

Introducing 1455 Irving Street and 1314 16th Avenue



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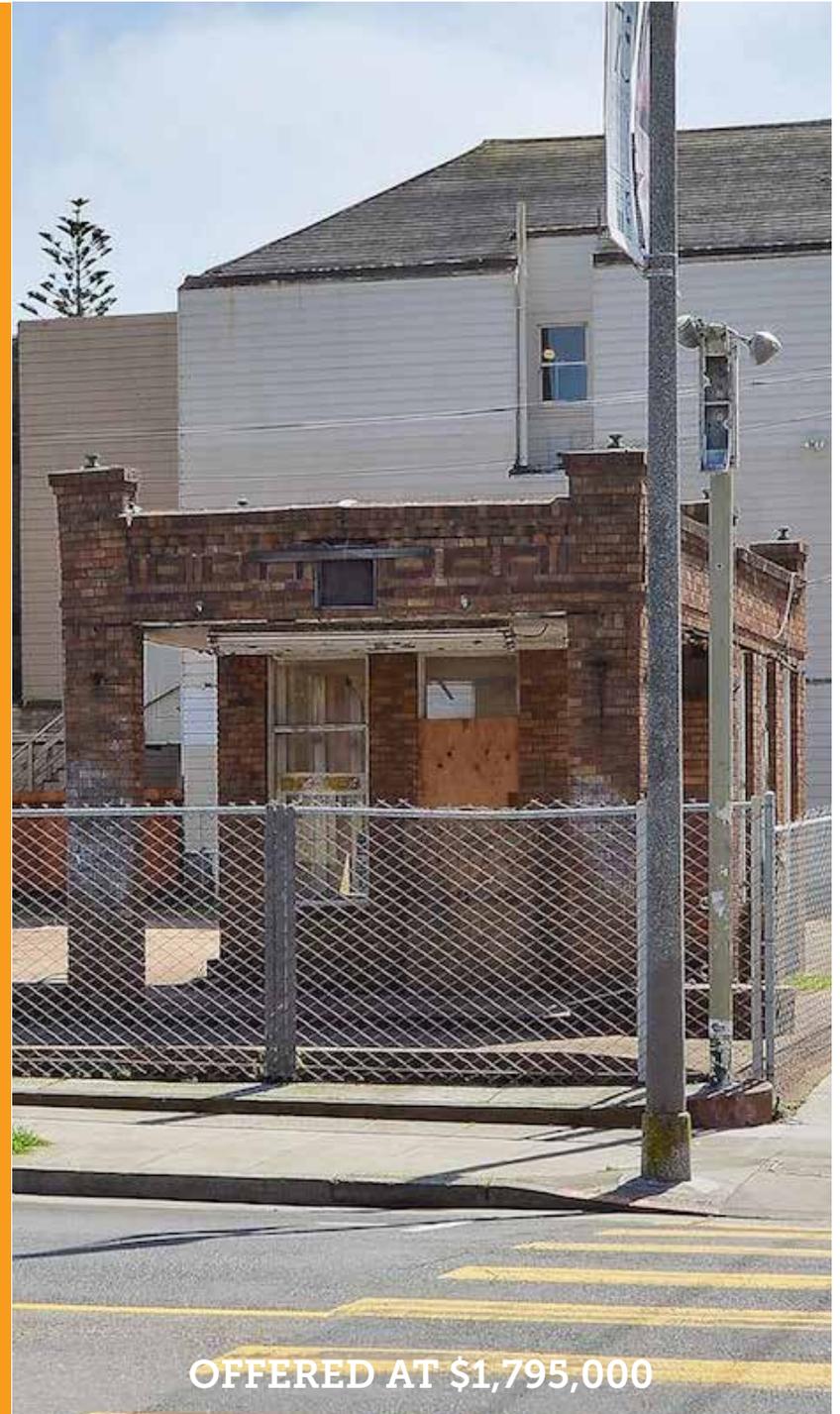
