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# PRIME REAL ESTATE OPPORTUNITY IN SAN FRANCISCO'S HIGHLY DESIRABLE INNER SUNSET NEIGHBORHOOD

Located in the heart of the vibrant 9th and Irving Street corridor, this property offers an exceptional chance to own a piece of one of San Francisco's most sought-after districts.

Surrounded by an array of retail shops and dining options, this area is a thriving destination for both locals and visitors alike.

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**1326 9th Avenue**  
**San Francisco, California**  
*Offered by Restaurant Realty Company*  
*Patrick Totah, CBB*  
*Email: [patrick@restaurantrealty.com](mailto:patrick@restaurantrealty.com)*

# LOCATION *Highlights*



This property's location is unparalleled, being just minutes away from Golden Gate Park and the UCSF Parnassus Medical Facility—a major hub for healthcare, education, and research, as well as one of the largest employers in San Francisco.

The 9th and Irving corridor is a popular area in San Francisco's Inner Sunset neighborhood that offers a mix of local businesses, eateries, and shops, making it a lively spot for both residents and visitors.



**Dining:** The area is known for its diverse range of restaurants and cafes. You can find everything from casual coffee shops and bakeries to various international cuisines, including Thai, Japanese, Mediterranean, and American fare. Popular spots include **Arizmendi Bakery, Tartine, Fiorella, Ebisu, Catch, and Marnee Thai.**



**Shopping:** Along the corridor, there are various small, independent shops that sell everything from books and home goods to clothing and unique gifts. This makes it a great spot for browsing and finding something special.



**Community Vibe:** The 9th and Irving area has a strong community feel. It's a gathering spot for locals, with many people enjoying the outdoor seating at cafes and restaurants, particularly on weekends. The neighborhood's relaxed atmosphere contributes to its charm.



**Proximity to Golden Gate Park:** One of the biggest draws of this corridor is its proximity to Golden Gate Park. The entrance to the park is just a short walk away, making it easy for visitors to enjoy a stroll or visit nearby attractions like the **San Francisco Botanical Garden, California Academy of Sciences, or the de Young Museum.**



**Public Transit:** The area is well-served by public transportation, with the N-Judah Muni line running along Irving Street, providing convenient access to downtown San Francisco and other parts of the city.

# INNER *Sunset*



Known for its friendly, laid-back atmosphere, the area attracts a diverse mix of families, young professionals, and long-time residents. With the N Judah Muni line running through the neighborhood, commuting to other parts of the city is easy and convenient.

Despite being a lively hub for dining, shopping, and socializing, the area maintains a residential vibe compared to other parts of San Francisco.

The 9th and Irving corridor, with its welcoming atmosphere and unique charm, serves as the perfect backdrop for any business looking to thrive in one of the city's most beloved neighborhoods.

Whether you're envisioning a trendy eatery, a cozy coffee shop, or a retail space, this location offers endless potential to make your mark in a community that values both tradition and innovation.



## *Area* **BUSINESSES**

- Adronico's
- Arizmendi Bakery
- Snowbird Coffee
- Tartine
- The Posh Bagel
- SF Hometown Creamery
- Fiorella
- Kogi Bogi Ramen
- Sunset Subs
- And more

