

**DYNAMIC CORNER RETAIL AVAILABLE WITH ON-SITE PARKING!
1760 OCEAN AVENUE, SAN FRANCISCO, CA 94112 | INGLESIDE**



INCORPORATED | EST. 1922

CELEBRATING
100 Years

GARY WARD
415.321.7483
gward@blatteisrealty.com
DRE #01208708

CARL WARD
415.321.7487
cward@blatteisrealty.com
DRE #01968824

DAVID BLATTEIS
415.321.7488
dsblatteis@blatteisrealty.com
DRE #00418305

1760 OCEAN AVE./DORADO TERRACE
PREMISES SIZE: ±15,000 SQUARE FEET
PARKING GARAGE: 52 INDOOR SPACES
(25 EXCLUSIVE)

Available For Sublease. 11 plus years remaining.
Additional term and options available from owner.

An ideal location for grocery, pharmacy, hardware,
general merchandise, specialty, clothing, discount,
personal health and other commercial uses.

- Open Floor Plan
- MUNI T-Line Lightrail Stop in Front
- WALK SCORE® 92 (Walker's Paradise)
- TRANSIT SCORE® 72 (Excellent Transit)
- Nearby attractions include Whole Foods, Walgreens,
City College, 24 Hour Fitness, Philz Coffee, Ocean
Cyclery, Sherwin Williams, That's Amore, and
Benjamin Moore in this Vibrant Neighborhood.

PLEASE CALL FOR PRICE



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BLATTEIS
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1760 OCEAN AVE

Ocean Cyclery
That's Amore

24 Hour Fitness

Dorado Ter

A-1 Bakery

Java on Ocean

Ocean Paws

The Ave Bar

Walgreens

Fruit Barn

Golden Coast

Jojo's Cafe

Ocean Ave

Lucky Ocean Cafe

Sweet Cupz

Sherwin Williams

Sakesan Sushi

Mr. Green Bubble

Chase Luck Bakery

Go Go 7

Poke Bowl

McDonald's

Wells Fargo

Whole Foods

Randy's

Pakwan

Beep's Burgers

Philz Coffee

Orchids Cafe



NEARBY ATTRACTIONS



WHOLE FOODS



24 HOUR FITNESS



CITY COLLEGE



WALGREENS



THAT'S AMORE



PHILZ COFFEE



SHERWIN WILLIAMS



OCEAN CYCLERY



BENJAMIN MOORE



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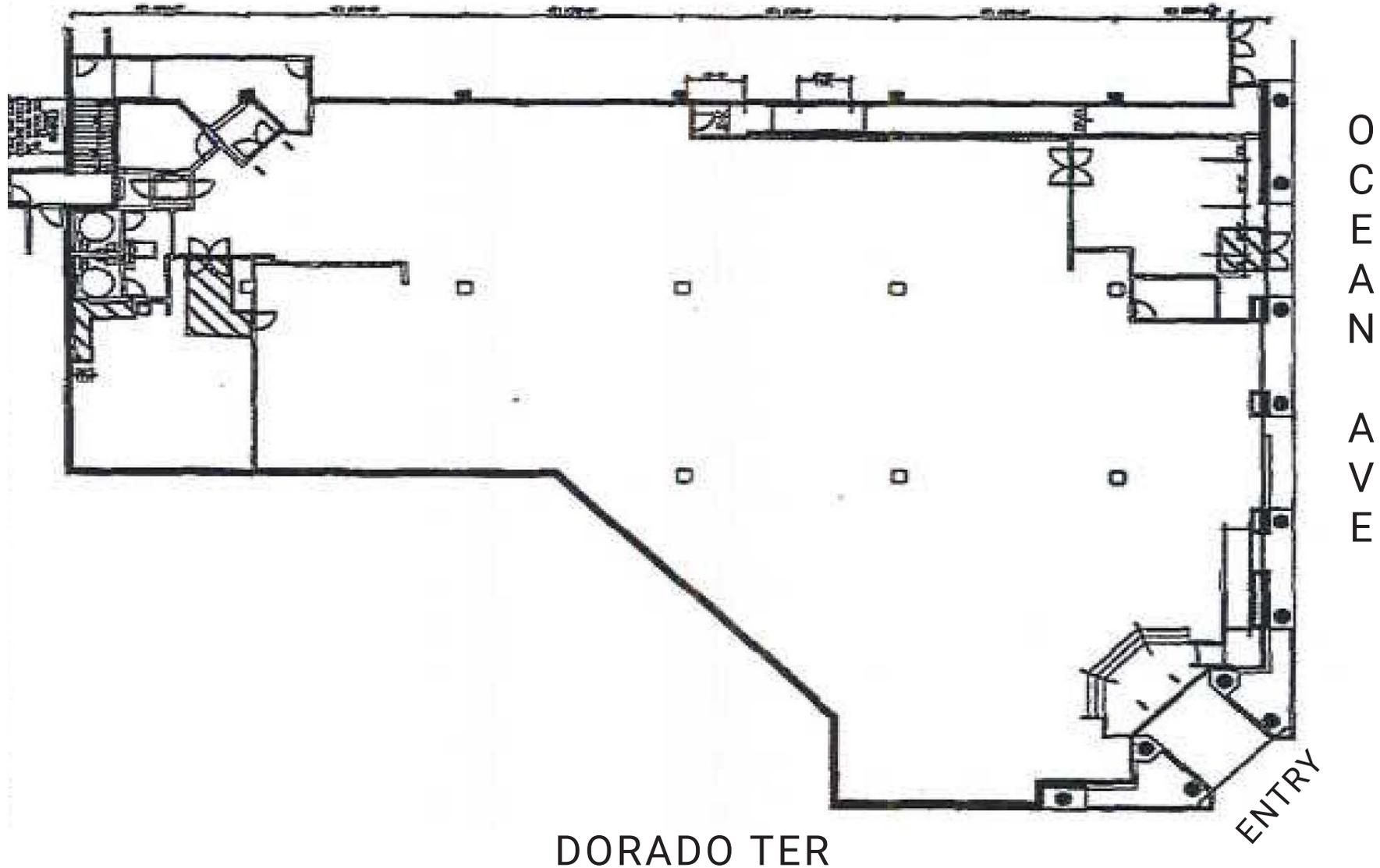
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FLOORPLAN



