

**THIRD FLOOR OFFICE SUITE AVAILABLE**  
1417 IRVING STREET | INNER SUNSET  
SAN FRANCISCO, CA 94122

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**BLATTEIS  
REALTY CO**

INCORPORATED | EST. 1922

**SIZE: ±1,385 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:**

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



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44 Montgomery Suite 1288, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

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# PRIME LOCATION FOR SHOPPING, DINING AND NIGHTLIFE!



IPOT



HOLLOW



IZAKAYA SOZAI



ANDRONICO'S



GOLDEN GATE PARK



SUSHI GOEMON



KING OF NOODLES



B & B - BANH MI & BOBA



THE GAME PARLOUR



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14TH AVENUE

15TH AVENUE

16TH AVENUE

IRVING STREET

1417 IRVING ST

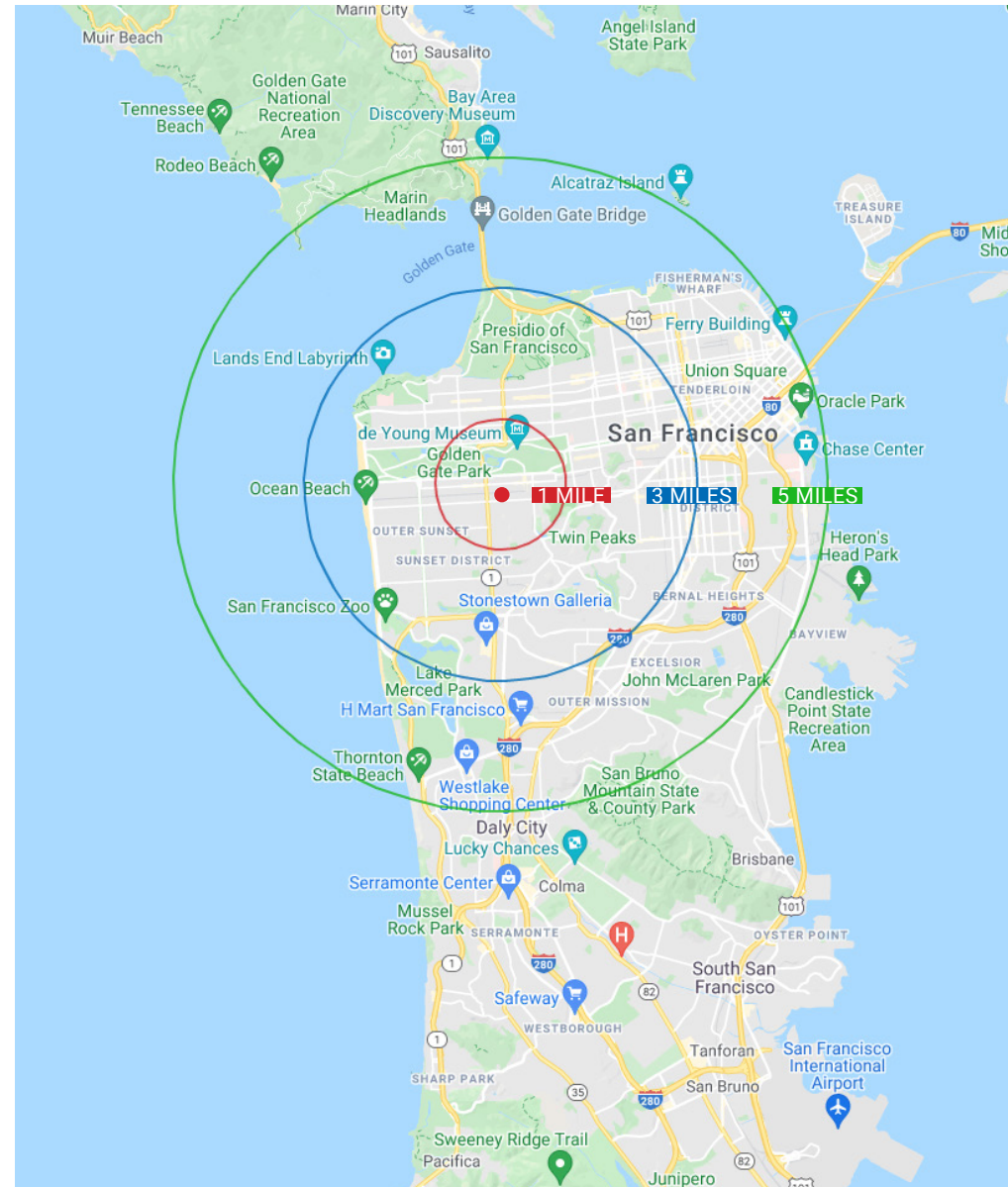




# DEMOGRAPHICS

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

Source: Loopnet



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