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# COMPARABLE *Sales*



## DETAILS

**Offered at:** \$3,200,000 (\$661 Sq. Ft.)

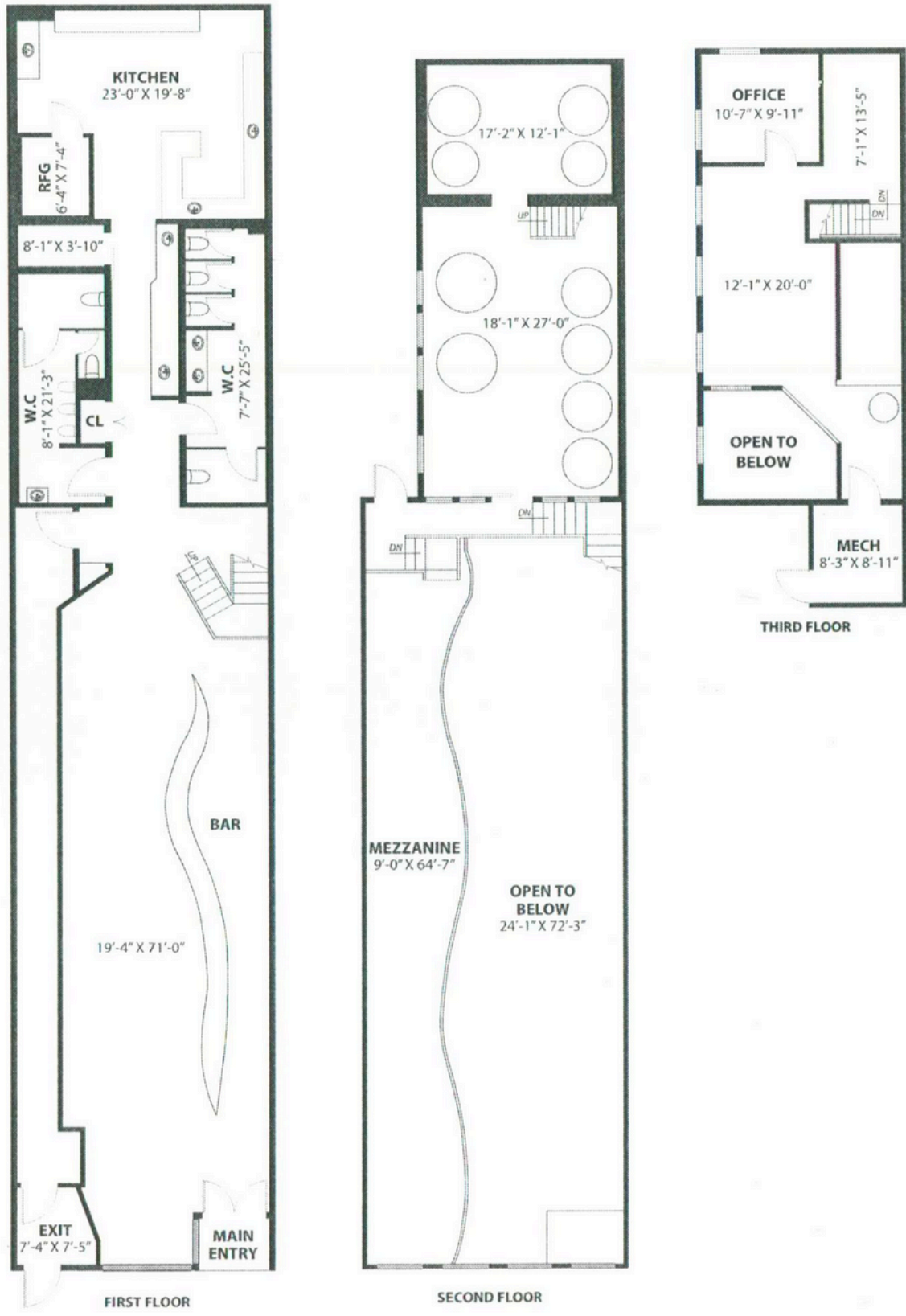
**Square Feet:** 4,835

**Parking:** Street Parking and Public Parking Lot

## COMPS

Location	Comp
627 Irving	\$625/Sq. Ft.
820 Irving	\$646/Sq. Ft.
907 Irving	\$627/Sq. Ft.
1330 9th Avenue (Next Door)	\$629/Sq.Ft.

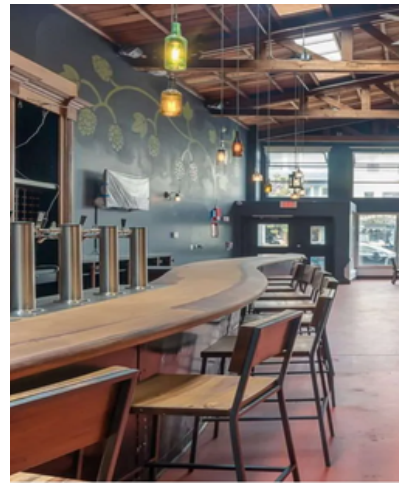
# FLOOR Plan





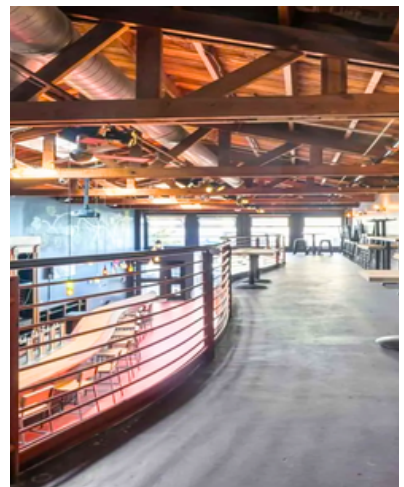
## VERSATILE SPACE *Endless Potential*

This versatile space is currently set up as a brewery and large-format restaurant, offering the potential for continued use in these industries or the flexibility to transform the space to suit a variety of business needs. Whether you're an investor looking to lease out to prospective businesses or a business owner seeking to secure your presence in this prime location, this is a rare opportunity where location truly is everything.



