

2513 IRVING STREET

SAN FRANCISCO, CA 94122

ENTITLEMENT PROJECT

FOR MORE INFORMATION, PLEASE CONTACT

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,495,000
Lot Size:	7500 SF

PROJECT OVERVIEW

2513 Irving Street offers a rare opportunity to acquire a fully entitled, shovel-ready mixed-use development in San Francisco's Outer Sunset — one of the city's most supply-constrained and stable residential neighborhoods.

Entitled under SB 423, the project is CEQA-exempt and fully compliant with objective zoning standards, substantially minimizing entitlement risk. With a completed lot merger and clean approvals in place, the site is ideally positioned for a builder or developer to pursue 100% market-rate multifamily or for-sale condominium exit strategies.

The Outer Sunset's enduring appeal to both owner-users and long-term investors — combined with limited new supply — supports a wide range of profitable outcomes. The project's ground-floor retail space enhances its mixed-use value, catering to the neighborhood's walkable commercial corridor and offering upside from both residential and commercial tenancy.

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ENTITLEMENT PACKAGE HIGHLIGHTS



Proposed Unit Mix & Layout

- 8 market-rate for-sale condo or rental units
- All units are 2BD / 2BA
- Generous floorplans and open-concept layouts
- Each unit includes either a private balcony or a private roof deck
- Total private open space: ~3,493 SF (avg. 437 SF per unit)
- No affordable housing or offsite mitigation requirements

Proposed Parking & Access

- 9 total parking spaces:
 - option for 8 mechanized puzzle lift stalls
 - 1 van-accessible at grade
- Secure bike room with 8 vertical racks and workbench (301 SF)
- Close proximity to multiple MUNI lines: N-Judah, 7-Haight, 29-Sunset (all within 1 block)

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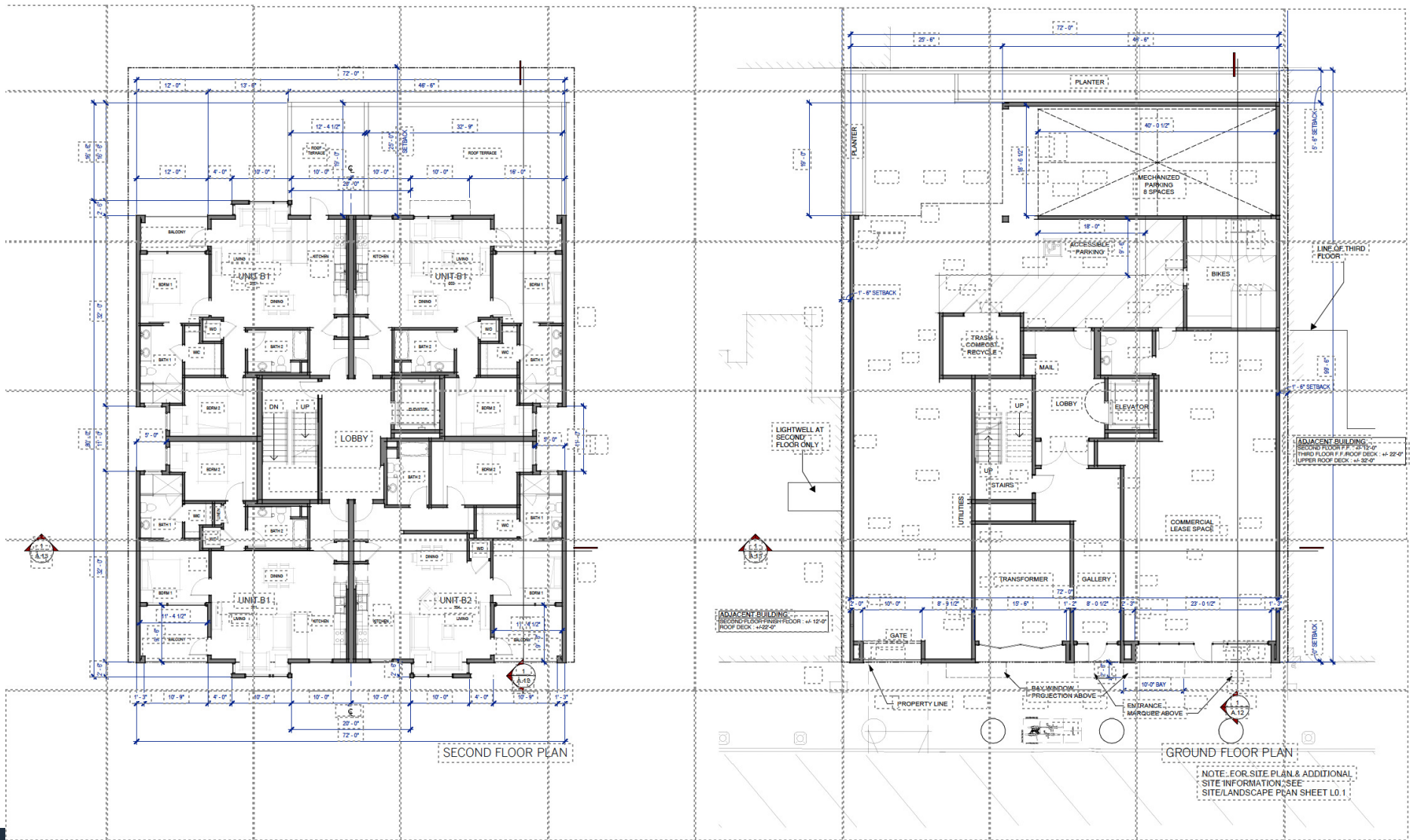
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GROUND FLOOR & SECOND FLOOR PLANS



