

**3,600± SF
for Office/Retail**



**1320 7TH AVENUE
SAN FRANCISCO**



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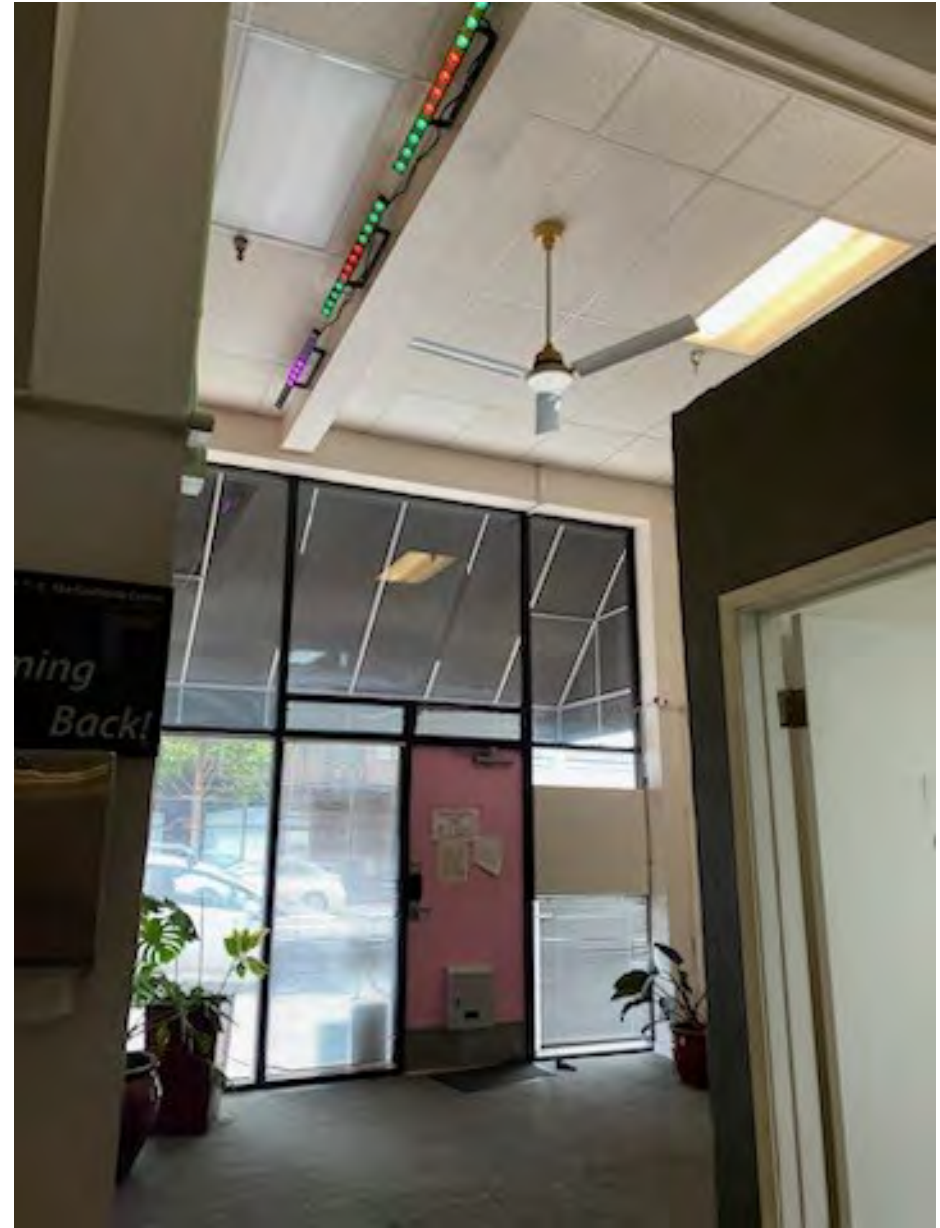
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PROPERTY SUMMARY

- Ground floor space that was formerly occupied by UCSF for medical services
- Steps away from Irving Street, Inner Sunset Shopping District, UCSF Parnassus Medical Center, N Judah Streetcar line
- Public Parking lot located immediately next door
- High ceilings, full HVAC, strong electrical capacity, and mezzanine
- Very attractive, well maintained building surrounded by desirable properties in a great neighborhood
- Only currently available ground floor space for lease in the Inner Sunset

2023 ESTIMATED DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|----------------|-----------|-----------|-----------|
| Population | 52,755 | 507,068 | 924,748 |
| Avg. HH Income | \$217,156 | \$205,748 | \$191,598 |



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