## *Inviting* MODERN INTERIOR

Step inside to discover an open and airy interior that evokes the charm of a modern mountain retreat. The ground floor features a spacious lobby area, complete with a long bar on the left, leading to a fully equipped kitchen with a Type 1 hood. The second floor offers an open-air mezzanine with additional seating, perfect for accommodating more guests. On the third floor, you'll find a fully functional brewery, detailed further below.



# INCLUDED *Equipment*



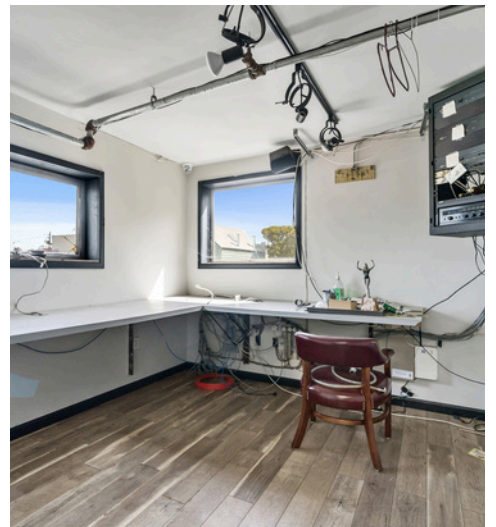
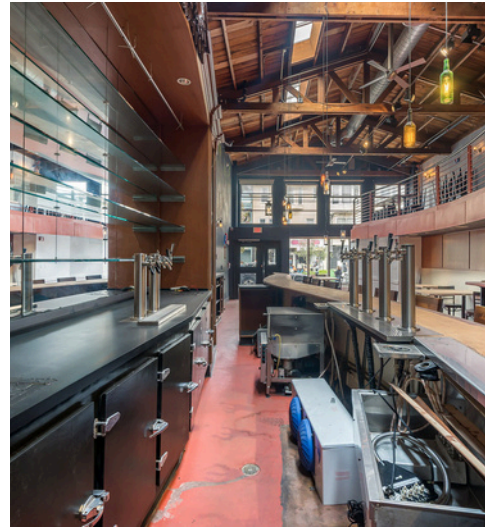
Don't miss out on this remarkable chance to own a beloved restaurant in a highly sought-after location. Restaurant infrastructure in place, which includes Type 1 hood venting and a walk-in cooler.

## THE BREWERY EQUIPMENT INCLUDES AS FOLLOWS:

- Kettle
- Mash Tun
- 2-15 bbl Fermenters
- 2-30 bbl Fermenters
- Cold Room
- 2-30 bbl Serving Tanks
- 2 -15 bbl Serving Tanks
- 7 bbl Serving Tank
- Valve and Hose Cooling and Pump System
- 2-25' and 2-10' Novaflex
- Brew Hoses (2014 and Free from Microorganisms),
- 4-25'-30' Well-Used Brew Hoses (for microorganisms)
- Keg Cleaner (3 Head Manual w/2 Reservoirs)
- Carbomax 750 CO2 (Leased)
- Tap System with 18 Taps
- 12 Taps Connected by Trunk Line to Cold Room
- 6 Taps Local Back Bar Fridge
- 60-15.5 Gal Kegs
- 60-5.2 Gal Kegs
- 60-gallon Air Compressor
- Low-Pressure Steam Boiler System
- Portable Pump for CIP Procedures
- Hop Contracts Including Citra and Mosaic.

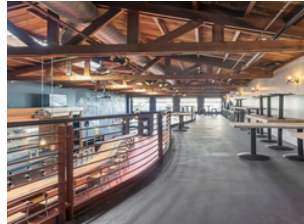
**ACT NOW AND BECOME PART OF THIS  
THRIVING COMMUNITY!**

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## FOR MORE INFORMATION CONTACT:

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