

1326 9TH AVENUE

SAN FRANCISCO, CA 94122

SECOND GENERATION RESTAURANT/BREWERY BUILDING



COMPASS COMMERCIAL

PROPERTY DESCRIPTION

FOR SALE / FOR LEASE

Sale Price	\$3,300,000
Lease Price	\$16,000/month NNN
Address	1326 9th Avenue San Francisco, CA 94122
Building Sq Ft	± 4,835
Lot Sq Ft	± 2,996
Zoning	NCD
Cross Street	Irving Street

- Second Generation Turnkey Restaurant Space
- All Restaurant FF&E Included
- Type 1 & Type 2 Venting
- Type 75 License Available
- Brewery Equipment Included
- ADA Restrooms
- Prime Inner Sunset Retail Corridor
- High Volume Vehicle & Pedestrian Traffic

This ± 4,835 square foot brewery restaurant building located in the Inner Sunset district of San Francisco is an excellent opportunity for entrepreneurs looking to own a turnkey business in a prime location. The building is currently being used as a popular brewery restaurant, but could be repurposed for a variety of other businesses as well.

The building features a large dining area with plenty of seating, as well as a spacious bar area that is perfect for serving a variety of craft beers and other libations. The brewing equipment is also included in the sale, providing a ready-to-go facility for those looking to start or expand their brewing operations.

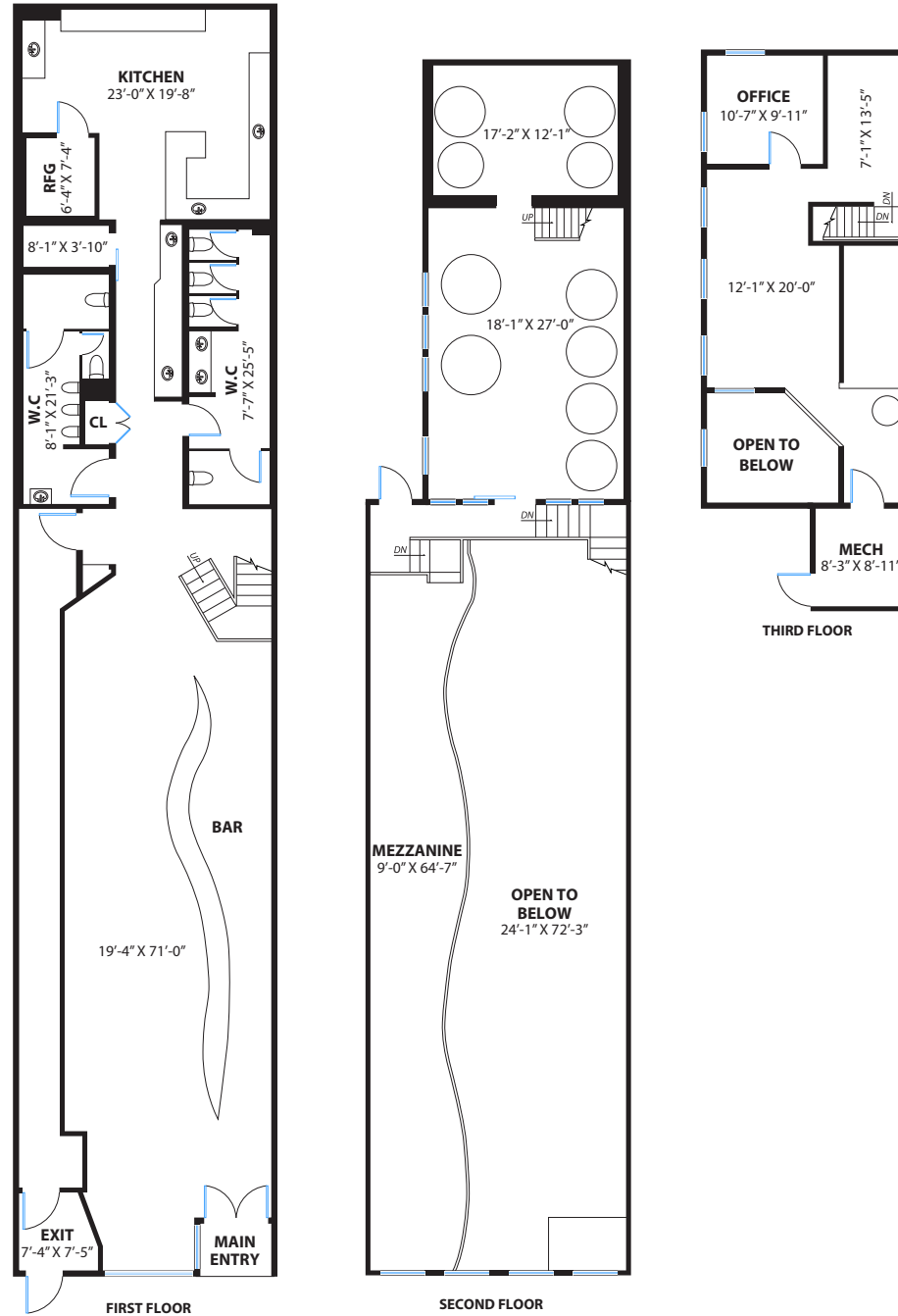
The property's prime location in the Inner Sunset district is a major selling point, as the area is known for its vibrant nightlife and diverse community. The building is situated on a busy street with plenty of foot traffic, and is surrounded by a mix of residential and commercial properties.