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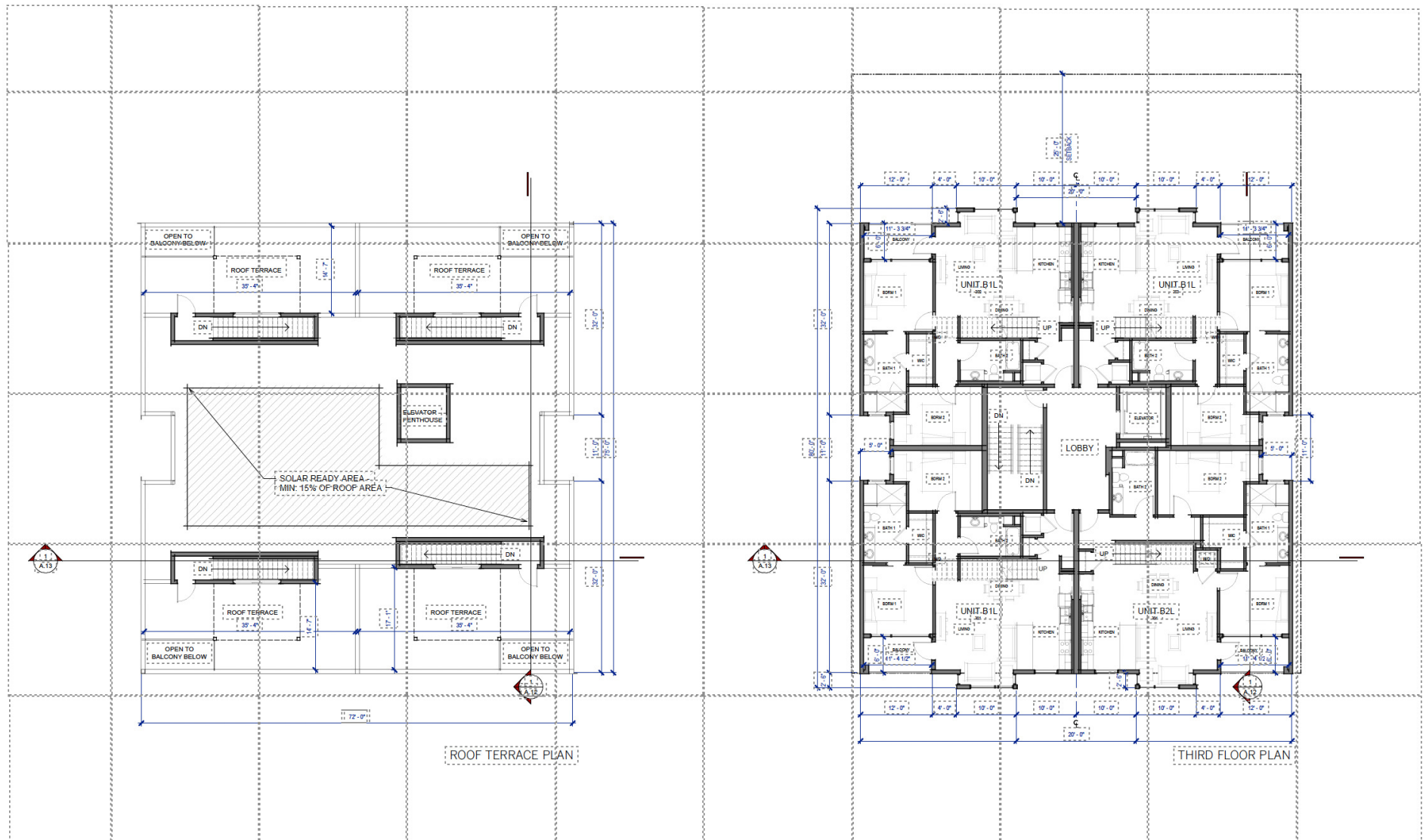
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ROOF TERRACE AND THIRD FLOOR PLANS



