

# RETAIL FOR LEASE

**2233 IRVING ST,  
SAN FRANCISCO, CA 94122**

**CLEARPOINT  
FOR LEASE**  
RETAIL SPACE AVAILABLE  
**(415) 375-4330**

**2237**

## FEATURES

- ✓ Heavy Foot Traffic**
- ✓ Two Bathrooms**
- ✓ High Ceilings (15')**
- ✓ Display Windows**
- ✓ Space is in Excellent Condition**
- ✓ Located in-line with  
other retail spaces**

Business Opportunity | Offering Memorandum

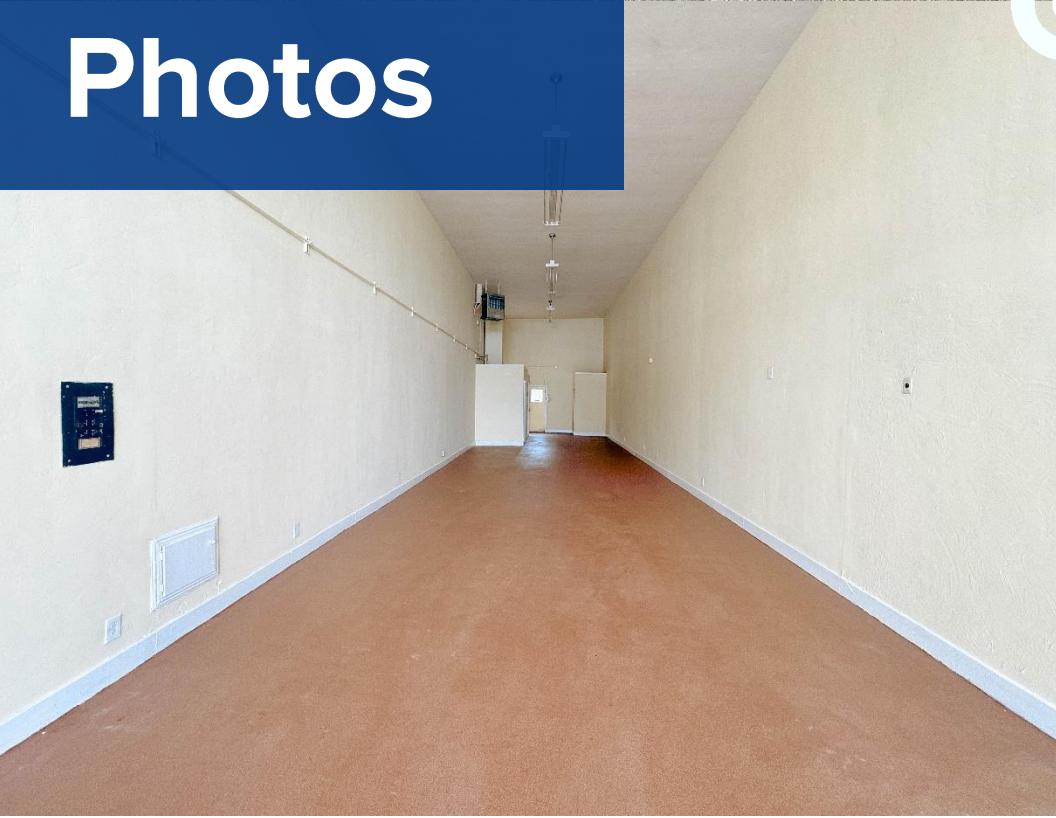
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# Offering Summary

Unlock the potential of your business at this prime retail space located in the bustling heart of San Francisco. Positioned at 2233 Irving St., this exceptional location offers unmatched visibility and convenience, making it the perfect spot for your retail venture or service-oriented business. Featuring expansive street-level windows, your business will attract the attention of passersby, drawing in both local residents and tourists. This retail space at 2233 Irving St. is not just a location; it's a launchpad for your business to flourish in one of San Francisco's most vibrant communities. Whether you're expanding an existing business or starting a new one, this space provides the foundation for success with a versatile floor plan that can be customized to suit your business needs, whether for a boutique, café, specialty store, or a professional service.

