

**NEW PRICE!**

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



**BLATTEIS  
REALTY CO**

INCORPORATED | EST. 1922

CELEBRATING  
**100 Years**

**JONATHAN BLATTEIS**

415.321.7486

[jblatteis@blatteisrealty.com](mailto:jblatteis@blatteisrealty.com)

DRE #00812015



# 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:

<b>Asking Price:</b>	<del>\$4,000,000</del> <b>\$3,612,000</b>
<b>Cap Rate:</b>	4.9% <b>5.3%</b>
<b>Property Type:</b>	Commercial
<b>Building Size:</b>	±5,390 Sq Ft (Per Realquest)
<b>Lot Size:</b>	±2,625 Sq Ft (Per Realquest)
<b>Cross Street:</b>	8th Avenue
<b>Year Built:</b>	1922
<b>APN:</b>	1763-001



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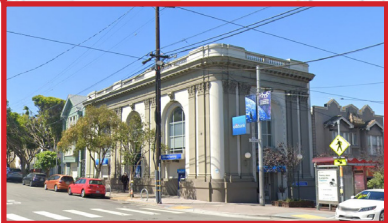
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701 IRVING ST



# NEARBY TENANTS AND ATTRACTIONS!



PACIFIC CATCH



STARBUCKS



PASQUALE'S PIZZERIA



EASY BREEZY FROZEN YOGURT



GOLDEN GATE PARK



POSH BAGEL



JAMBA JUICE



LALE



CAFE RAIN TREE



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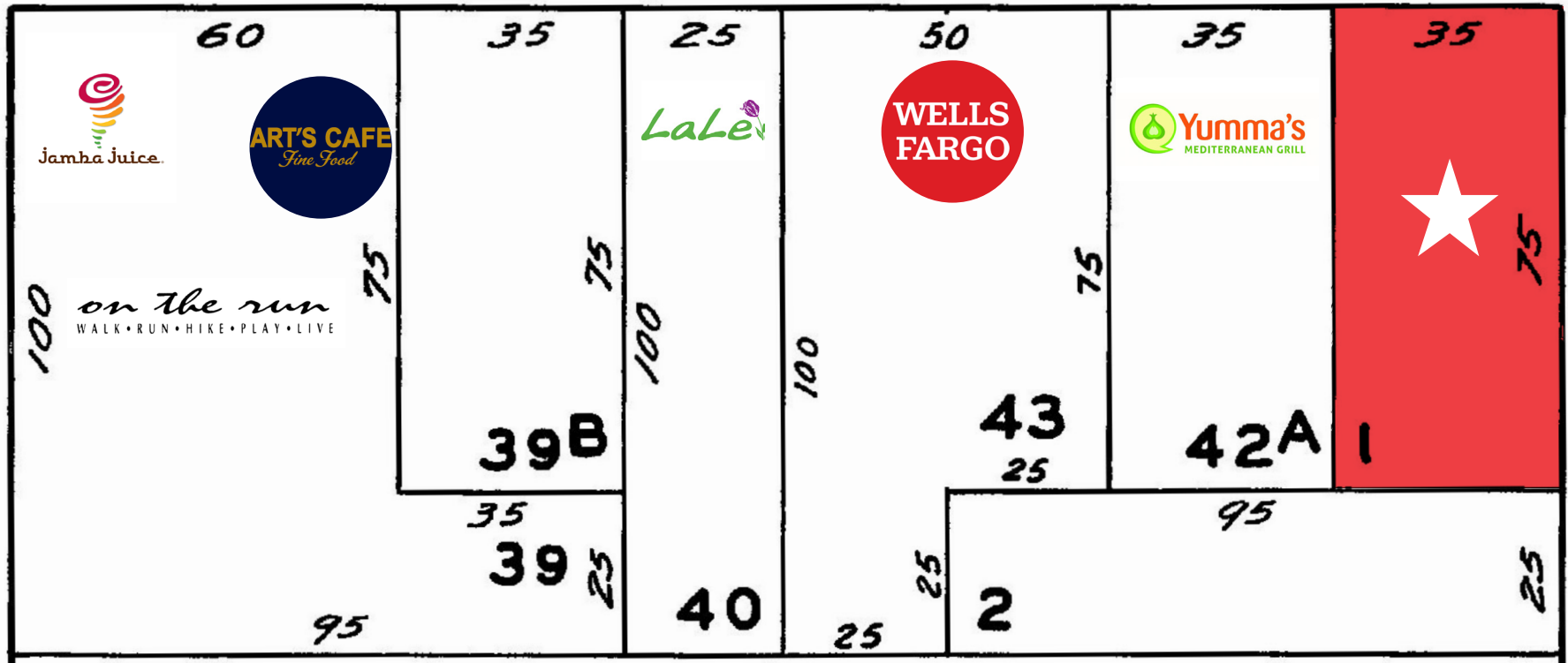
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# PARCEL MAP

