

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

415.321.7493

jfblatteis@blatteisrealty.com

DRE #01460566

PRICE: \$2,800,000

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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NOE ST

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

HARTFORD ST

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

CASTRO STREET

19th 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

18TH ST

Walgreens
Blush!
Bhoga
Cafe Mystique
Bottle Bacchanal
El Capitan Taqueria
citi bank
440 Castro
Knob's
Rossi's Deli
Marcello's Pizza

COLLINGWOOD ST

Rikki Streicher Field

MOLLIE STONE'S MARKETS

Takara Sushi SF
Five Star Truffles

DIAMOND ST

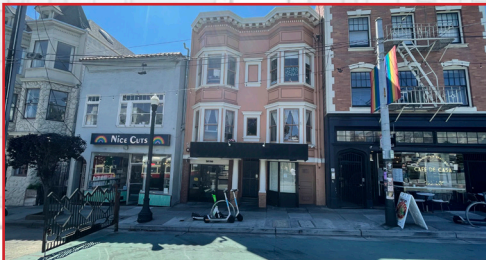
Lobby Bar
Vico Cavone

17TH ST

Blind Butcher
Lark SF
Poesia
Starbucks Coffee
Pink Bagel
Fabulosa Books
Cliff's Variety
Tanglad
Freeborn Designs
CVS
usbank
Castro Theatre
Pizzalicious
Nice Cuts
Cafe De Casa
Eureka Sky
Orphan Andy's
HOT LOCAL
Twin Peaks Tavern

SOULCYCLE

MARKET ST



3979-3981 17TH 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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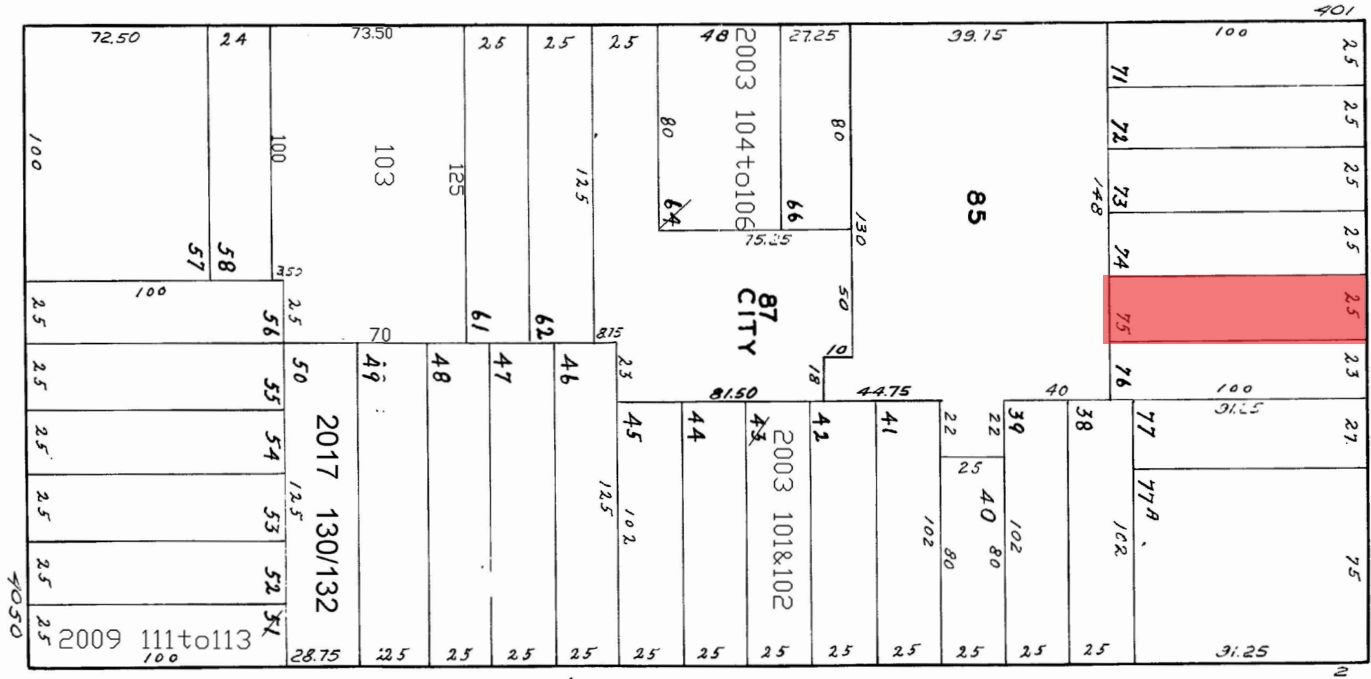
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PARCEL MAP