Inside, the building is well-maintained and features a range of modern amenities that are sure to appeal to business owners and customers alike. These include updated electrical and mechanical systems, high-speed internet access, and a well-equipped kitchen.

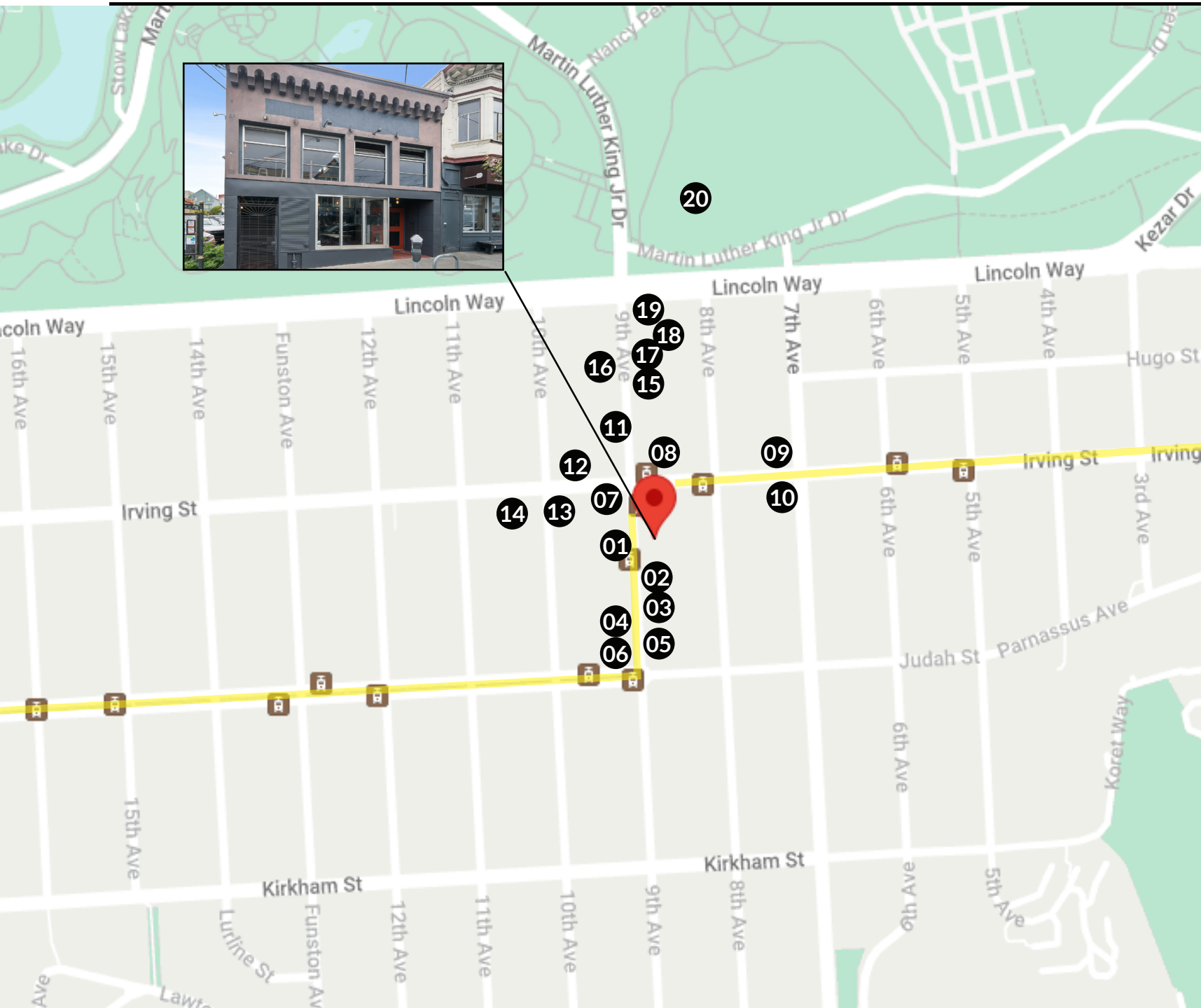
In addition to its many features and amenities, this 4,835 square foot brewery/restaurant building offers excellent potential for growth and expansion. With its prime location, high visibility, and flexible space, the property is sure to be a valuable asset for years to come.



