

MIXED-USE BUILDING FOR SALE IN THE BUSTLING CASTRO!

3979-3981 17TH STREET | SAN FRANCISCO, CA 94114

[VIEW VIRTUAL TOUR!](#)



BLATTEIS REALTY CO
INCORPORATED | EST. 1922

CELEBRATING
100 Years

Jeremy Blatteis
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DRE #01460566

PRICE: \$3,100,000

PROPERTY OVERVIEW:

For Sale! This well maintained beautiful property offers 4 spacious residential units, a ground floor commercial space and comes with a bonus backyard. The building is located nearby many award-winning restaurants, cafes, and unique shops. Rare opportunity for an owner/user or passive investor!

ADDITIONAL DETAILS:

- MUNI Line located right across the street (just a few feet)
- The property was recently painted
- Strong foot traffic
- Solid signage potential
- On a busy block of 17th Street (Around the corner from iconic Castro)
- Year Built: 1911
- 4 residential units over a commercial unit



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RETAIL SPACE



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ENTRANCE - RESIDENTIAL



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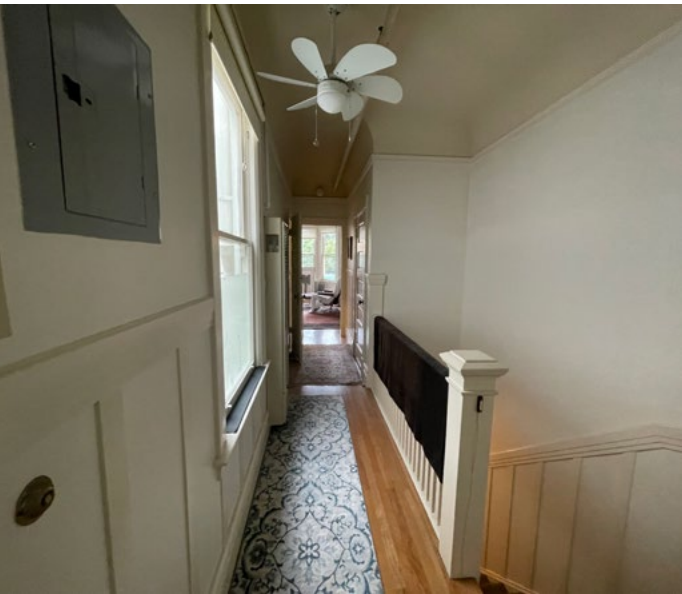
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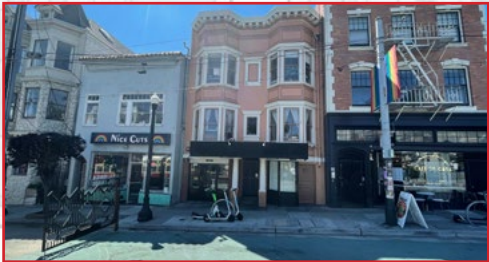
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3979-3981 17TH ST

NOE ST

- Kasa Indian Eatery
- Nick Engel & Co
- Qualitea
- Urban Flowers
- Rooster & Rice
- Moby Dick's

HARTFORD ST

- Blind Butcher
- Lark SF
- Poesia
- Fabulosa Books
- Cliff's Variety
- Tanglad
- Freeborn Designs
- CVS
- usbank
- Castro Theatre
- Pizzalicious
- Nice Cuts
- Cafe De Casa
- Eureka Sky
- Orphan Andy's
- HOT

17TH ST

- Thai House Express
- Anchor Oyster Bar
- Hand-Job Nails & Spa
- WELLS FARGO
- PHILLY
- Agegan Delights
- Therapy as Ceremony
- Midnight Sun
- Hot Johnnie's
- BANK OF AMERICA

CASTRO STREET

- Walgreens
- Blush!
- Bhoga
- Cafe Mystique
- Bottle Bacchanal
- El Capitan Taqueria
- citibank
- 440 Castro
- Knob's
- Rossi's Deli
- Marcello's Pizza
- LaserWay
- SOULCYCLE
- Twin Peaks Tavern

MARKET ST

18TH ST

- Buffalo Whole Food & Grain Co.
- Eye Gotcha Optometric
- Heroic Italian
- Brand X Antiques
- Fable
- Castro Fountain
- Always Tan Skin and Body
- Midpoint Sports
- Mudpuppy's
- Himalayan Handicrafts
- Wasabi Bistro
- Oz Pizza
- Harvey's
- Thai Chef
- The Edge

COLLINGWOOD ST

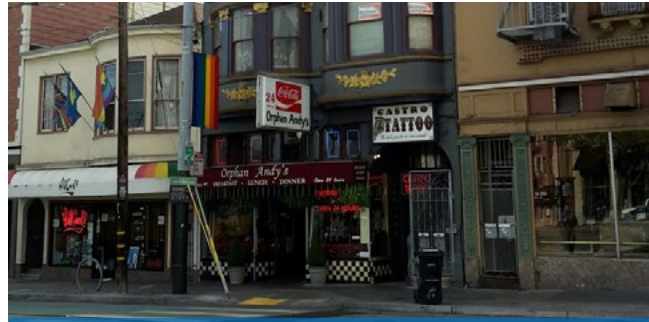
- Rikki Streicher Field
- MOLLIE STONE'S MARKETS
- Takara Sushi SF
- Five Star Truffles

DIAMOND ST

TOP DESTINATION FOR SHOPPING, DINING, AND ENTERTAINMENT!