IRVING STREET

9TH AVENUE

8TH AVENUE



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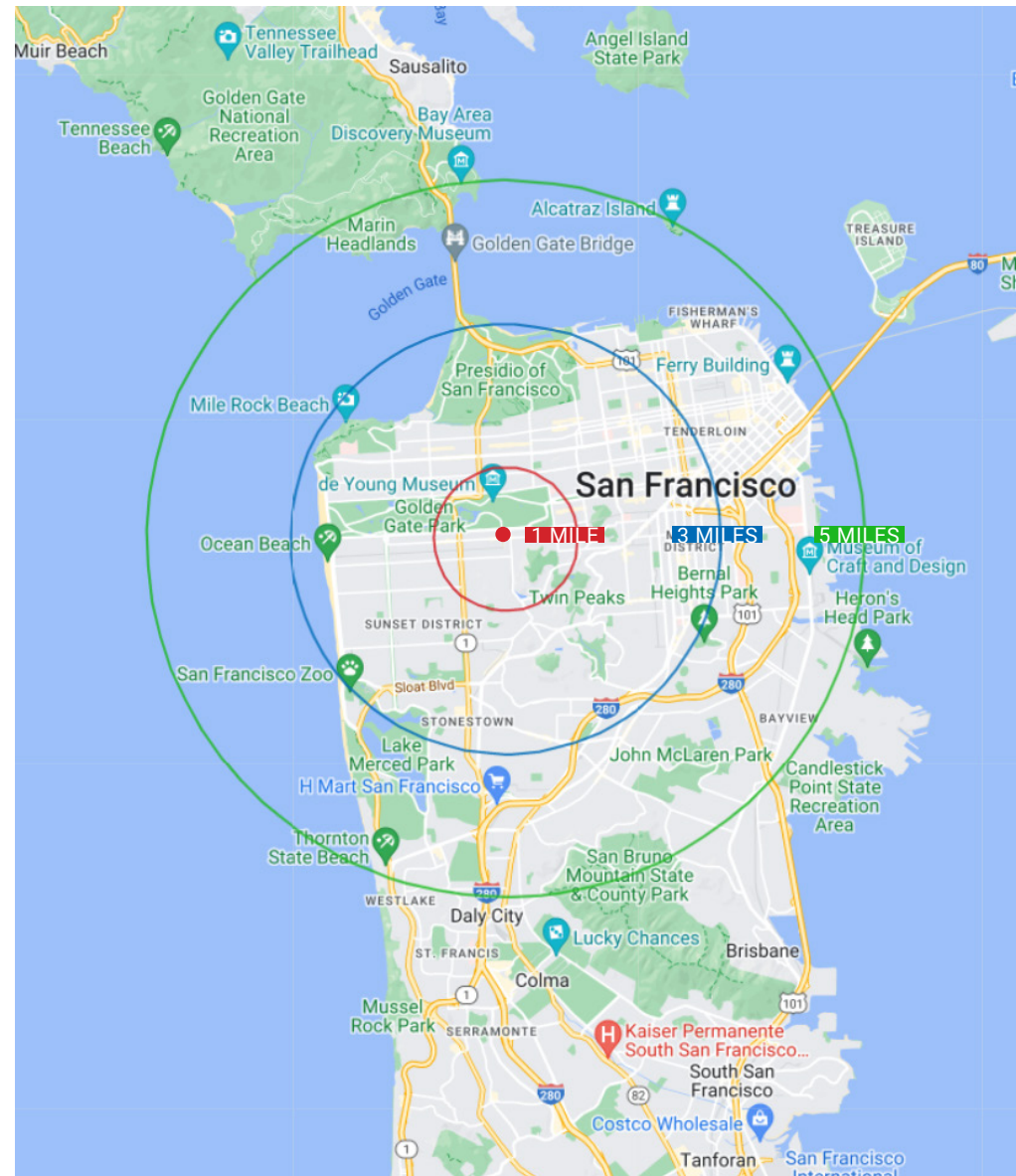
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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2023 Total Population</b>	48,334	439,699	834,001
<b>2028 Population</b>	44,804	408,731	778,801
<b>Pop Growth 2023-2028</b>	7.30%	7.04%	6.62%
<b>Average Age</b>	41	42	42
<b>2023 Total Households</b>	20,842	193,098	353,738
<b>HH Growth 2023-2023</b>	7.84%	7.46%	6.87%
<b>Median Household Inc</b>	\$147,362	\$145,441	\$130,910
<b>Avg Household Size</b>	2.20	2.20	2.20
<b>2023 Avg HH Vehicles</b>	1.00	1.00	1.00
<b>Median Home Value</b>	\$1,111,395	\$1,098,709	\$1,077,229
<b>Median Year Built</b>	1947	1948	1949

Source: Loopnet



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