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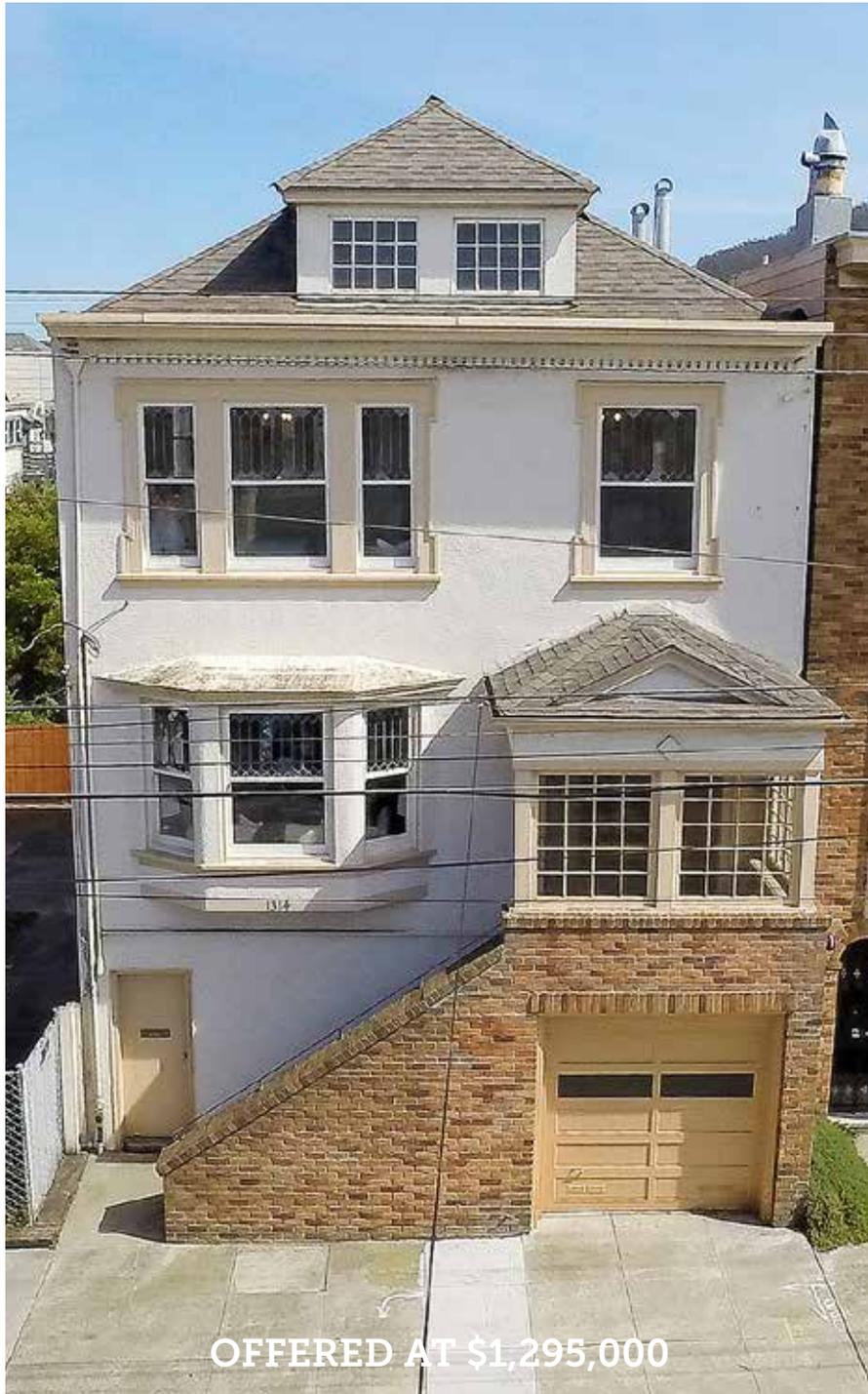
See what's possible.™

