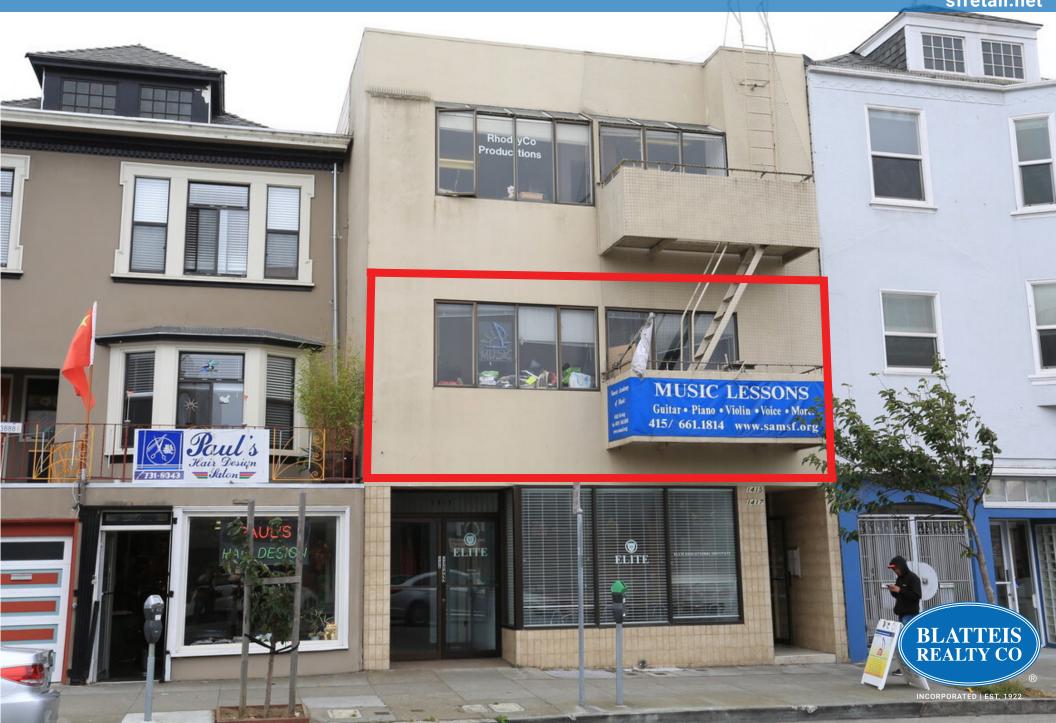
SECOND FLOOR OFFICE SUITE AVAILABLE 1415 IRVING STREET | INNER SUNSET SAN FRANCISCO, CA 94122

ANDREW KRAFT Mobile: 415.233.2142 | Office: 415.321.7494 akraft@blatteisrealty.com **DAVID BLATTEIS**

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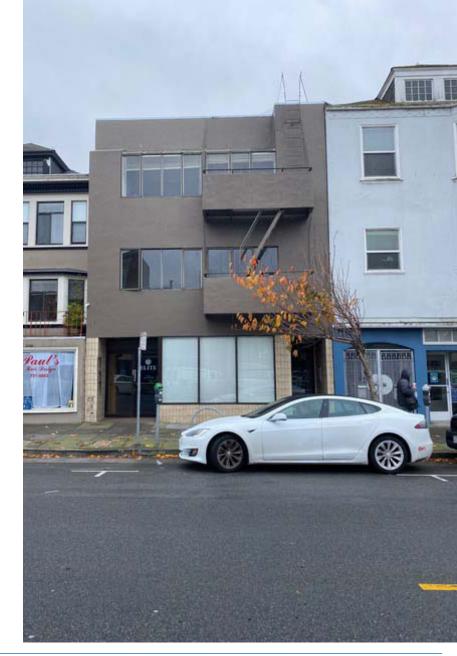


SIZE: ±1,278 SQUARE FEET PLEASE CALL FOR PRICE BETWEEN 15TH & 16TH AVENUE

Located in the middle of the Inner Sunset, this space features 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:

- 5 Offices
- Restroom
- A Block away from Golden Gate Park
- WALK SCORE® 97 (Walker's Paradise)
- TRANSIT SCORE® 68 (Good Transit)





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PRIME LOCATION FOR SHOPPING, DINING AND NIGHTLIFE!