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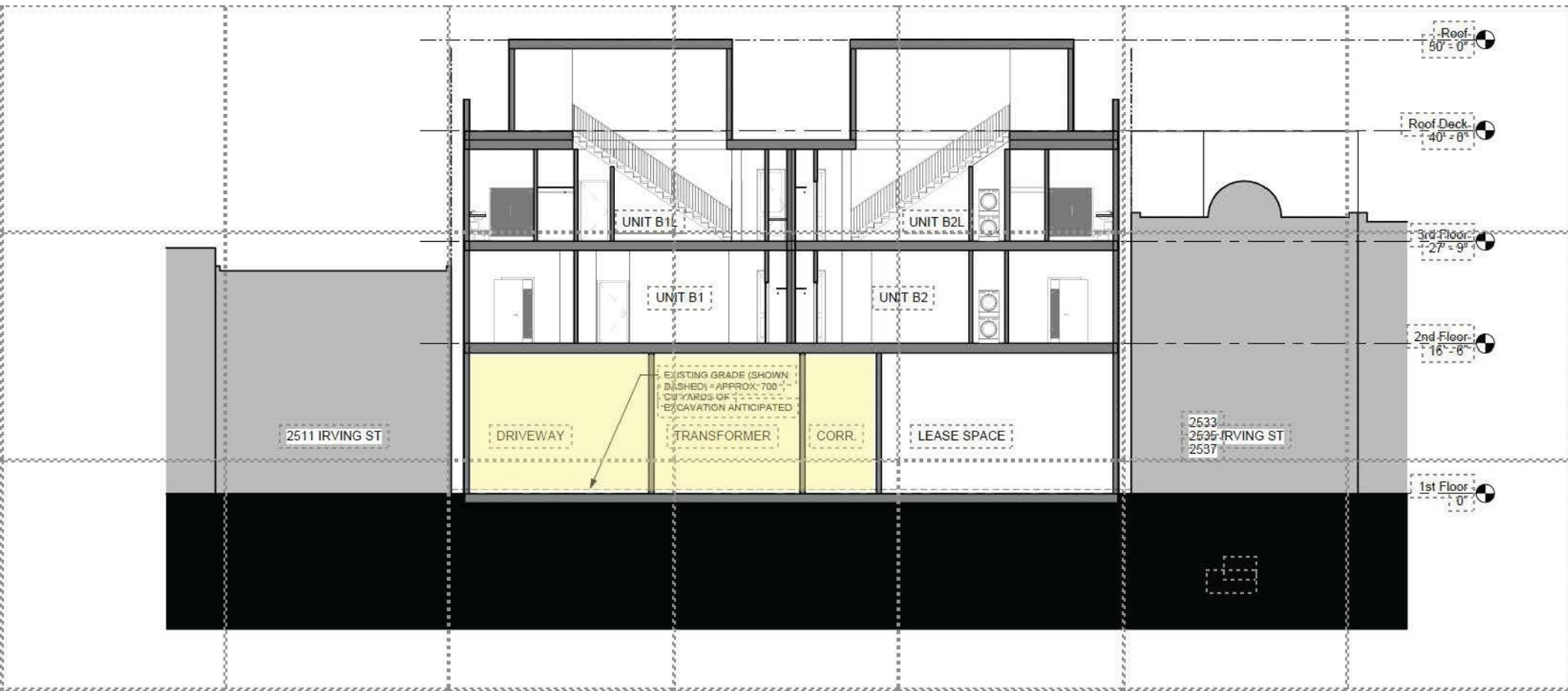
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CROSS SECTION SITE PLANS