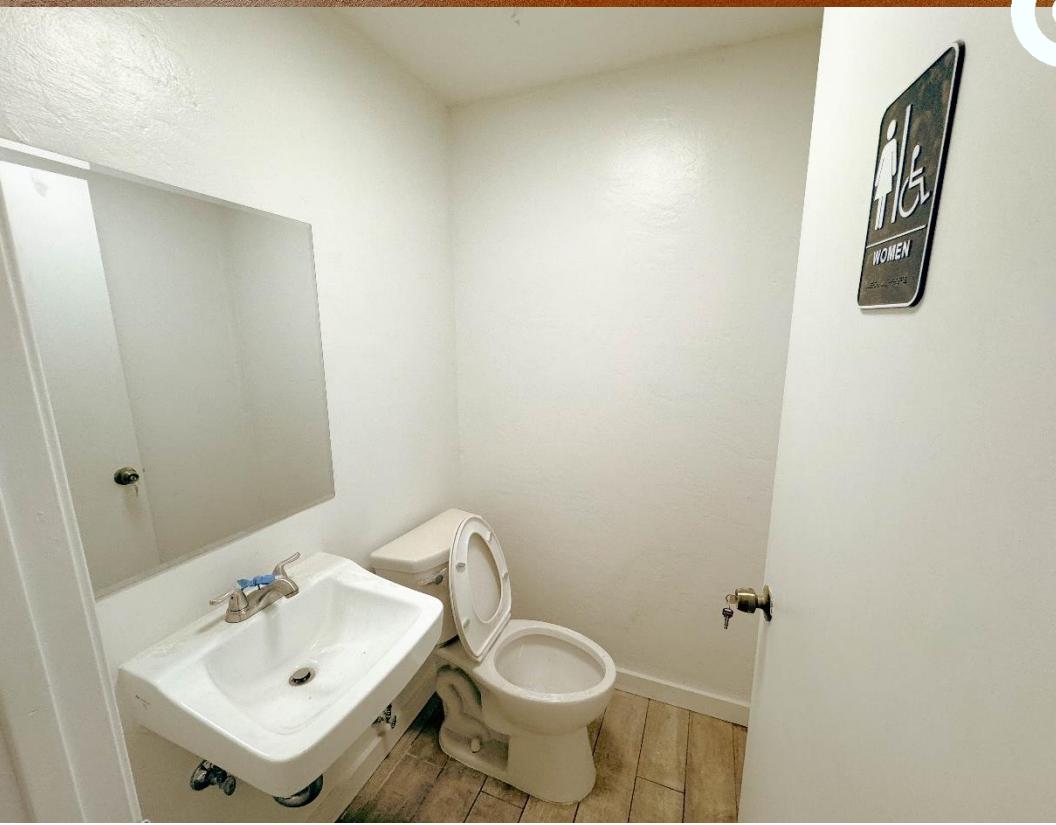
Building Information		Property Highlights
Entire Building Space	2,800 SF	<ul style="list-style-type: none"><li>• Fully Built Out as Standard Retail Space</li></ul>
Retail Space	2,800 SF	<ul style="list-style-type: none"><li>• Located in-line with other retail</li></ul>
Rental Rate	\$5,000/mo	<ul style="list-style-type: none"><li>• Space is in Excellent Condition</li></ul>
Property Type	Retail	<ul style="list-style-type: none"><li>• Private Restrooms</li></ul>
Building Class	Office Building	<ul style="list-style-type: none"><li>• High Ceilings</li></ul>
Year Built	1951	<ul style="list-style-type: none"><li>• High Ceilings</li></ul>
Lease Type	Triple Net (NNN)	<ul style="list-style-type: none"><li>• Display Windows</li></ul>
Lease Term	Negotiable	<ul style="list-style-type: none"><li>• Two Bathrooms</li></ul>
Date Available	Negotiable	

