

CONFIDENTIAL

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



JEREMY BLATTEIS

415.321.7493

jfblatteis@blatteisrealty.com

DRE #01460566

JONATHAN BLATTEIS

415.321.7486

jblatteis@blatteisrealty.com

DRE #00812015

ANDREW KRAFT

415.233.2142

akraft@blatteisrealty.com

DRE #02019054

SHARON KIM

415.310.2565

skim@blatteisrealty.com

DRE #01865334

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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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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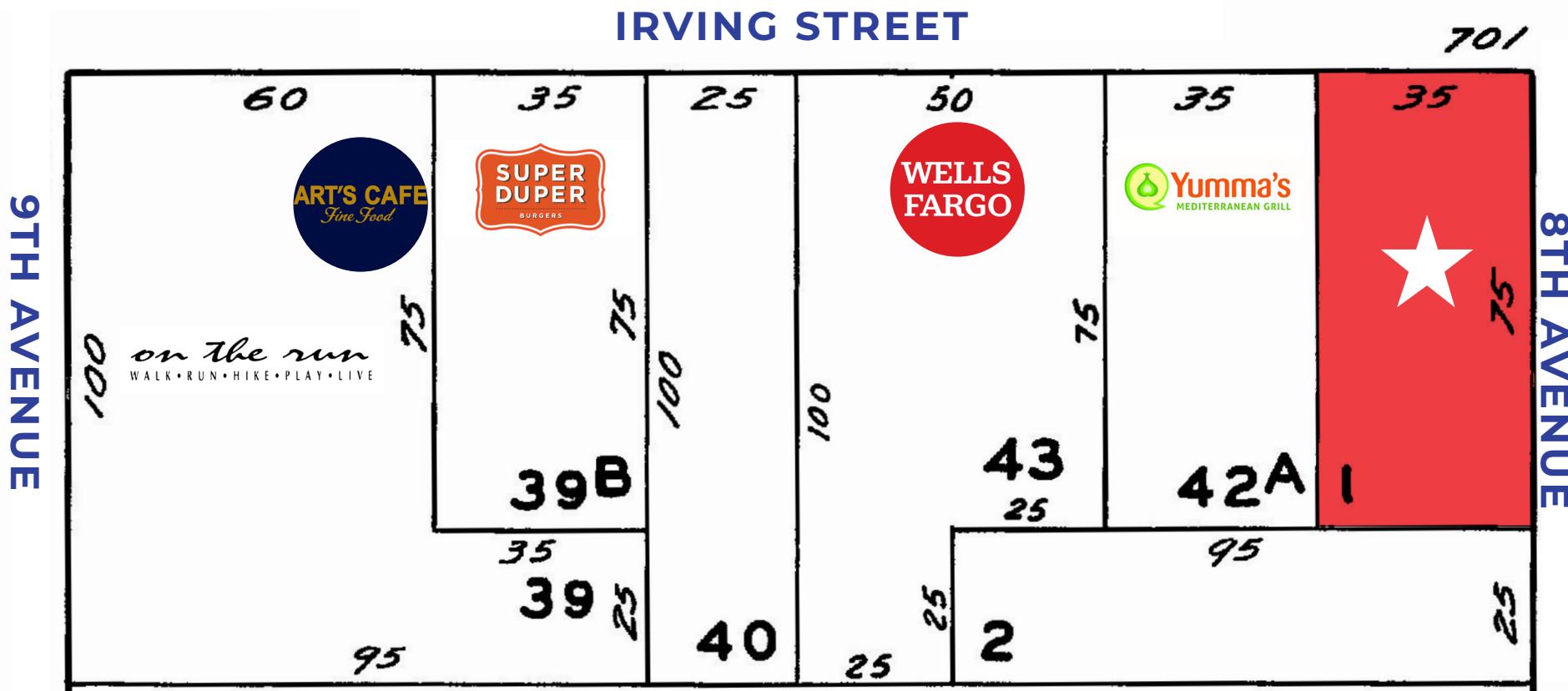
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PARCEL MAP