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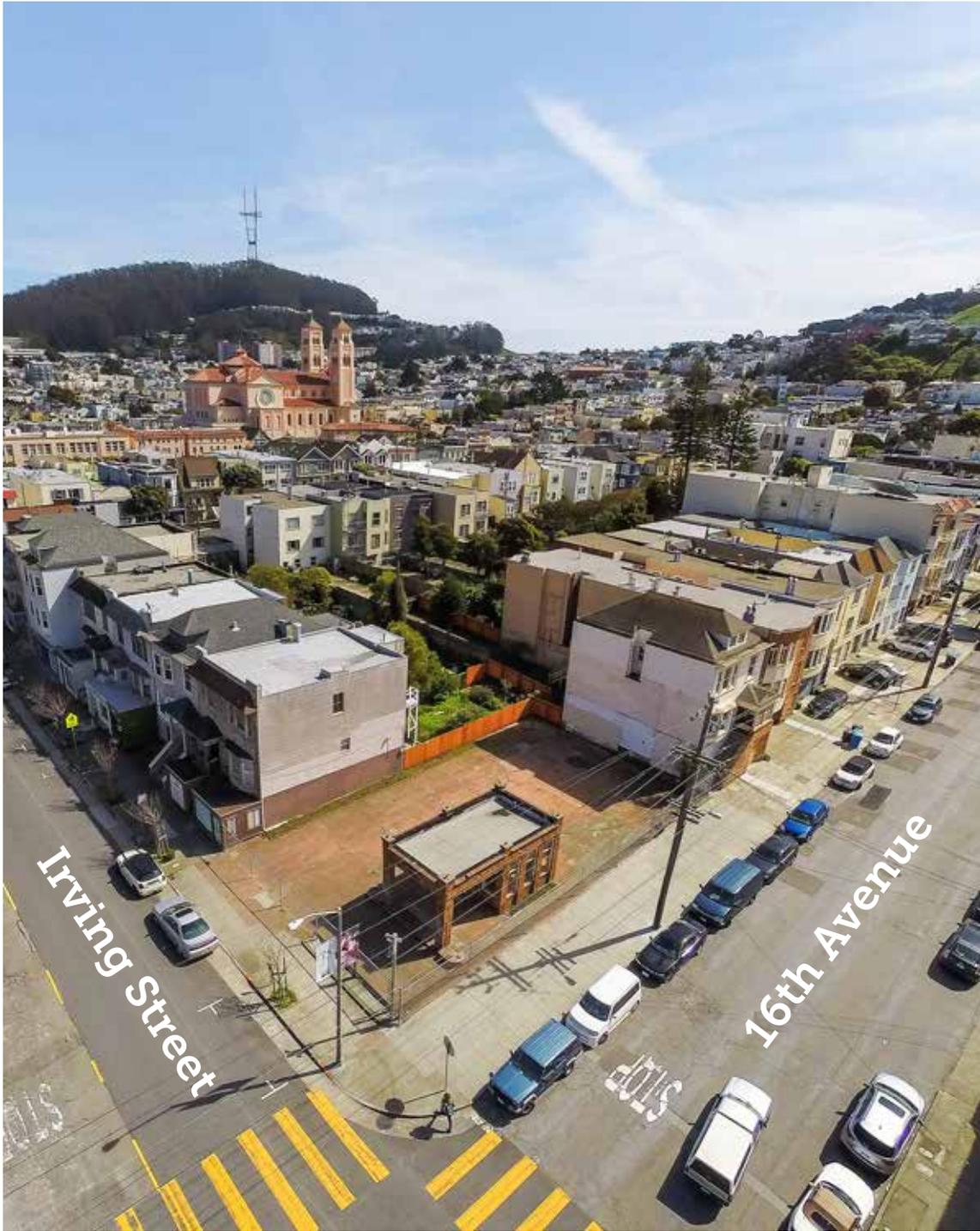
OFFERED AT \$1,795,000