# Property Photos



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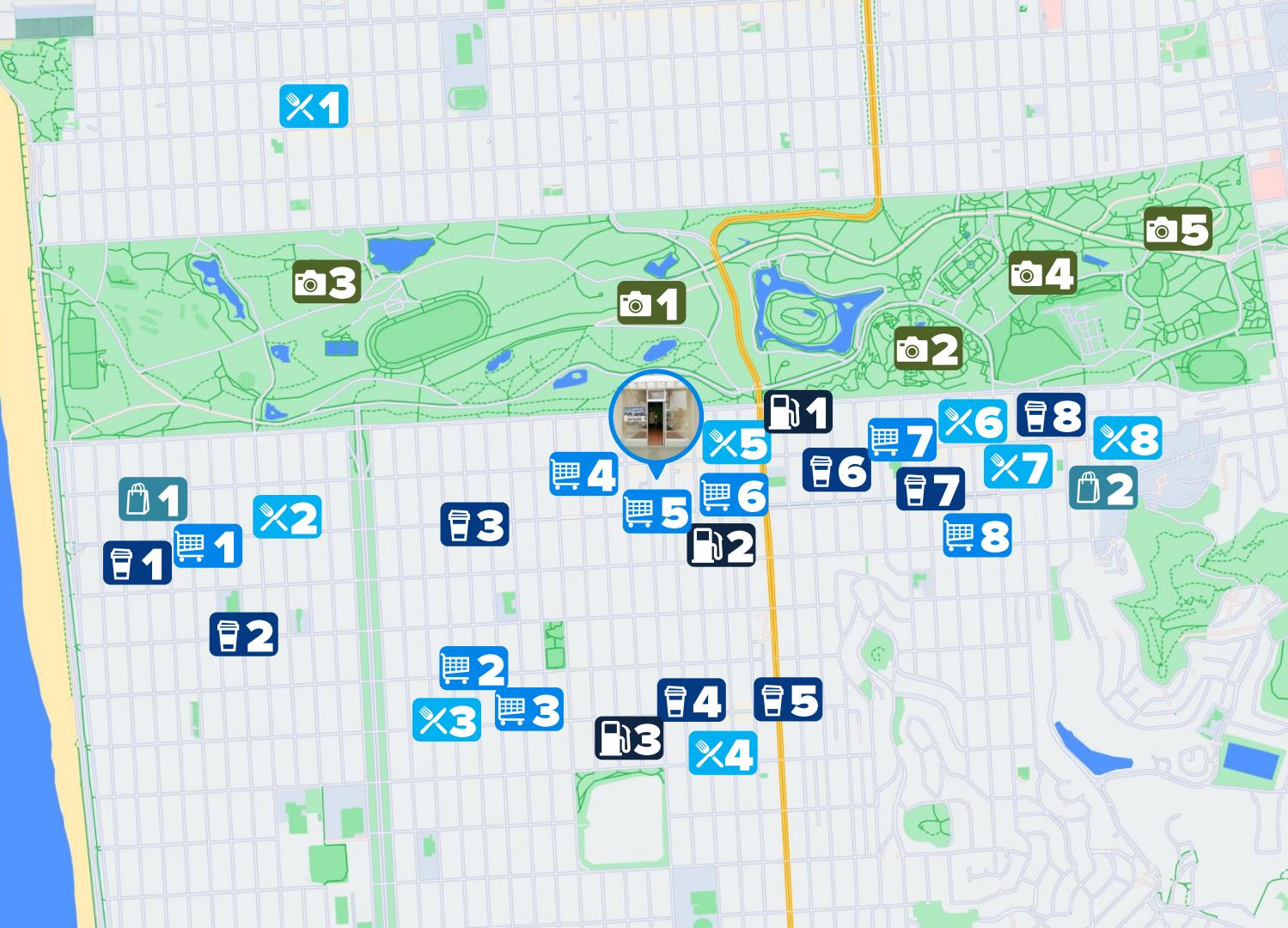
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2233 Irving St.,  
San Francisco, CA 94122

Located in the bustling Sunset District, 2233 Irving St. offers an ideal combination of urban convenience and local charm. Discover a wide range of dining options, from cozy cafes to delicious international cuisines, and enjoy nearby attractions such as Golden Gate Park and Ocean Beach for relaxation and outdoor fun.

Excellent public transportation options, including various bus lines and close access to MUNI, provide easy connectivity throughout San Francisco. Convenient street parking and nearby highways ensure hassle-free commuting. Whether you're exploring local shops, savoring culinary delights, or enjoying the vibrant cultural scene, 2233 Irving St. delivers a balanced and vibrant lifestyle.



## Restaurants

- 1 Eat Americana
- 2 Sunset Cantina
- 3 Oriental Seafood
- 4 Noodle Shop
- 5 SF Hole in The Wall Pizza
- 6 Gurung Kitchen
- 7 Park Gyros
- 8 Crepevine Restaurants

## Cafe

- 1 DAMNFine Coffee
- 2 Andtown Coffee Roasters
- 3 Diamond Coffee N' Pastry
- 4 Henry's House of Coffee
- 5 Home Coffee Roasters
- 6 Café La Flore
- 7 Earth Tone Café
- 8 The Beanery

## Gas Station

- 1 Shell
- 2 Chevron
- 3 76

## Shopping

- 1 General Store
- 2 My Favorite

## Grocery

- 1 Western Sunset Market
- 2 Noriega Food Market Inc
- 3 Safeway
- 4 Sunset Super
- 5 S & B Supermarket
- 6 22nd & Irving Market
- 7 Andronico's Community Market
- 8 Roxie Market Deli

## Recreation

- 1 Golden Gate Park
- 2 San Francisco Botanical
- 3 Bison Paddock
- 4 Morrison Planetarium
- 5 Peacock Meadow



# Neighborhood AT A GLANCE





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# Contact Us



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**Schedule a tour now!**  
**628-666-9996**

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