CASTRO

18TH STREET

17TH STREET



HARTFORD



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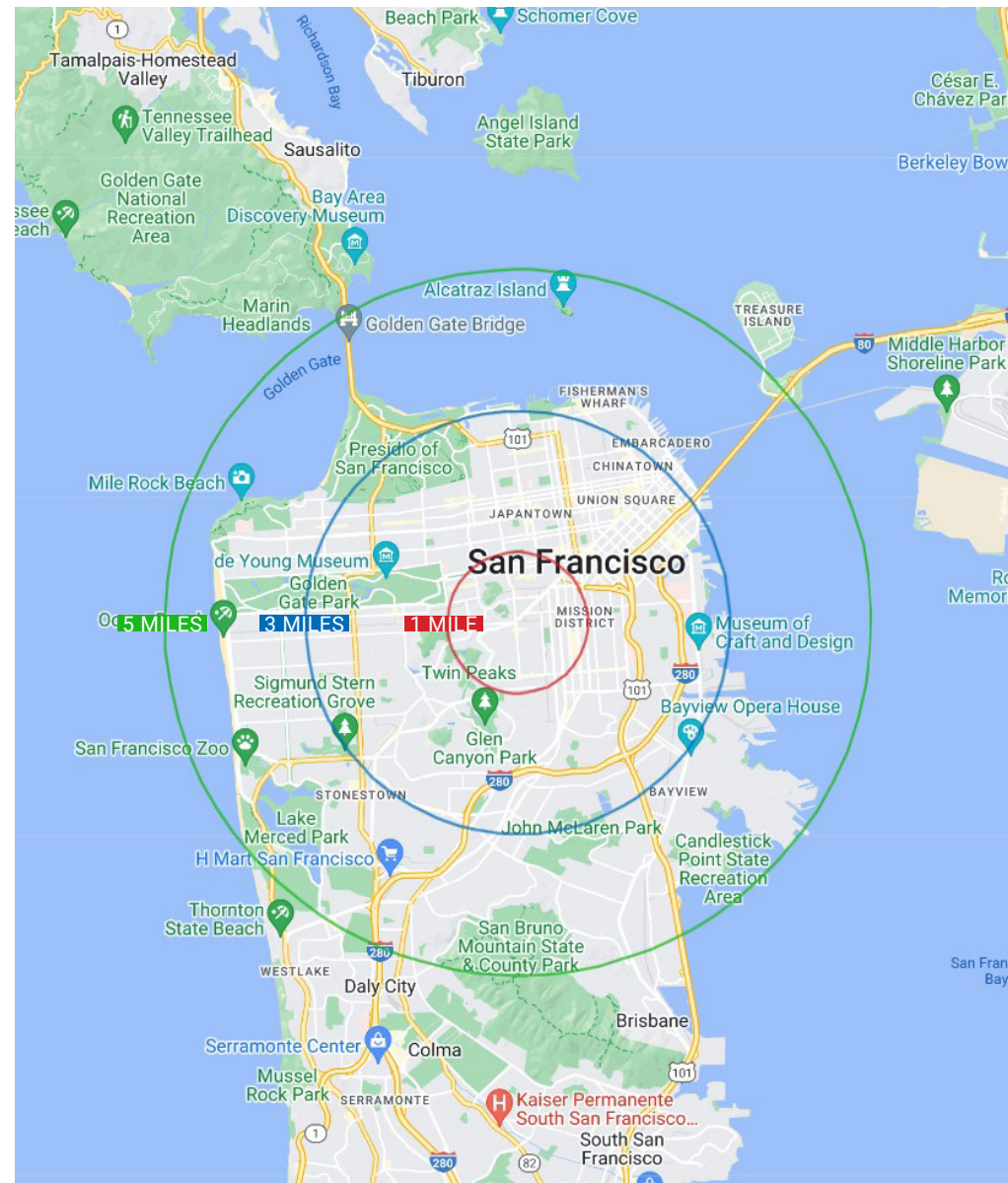
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	89,511	592,527	825,614
2029 Population	83,233	549,570	763,526
Pop Growth 2024-2029	7.01%	7.25%	7.52%
Average Age	42	42	42
2024 Total Households	42,806	266,600	346,668
HH Growth 2024-2029	7.55%	7.68%	7.85%
Median Household Inc	\$162,052	\$133,250	\$125,195
Avg Household Size	2.00	2.10	2.20
2024 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$1,115,508	\$1,106,066	\$1,095,077
Median Year Built	1947	1948	1949

Source: Loopnet



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