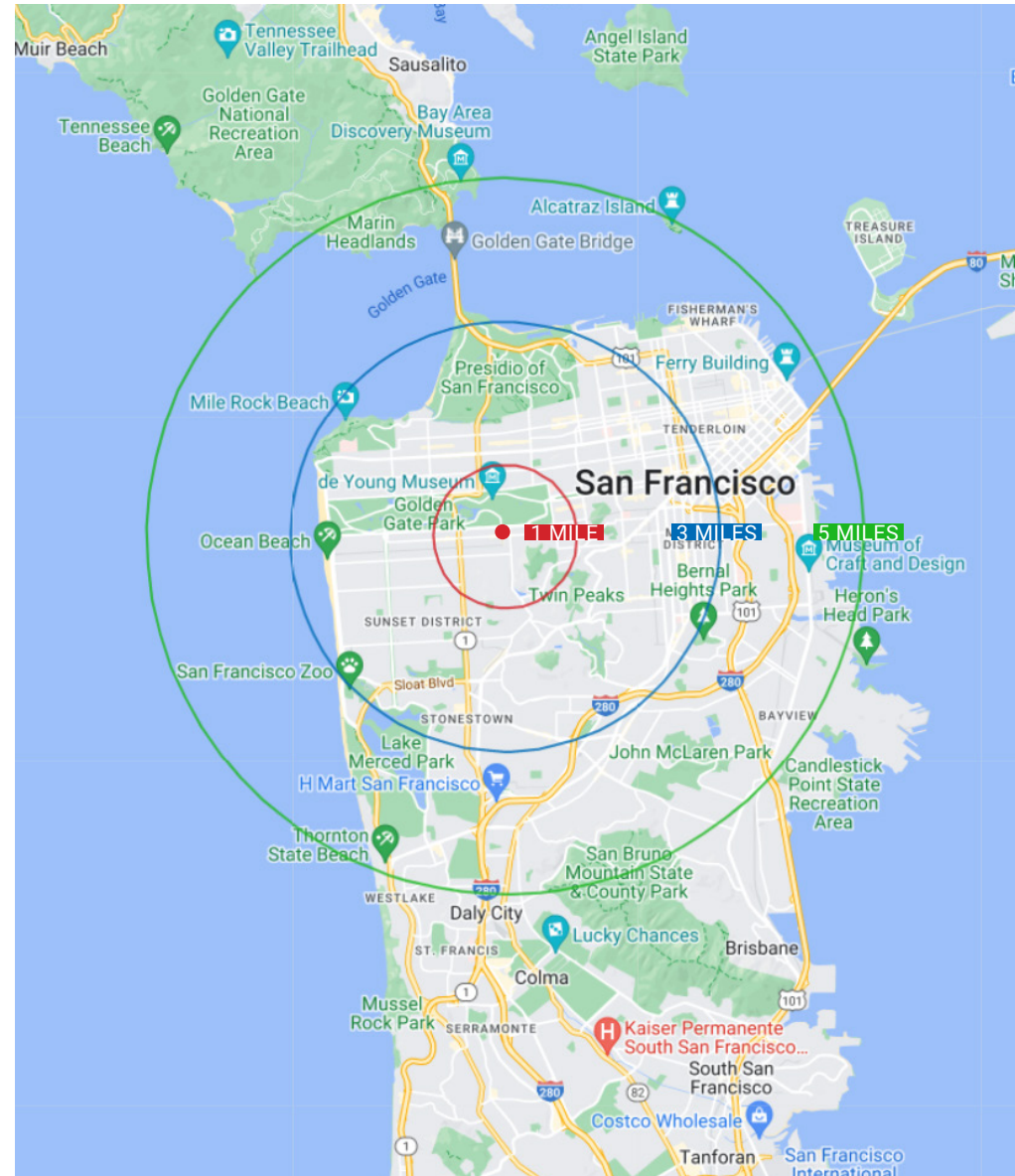
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	48,818	436,680	824,159
2029 Population	45,301	404,016	762,687
Pop Growth 2024-2029	7.20%	7.48%	7.46%
Average Age	41	43	42
2024 Total Households	20,365	188,711	346,314
HH Growth 2024-2029	7.76%	7.92%	7.80%
Median Household Inc	\$146,841	\$141,438	\$125,203
Avg Household Size	2.30	2.20	2.20
2024 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$1,124,969	\$1,115,224	\$1,096,556
Median Year Built	1947	1948	1949

Source: Loopnet



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INCORPORATED | EST. 1922

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