



VISIBLE SHOP FOR LEASE NEAR STARBUCKS
1812 IRVING ST | OUTER SUNSET
SAN FRANCISCO, CA 94122

DAVID BLATTEIS
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DRE #00418305

SIZE: ±480 SQUARE FEET
ASKING: \$3,200/MONTH
CROSS STREET: 19TH AVENUE

This excellent retail space is located a few feet away from the Irving/19th Street Intersection, right in the middle of the Outer Sunset's main commercial street with shopping and dining.

ADDITIONAL FEATURES:

- High Branding Visibility
- Hardwood Floors
- Great Exposure
- WALK SCORE® 98 (Walker's Paradise)
- TRANSIT SCORE® 66 (Good Transit)
- Nearby tenants include Starbucks, PPQ Beef Noodle House, Hole in the Wall Pizza, Handy Deli and many more local shops and restaurants



INCORPORATED | EST. 1922

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20TH AVENUE

19TH AVENUE

1812 IRVING ST

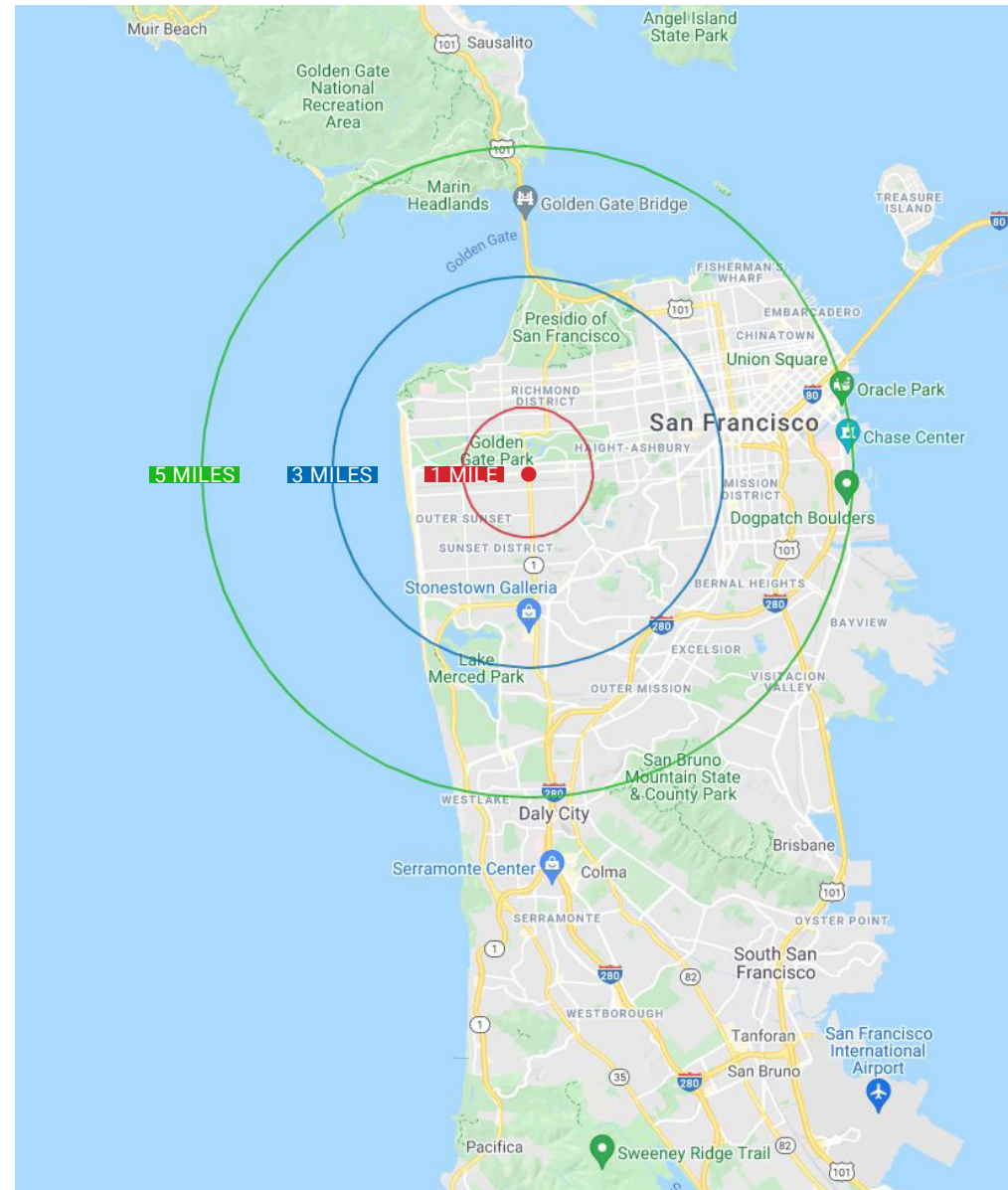


IRVING ST

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 Total Population	53,373	362,358	862,226
2027 Population	52,252	355,528	850,863
Pop Growth 2022-2027	2.10%	1.88%	1.32%
Average Age	42	41	41
2022 Total Households	21,415	159,309	370,393
HH Growth 2022-2027	2.37%	2.11%	1.31%
Median Household Inc	\$134,727	\$144,472	\$126,914
Avg Household Size	2.40	2.20	2.20
2022 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$1,111,459	\$1,097,555	\$1,069,705
Median Year Built	1947	1947	1948

Source: Loopnet



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NEARBY TENANTS & ATTRACTIONS



STARBUCKS



PPQ BEEF NOODLE HOUSE



HANDY DELI



FIRST REPUBLIC BANK



GOLDEN GATE PARK



KING OF NOODLES



PINEAPPLE KING BAKERY



TPUMPS



US BANK



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