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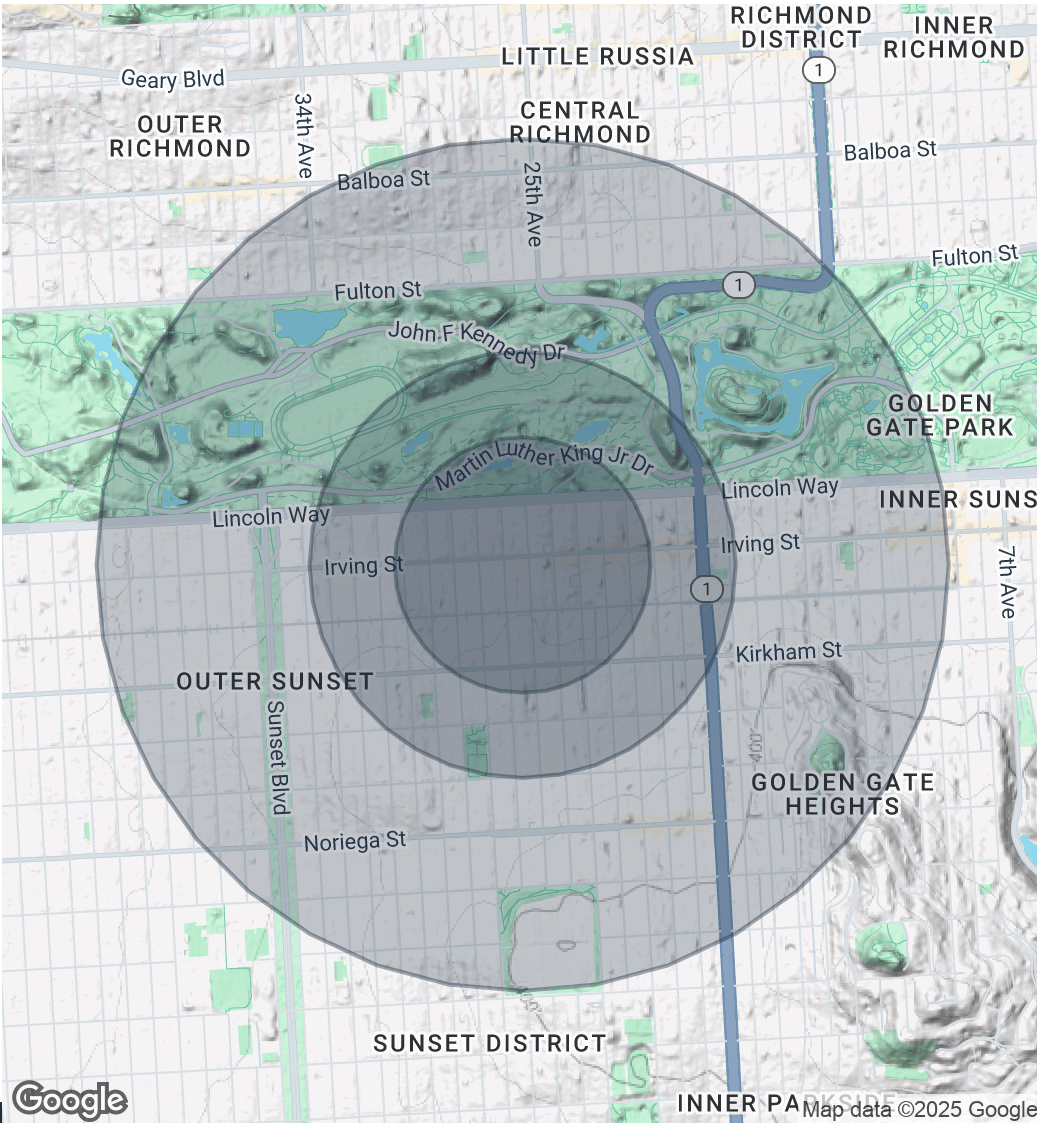


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,432	11,226	47,738
Average Age	43	43	44
Average Age (Male)	42	42	43
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,336	4,363	18,387
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$206,942	\$206,862	\$201,012
Average House Value	\$1,661,816	\$1,648,742	\$1,600,303

Demographics data derived from AlphaMap



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