



**1555 IRVING STREET**  
SAN FRANCISCO | CA

**HIGH-IDENTITY BUILDING IN SUNSET**  
+/- 5,211 SF + MEZZANINE

**maven**  
RETAIL



# FEATURES

Single-occupancy building located on the corner of Irving Street and 17th Avenue in San Francisco's Sunset District. Currently occupied by an international school, this high-identity building may be suitable for a variety of uses. The building features approximately 150 feet of street frontage, two means of egress, wide sidewalks, and abundant natural light. Excellent ability to brand the entire building and create a long-term home for your business or organization. Close proximity to Golden Gate Park, public transportation, 19th Avenue, and all of the shops and restaurants located on popular Irving Street.

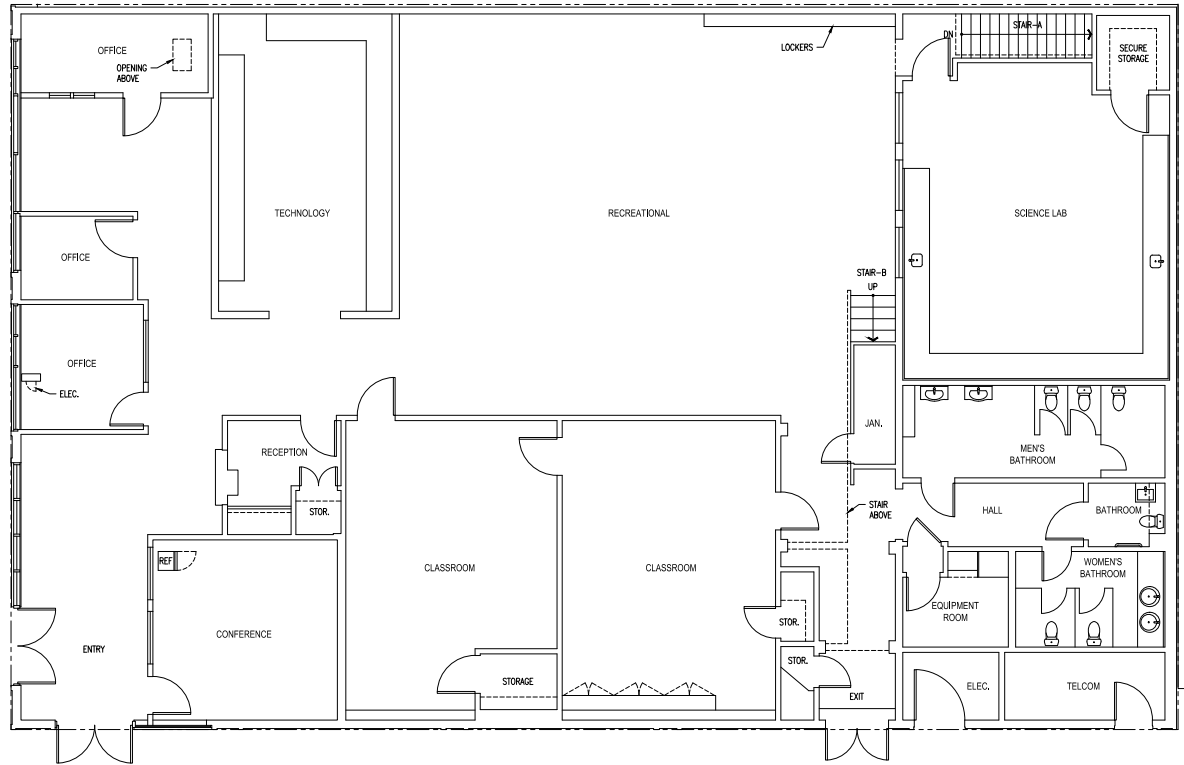
- +/- 5,211 SF Lower Level
- +/- 1,397 SF Mezzanine
- Currently occupied by an international school, but potential for other uses
- 150 feet of street frontage
- Potential for large signage and/or murals
- 1 block from Golden Gate Park & public library
- Other playgrounds nearby
- Easy access to 19th Avenue & Public Transportation
- Nearby shops and eateries include Starbucks, Andronico's Market, Underdog's, US Bank, Walgreens, and more.