Offering Overview

Real Management Company is proud to present a rarely available investment opportunity located in the Inner Sunset district of San Francisco. A vacant lot at the corner of Irving Street and 16th Avenue AND a single-family residence next door are offered for sale together or separately.

The lot and home are located very close to several prominent San Francisco landmarks including Golden Gate Park, which features the Academy of Sciences, Botanical Garden, Japanese Tea Garden and de Young Museum. The nearby UCSF Medical Center at Parnassus continues to attract top-notch students and professionals who desire housing in the immediate area. The diverse population of the Inner Sunset contributes to the thriving international culinary scene that residents rave about. Public transportation to and from the neighborhood is easy with the N Judah streetcar, which runs from the beach to downtown. Explore the unique charm and character of the Inner Sunset.



1455 Irving Street

Welcome to 1455 Irving Street, a vacant corner lot made up of two adjoining parcels located on a flourishing commercial corridor of the Inner Sunset. Development possibilities abound in this highly desirable area. The buyer is strongly encouraged to go to the City of San Francisco's Planning Department in person to investigate possible land uses and restrictions, and to confirm the property line. Neither the seller nor the sellers' agent guarantee any uses on the vacant lots.

For zoning, height restrictions and other pertinent information according to the City of San Francisco Planning Department, please visit the following website and enter address at:

<http://propertymap.sfplanning.org>

Price:
\$1,795,000

Parcels:
APNs 1770-051 & 1770-052

Lots Square Footage:
4,767 (2,497 + 2,270)

Price Per SF:
\$376

Zoning:
NCD

Height Limit:
40-X



1314 16TH Avenue

Welcome to 1314 16th Avenue, a spacious four-bedroom Inner Sunset home near popular shops of Irving Street and one block from Golden Gate Park. This spacious home boasts charming period details throughout, beautiful refinished hardwood floors, newly painted interior, a wood-burning fireplace, and large backyard ready for a landscaper's touch.

Features include a bright living room, large dining room with box beam ceiling, full bathroom on top floor with quarter bathroom on main floor, full floor basement with one-car garage and plenty of room for laundry and storage, and a fire sprinkler system throughout home. Enjoy a stroll to the terrific restaurants around the corner or hop on a bike to the park or beach. Walk score 92 with easy access to Muni lines and tech shuttles.

Price: \$1,295,000

Built: 1908

Bedrooms: 4

Bathrooms: 1.25

Parcel:
APN 1770-053

Interior Square Footage:
2,150

Lots Square Footage:
2,510

Price Per SF Interior:
\$602

Zoning:
RM-1

Height Limit:
40-X

Condominium Buildings of the Sunset



3872 Noriega Street



1539 Lincoln Way



821 Taravel Street



Golden Gate Park

Inner Sunset Description

The Sunset and Parkside Districts were once known as the “great sand waste” for the sand dunes that covered the region. By the 1850s steam shovels were introduced by real estate developers to move the dunes and begin forming the level streets we know there today. Located on the west side of San Francisco, between Golden Gate Park and Stern Grove, the area has long been home to an ethnically and economically diverse population. Today the Sunset is an integral part of the fabric of San Francisco. The area has several high quality primary and high schools, and young children are as common as UCSF grad students.

The Sunset is divided into three regions: Inner, Central and Outer. The Outer Sunset boasts stunning views of the Pacific Ocean. Recreational activities in the area include hang gliding at Fort Funston, surfing, fishing, and biking. There are numerous attractions in Golden Gate Park, including an American Bison paddock, flying disc golf course, Conservatory of Flowers, the oldest children’s playground west of the Mississippi River, and a 9-hole golf course. Daily life is filled with visits to terrific restaurants and bakeries from around the world. Sunday’s Inner Sunset Farmers’ Market is a very popular destination and is a mere seven blocks from the subject properties. And don’t forget visits to Ocean Beach to the west and San Francisco Zoo to the south.

Inner Sunset Demographics*

In the statistics compiled below by San Francisco Association of Realtors you will see a few emerging trends for the Inner Sunset. On the rise in the region are the overall population and their incomes. As the Inner Sunset continues to attract a more affluent group of people with high education (62% of the population have Bachelors Degrees or better) a need for new housing in the region is also on the rise.

Population Demographics

Total Population	56,629
Percent Change Since 2000	+0.8%
Percent Change Since 2010	+1.1%
Median Age	39.16

Occupational employment

White collar	30,111
Blue Collar	10,656

Number of Households

Total Households	22,819
Family Households	12,062
Non-family households	10,758
Households With Children	4,675
Households Without Children	18,144
Average People Per Household	2.46

Average Household Net Worth \$1,101,630

Median Home Sale Price \$707,500

Inner Sunset Education Statistics

No High School	3,394
Some High School	2,086
Some College	6,132
Associate Degree	2,982
Bachelors Degree	14,572
Graduate Degree	9,235

Household Income and Average Income

Median Income Under 25	\$51,316
Median Income 25-44	\$79,653
Median Income 45-64	\$83,807
Median Income Over 65	\$66,987
Average Household Income	\$103,267
Median Household Income	\$77,912
Percent Increase/Decrease in Income Since 2000	+27%
Percent Increase/Decrease in Income Since 2010	+10%

* Source: <http://www.sfrealtors.com/US/Neighborhood/CA/San-Francisco/Inner-Sunset-Demographics.html>