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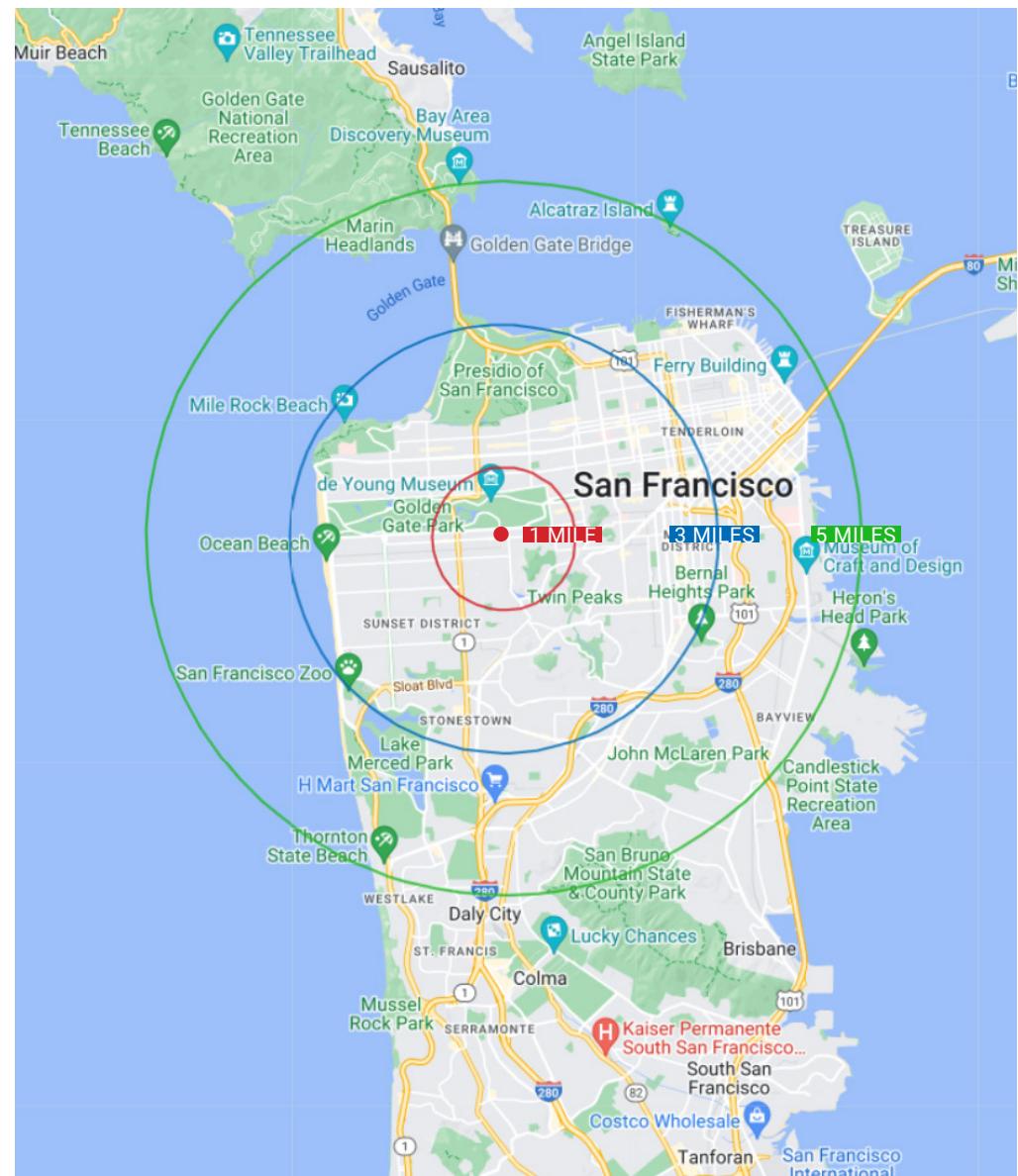
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DEMOCRAPHICS

	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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BLATTEIS
REALTY CO
®

INCORPORATED | EST. 1922

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