IPOT







ANDRONICO'S

KING OF NOODLES

INGO



GOLDEN GATE PARK



SUSHI GOEMON



THE GAME PARLOUR

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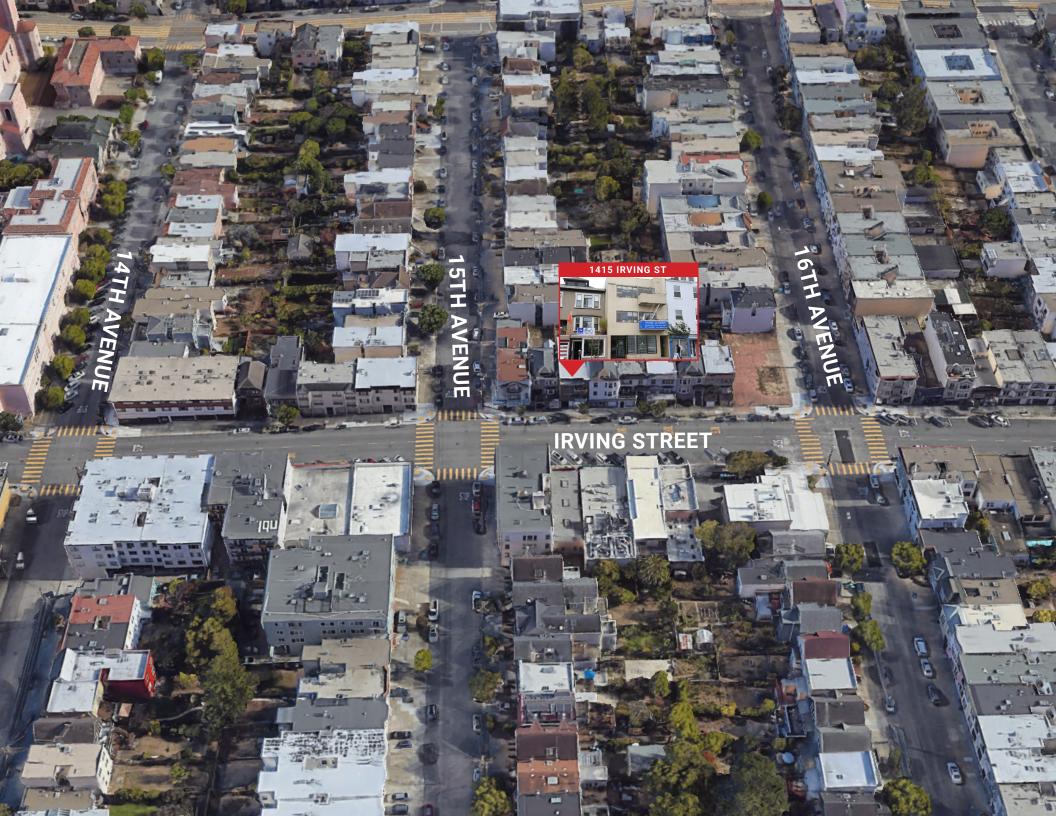
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B & B - BANH MI & BOBA



DEMOGRAPHICS

Muir Beach

	1 MILE	3 MILES	5 MILES
		3 WILES	5 MILES
2021 Total Population	51,006	411,153	901,898
2026 Population	51,364	414,703	913,786
Pop Growth 2021-2026	+0.70%	+0.86%	+1.32%
Average Age	41	42	41
2021 Total Households	20,846	177,044	386,077
HH Growth 2021-2026	+0.40%	+0.60%	+1.35%
Median Household Inc	\$134,416	\$143,647	\$126,796
Avg Household Size	2.40	2.20	2.20
2021 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$1,110,248	\$1,094,511	\$1,059,888
Median Year Built	1947	1947	1949
Source: Looppot			

(101) Sausalito Golden Gate Bay Area National Tennessee 🐼 **Discovery Museum** Recreation Beach Area **B** Rodeo Beach Alcatraz Island Marin TREASURE 🚇 Golden Gate Bridge Headlands 80 Mide Shor Ferry Building Presidio of San Francisco (ia Lands End Labyrig Union Square NDERI OI Oracle Park 80 San Francisco de Young Museum chase Center Golden Gate Park Ocean Beach 🧭 3 MILES 5 MILES 1 MILE UTER : Twin Peaks Heron's Head Park 1 Ø NAL HEIGHT Stonestown Galleria San Francisco 200 280 (≜ VIEW EXCELSIOF John McLaren Par Merced Park Candlestick H Mart San Francisco OUTER MISSIO Point State Recreation Area 280 (C Thornton 🔗 State Beach San Brano Westlake Mountain State & County Park Daly City Lucky Chances 😫 Brisbane Serramonte Center ᅌ Colma Mussel Rock Park SERRAMONTE South San Francisco Safeway \Xi WESTBOROUG San Francisco Tanforan International SHARP PARK Airport San Bruno 280 Sweeney Ridge Trail Pacifica 0 (82) Junipero

Angel Island State Park

Marin City

Source: Loopnet



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MUSIC LESSONS Guitar • Piano • Violin • Voice • Moree 415/ 661.1814 www.samsf.org

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