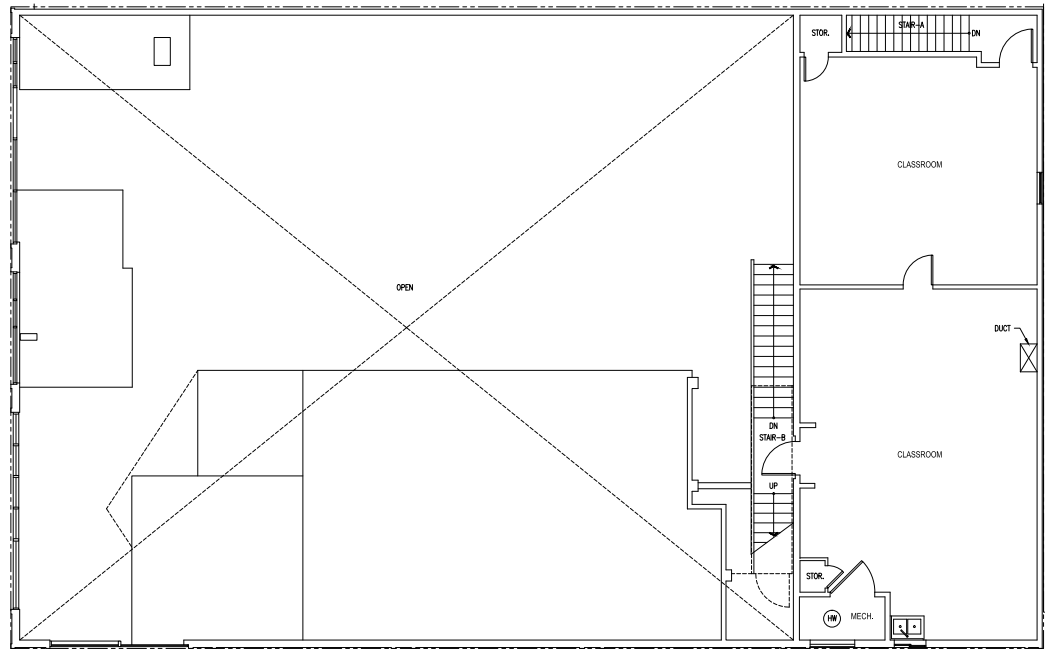


# Floor Plans

LOWER LEVEL  
+/- 5,211 SF



MEZZANINE  
+/- 1,397 SF



# Interior





# Sunset District

The Sunset District is San Francisco's largest neighborhood, often referred to by locals as the "Avenues." Touching both the Pacific Ocean and Golden Gate Park, the Sunset abuts the California Academy of Sciences, the de Young Museum, the Conservatory of Flowers, and the San Francisco Botanical Garden. Entertainment is key in the Sunset with events such as Outside Lands Festival, Hardly Strictly Bluegrass, and live music at Stern Grove. And a trip to the Sunset is not complete without stopping for lunch or a coffee on Irving Street. Irving Street is San Francisco's main retail corridor and features well-known national retailers and eateries as well as some of San Francisco's best local and hidden gems.