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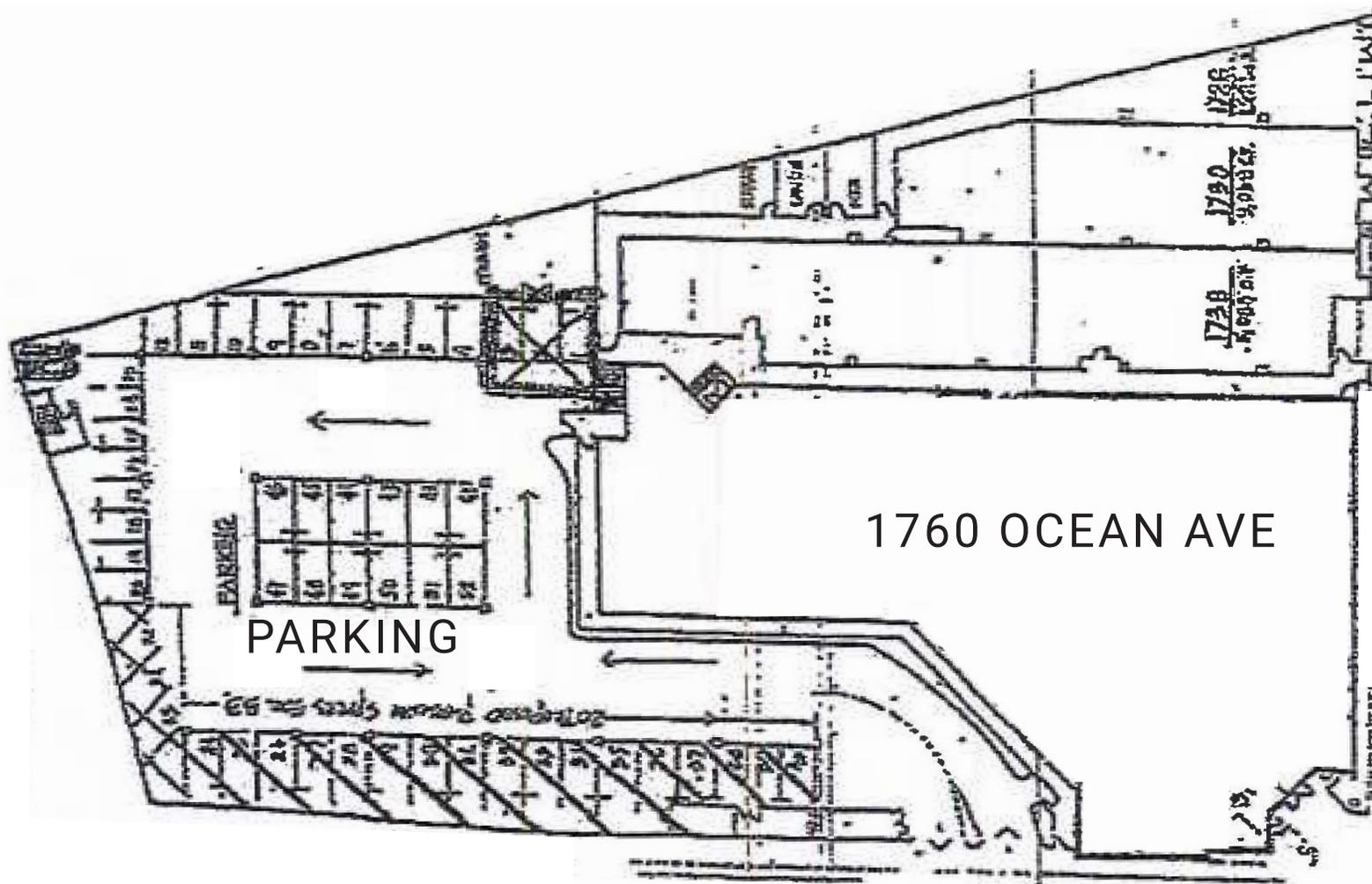
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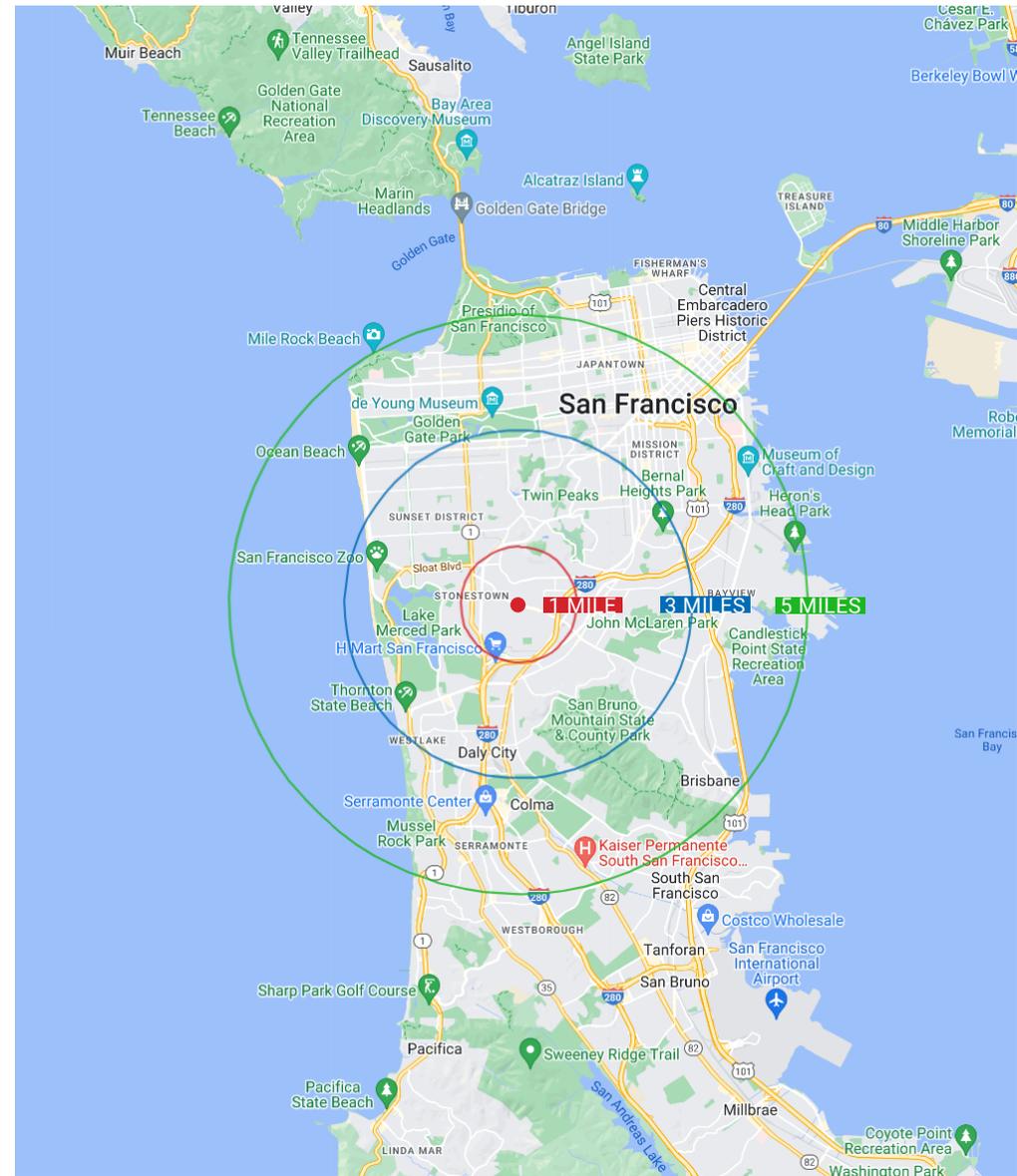
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 Total Population	44,463	390,286	856,672
2027 Population	43,017	380,821	843,032
Pop Growth 2022-2027	3.25%	2.43%	1.59%
Average Age	42	42	41
2022 Total Households	14,263	138,371	333,898
HH Growth 2022-2027	3.58%	2.53%	1.61%
Median Household Inc	\$119,286	\$125,073	\$120,190
Avg Household Size	3.00	2.70	2.40
2022 Avg HH Vehicles	2.00	2.00	1.00
Median Home Value	\$1,065,874	\$1,061,747	\$1,054,484
Median Year Built	1947	1949	1949

Source: Loopnet



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