

# 800 IRVING STREET

Corner of Irving Street & 9th Avenue, San Francisco

RETAIL FOR LEASE | INNER SUNSET NEIGHBORHOOD



IRVING STREET AND 9TH AVE., SAN FRANCISCO, CA

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In the heart of San Francisco's Inner Sunset, 800 Irving Street offers a rare owner-user opportunity 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.

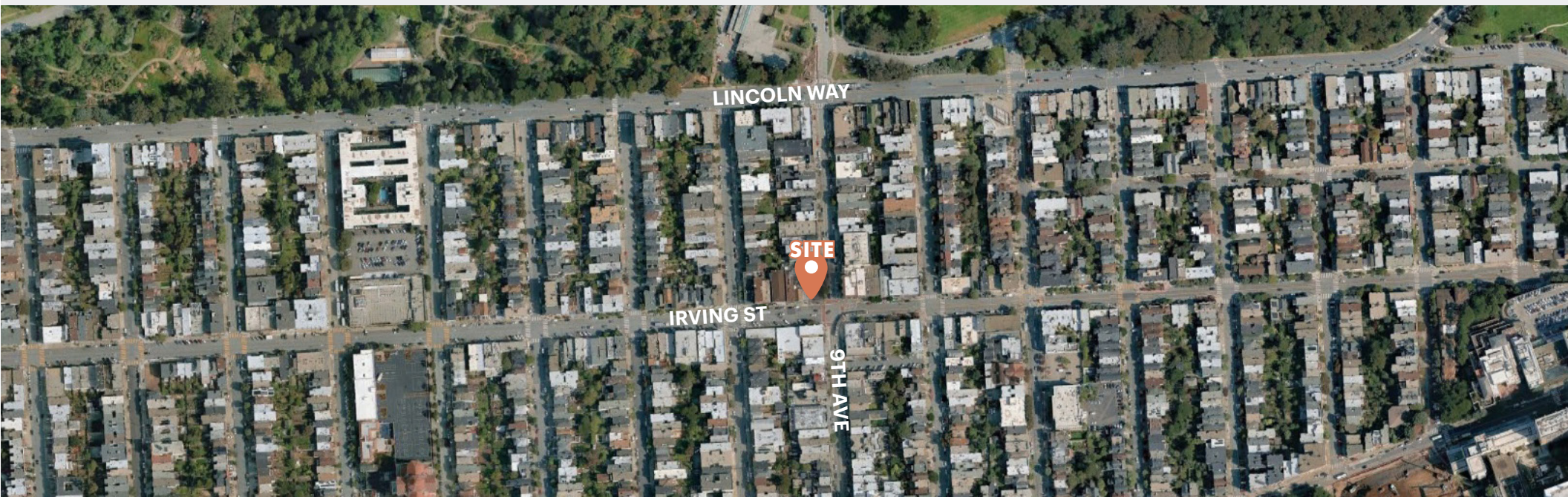
Surrounded by top national and local retailers—including Starbucks, Tartine, Pacific Catch, and Ambiance—this location benefits from a strong tenant mix and a loyal customer base. Just steps from the N Judah MUNI line, which serves nearly 27,000 riders daily, and one block from Golden Gate Park, 800 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 <i>(Opening soon)</i> 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								

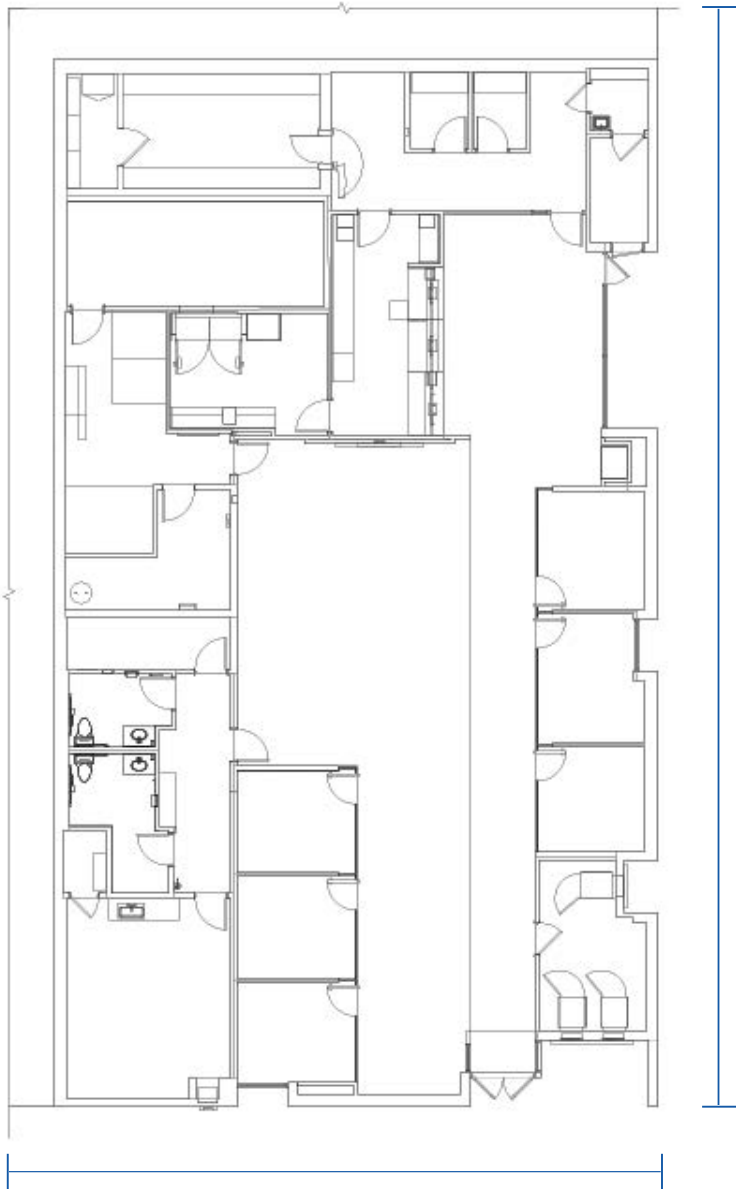




- Approximately 5,750 SF
- High-Profile, Prime Corner Of Highly Trafficked Irving Street & 9th Avenue In The Inner Sunset Neighborhood
- First time available in over 60 years
- Main + Main of the Inner Sunset Neighborhood and west side of San Francisco
- ±57.5' of frontage on Irving Street
- ±100' of 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



Image source: [innersunsetmerchants.org](http://innersunsetmerchants.org)



±100'  
9TH AVENUE

+ 57.5'  
IRVING STREET

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