**MONKEI MILES**



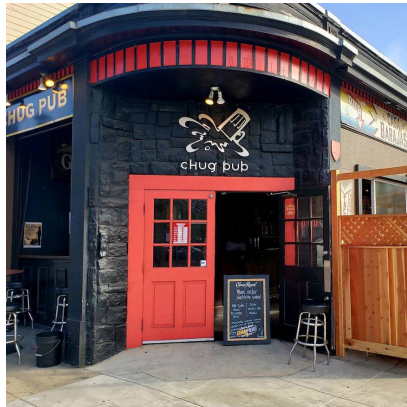
**TEAPENTER**



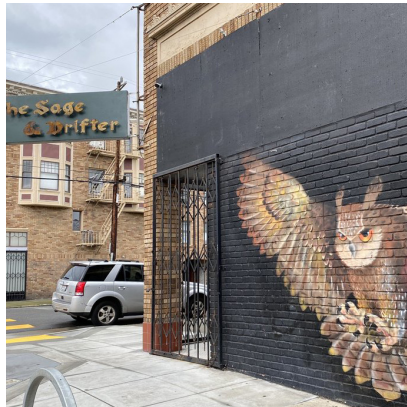
**LUCCA DELI**



**GOLDEN CRAB**



**CHUG PUB**



**SAGE & THE DRIFTER**



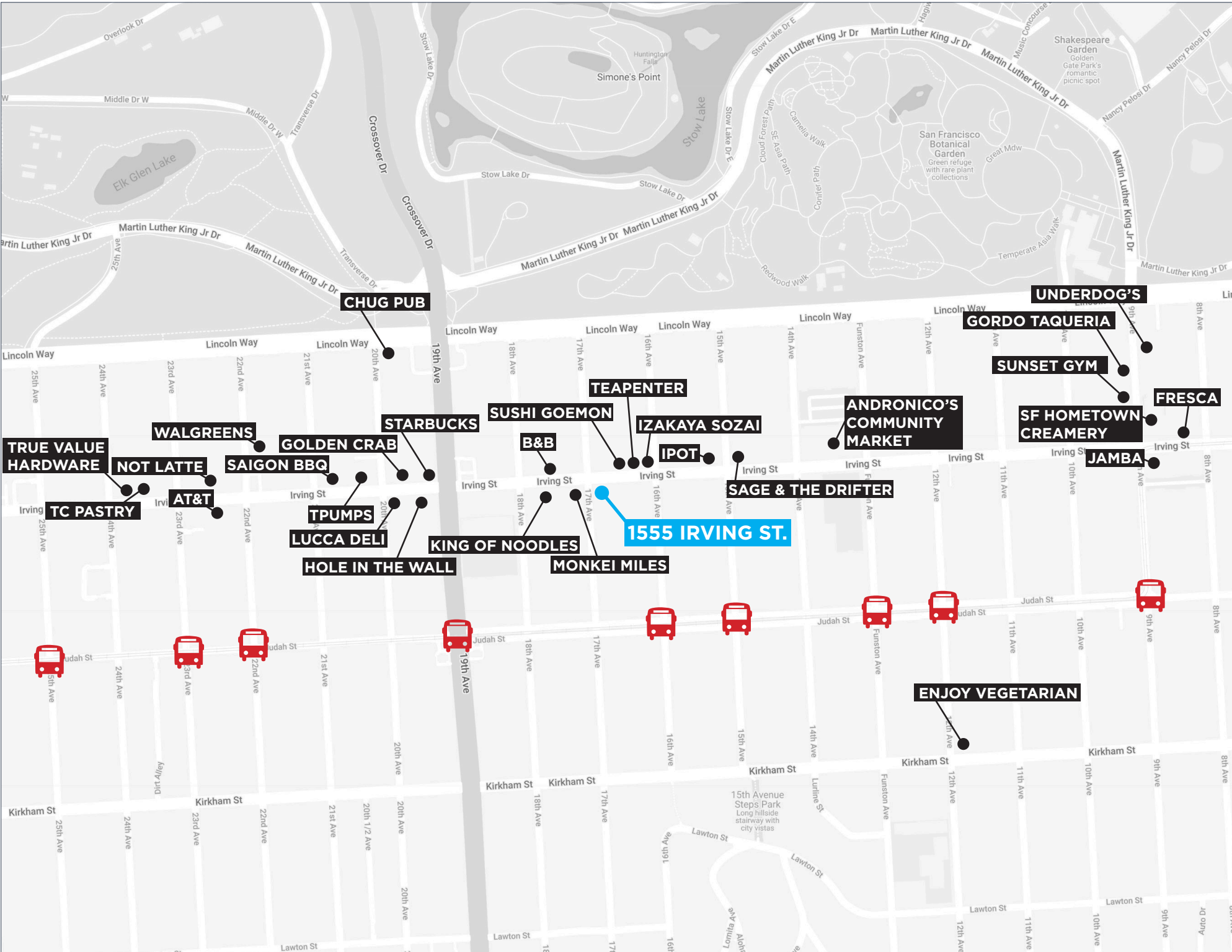
**THE FLOWER GIRL**



**HOLE IN THE WALL PIZZA**



**ANDRONICO'S MARKET**







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**1555 IRVING ST. — FOR LEASE**

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