FLOOR PLAN



LOCATION MAP



LOCATION MAP

- 1) Arizmendi Bakery
- 2) Kogi Gogi BBQ
- 3) Sunflower Garden
- 4) Masala Dosa
- 5) Rose Indian Cuisine
- 6) CyBelle's Front Room
- 7) Beanery
- 8) Starbucks
- 9) Crepevine Restaurants
- 10) Fireside Bar
- 11) Ebisu Restaurant
- 12) Perilla
- 13) Manna
- 14) New Eritrea Restaurant
- 15) Fiorella Sunset
- 16) Gordo Taqueria
- 17) Tartine Inner Sunset
- 18) Underdogs Tres Taqueria
- 19) Pacific Catch
- 20) Golden Gate Park



ABOUT THE NEIGHBORHOOD

WELCOME TO THE INNER SUNSET NEIGHBORHOOD

The Inner Sunset neighborhood is located in the western part of San Francisco, bordered by Golden Gate Park to the north and east, and by the neighborhoods of Forest Hill and West Portal to the south. The neighborhood is characterized by a lively and diverse community, with a mix of families, students, and young professionals.

One of the most prominent features of the Inner Sunset is its proximity to Golden Gate Park, which offers a vast array of recreational opportunities, from hiking and biking trails to cultural attractions such as the de Young Museum and the California Academy of Sciences. In addition to the park, the Inner Sunset is also home to a number of local businesses, restaurants, and cafes, making it a popular destination for both locals and tourists.

The main commercial area of the Inner Sunset is centered around 9th and Irving Streets, where you can find a variety of shops and restaurants. There are numerous Asian restaurants in the neighborhood, reflecting the diversity of its residents, and many of these eateries serve up delicious and affordable food.



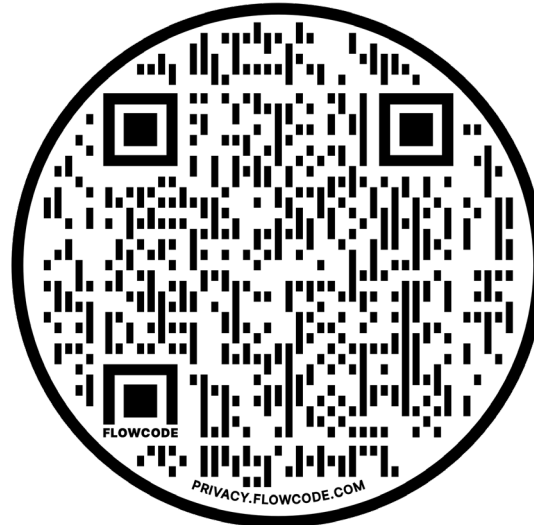
1326 9TH AVENUE PHOTOS



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