San Francisco Overview**

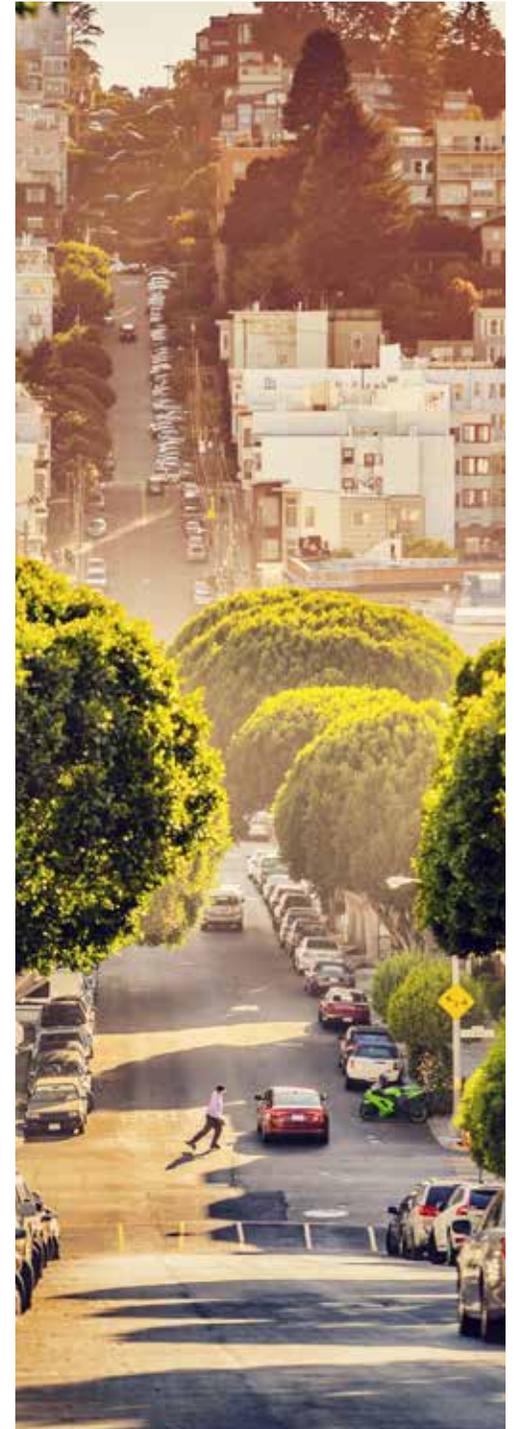
Originally founded in 1776 by Spanish colonists, San Francisco swelled in 1849 during the Gold Rush Era. Nearly 200 years later, San Francisco is experiencing an eerily familiar, yet vastly different type of boom, where tech entrepreneurs have taken the place of gold miners. The rising cost of real estate seems nothing compared to the potential fortunes to be made by an enterprising few.

While most are familiar with San Francisco's historic architecture, cable cars and the iconic Golden Gate Bridge, these are also a few of the things that make its properties some of the most sought after in the world. With its ever shrinking inventory of available real estate, investors worldwide, particularly from China, are snatching up properties. Every inch of San Francisco is now considered a worthwhile investment for those who can afford it.

Even once thought of seedy neighborhoods are becoming popular for urban renewal projects prompting citywide gentrification. With a finite amount of property available, even lesser known and traditionally industrial areas are being looked at with an investor's eye. With median home prices for single-family homes hovering around the \$1 million mark and condominiums not far behind, it would be an understatement to say that real estate in San Francisco is valuable.

For those looking to make San Francisco their home, temperate weather, beautiful homes, an abundance of nature and a diverse mix of cultures are just a few of things newcomers can expect. With endless outdoor activities like hiking, golfing or surfing, as well as a vast array of intellectual pursuits such as world class museums, the ballet, opera and fantastic schools, its no wonder residential properties don't stay on the market long here. San Francisco's history is peppered with strange and captivating characters and its colorful future will no doubt be filled with innovation and amazing things to come.

**SOURCE <http://www.sfrealtors.com/US/Neighborhood/CA/San-Francisco.html>



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Offers should be delivered to the Exclusive Listing Broker, Real Management Company, Attention: Joshua Silverman. The seller of the subject property reserves the right, for any or no reason, to withdraw the property from the market, and has no obligation, express or implied, to accept any offer.

By submitting an offer, the offeror is deemed to have agreed to the foregoing.





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