TWIN PEAKS TAVERN



ORPHAN ANDY'S



CAFE DE CASA



NASH HOT CHICKEN & RAMEN



CASTRO THEATRE



HOT COOKIE



SOULCYCLE



DOUBLE RAINBOW ICE CREAM



MARCELLO'S PIZZA



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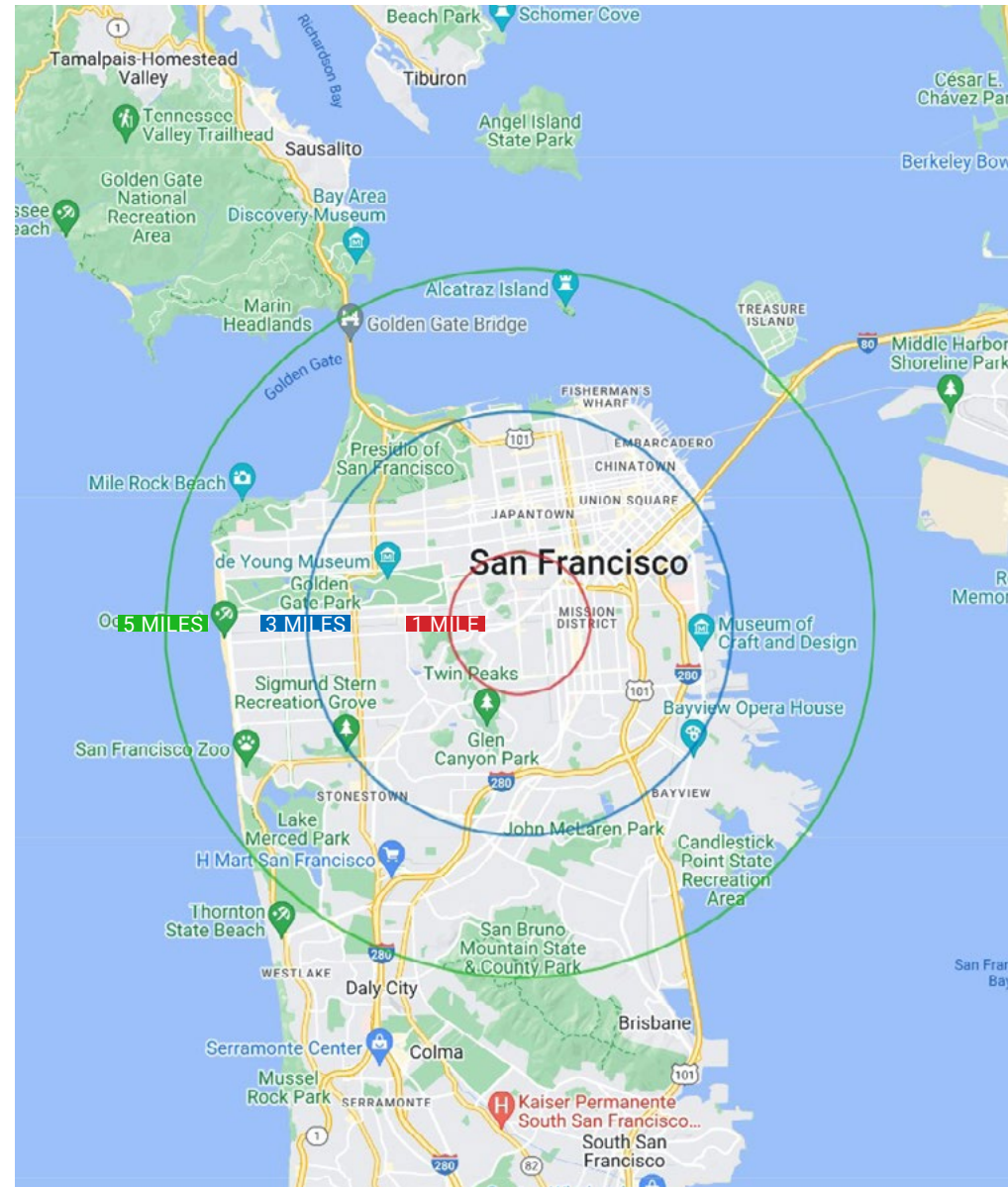
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 Total Population	94,847	637,751	903,458
2027 Population	93,525	631,461	891,963
Pop Growth 2022-2027	1.39%	0.99%	1.27%
Average Age	42	41	41
2022 Total Households	46,537	293,127	382,169
HH Growth 2022-2027	1.71%	1.05%	1.27%
Median Household Inc	\$166,899	\$135,660	\$125,537
Avg Household Size	2.00	2.10	2.20
2022 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$1,086,578	\$1,080,069	\$1,063,808
Median Year Built	1947	1948	1949

Source: Loopnet



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