

800 IRVING STREET

Corner of Irving Street & 9th Avenue, San Francisco

RETAIL FOR LEASE | INNER SUNSET NEIGHBORHOOD



JENNIFER HIBBITTS | 415-272-2162 | jennifer@lockhouse.com | 01418027



LOCKHOUSE
RETAIL GROUP

In the heart of San Francisco's Inner Sunset, 800 Irving Street offers a rare opportunity for a new tenant at the prime corner of Irving Street and 9th Avenue. Available for the first time in over 60 years, this ±5,750 SF building provides exceptional visibility, expansive signage potential, and consistent foot traffic in one of the city's most active neighborhood corridors.

Surrounded by top national and local retailers—including Starbucks, Tartine, Pacific Catch, and Ambiance—this location benefits from a strong tenant mix and a loyal customer base. Just steps from the N Judah MUNI line, which serves nearly 27,000 riders daily, and one block from Golden Gate Park, 800 Irving sits at the crossroads of transit, tourism, and community.

This high-traffic, iconic location is ideal for retail, medical, or professional services, and represents a unique chance to own a flagship presence in one of San Francisco's most sought-after neighborhoods.



LINCOLN WAY

10TH AVENUE

Perilla
Blackthorn
Inle Burmese Cuisine
Qing Shu
Ebisu
Kiki Japanese
Marnee Thai
Gordo Taqueria
Jenny's Burger
Park Gyros



9TH AVENUE

Pacific Catch, Mixt
Pasquale's Pizzeria
Poke Origin
Easy Breezy Froyo
Posh Bagel
Fiorella, Super Duper Burgers
Tartine
Underdogs Tres
Saint Frank Coffee (Opening soon)
Ambiance
Luke's Local grocer

8TH AVENUE

The Beanery
Sunset Indian
Banh Mi Crunch
Crepevine
Chloe's Closet
Crossroad's Trading

7TH AVENUE

Loving Hut Vegan Restaurant
Foghorn Taproom
Noomoon
May Lee Chinese
Marrow Gallery

6TH AVENUE

IRVING STREET

10TH AVENUE

Reliable Pharmacy
Manna
Beanery
Sriracha Thai
Masala Dosa
CyBelle's Front Room
Nabe
Donut World
Arizmendi Bakery

9TH AVENUE

On The Run
Art's Cafe
Yumma's Grill
Snowbird Coffee
Kogi Gogi BBQ
Sunflower Garden
Mahalo!
Ushi Taro Ramen
Rose Indian Cuisine
Kothai Republic

8TH AVENUE

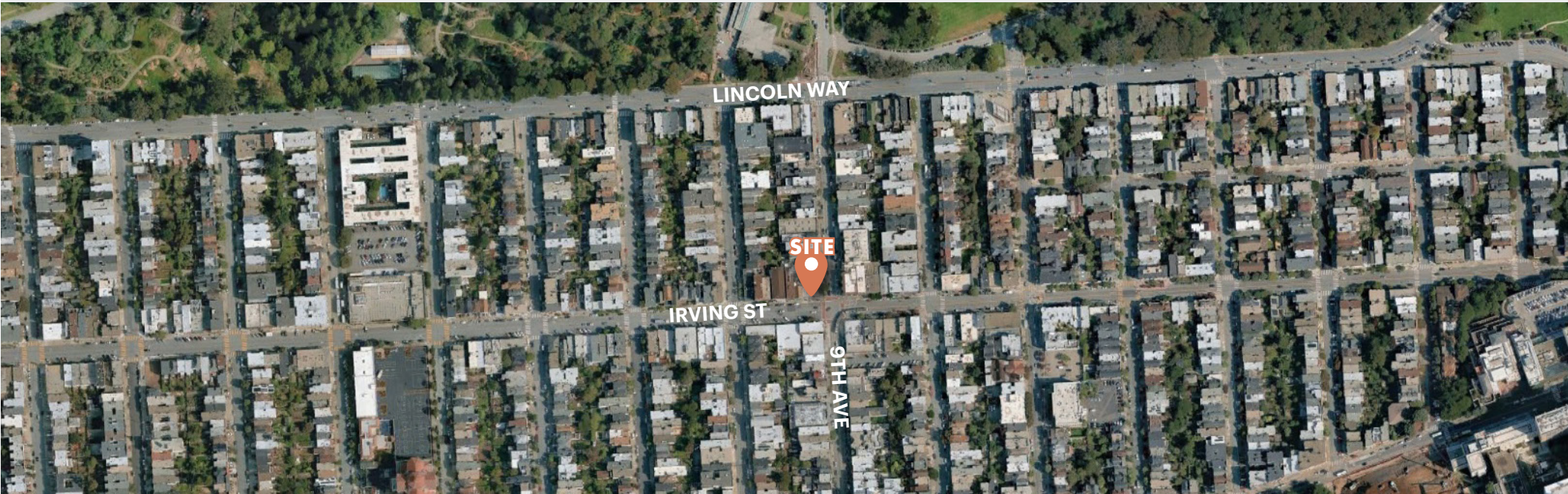
Fireside Bar
El Rancho Grande
Yifang Taiwan
One Stop Beauty Supply
Jun's Beauty Salon
Daily Beauty Supply
Fireside Bar

7TH AVENUE

Third Culture Bakery
The Red Tail Beer
& Wine Bar
Hahn's Hibachi Supply
Lavash
The Yellow Submarine

6TH AVENUE

JUDAH STREET



- Approximately 5,750 SF
- High-Profile, Prime Corner Of Highly Trafficked Irving Street & 9th Avenue In The Inner Sunset Neighborhood
- First time available in over 60 years
- Main + Main of the Inner Sunset Neighborhood and west side of San Francisco
- +57.5' of frontage on Irving Street
- +100' of frontage on 9th Avenue
- Temendous signage
- Located at the N Judah Muni Line
- 1 block from Golden Gate Park
- Active, pedestrian hub with exciting array of local, regional and national boutiques, restaurants, cafes, and retailers





+ 57.5'
IRVING STREET

±100'
9TH AVENUE

SURROUNDING RETAIL TENANTS



TARTINE



Pacific Catch
Fresh Fish Grill



POPULATION

1 MILE	3 MILES	5 MILES
49,154	439,835	858,704



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
20,886	193,381	366,557



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$274,246	\$304,446	\$294,869



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$2.14 M	\$2.16 M	\$1.93 M



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
72.8%	68.2%	60.2%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$1.3 B	\$11.88 B	\$21.63 B

*Demographic Source: Site USA Regis 6/03/25

