



Offering Memorandum

2323 Noriega Street #202

Office Condominium in Central Sunset

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2323 Noriega Street #202

Central Sunset stands as one of San Francisco's most enduring and vibrant districts, characterized by its unique blend of coastal fog, community-focused commerce, and a loyal neighborhood clientele. Within this thriving corridor, this 465 SF second-floor suite offers a rare opportunity to establish a professional presence in a high-demand submarket.

With exceptional visibility for signage and convenient transit access, the location ensures your business remains connected to both local residents and the broader city. For the professional looking to transition from leasing to ownership, this space represents a strategic investment in one of the city's most stable and charming commercial hubs.



Offered At:

\$325,000



Prime
Central Sunset
Location



Built-in Local
Client Base



Full Elevator
Access



Great Transit
Accessibility

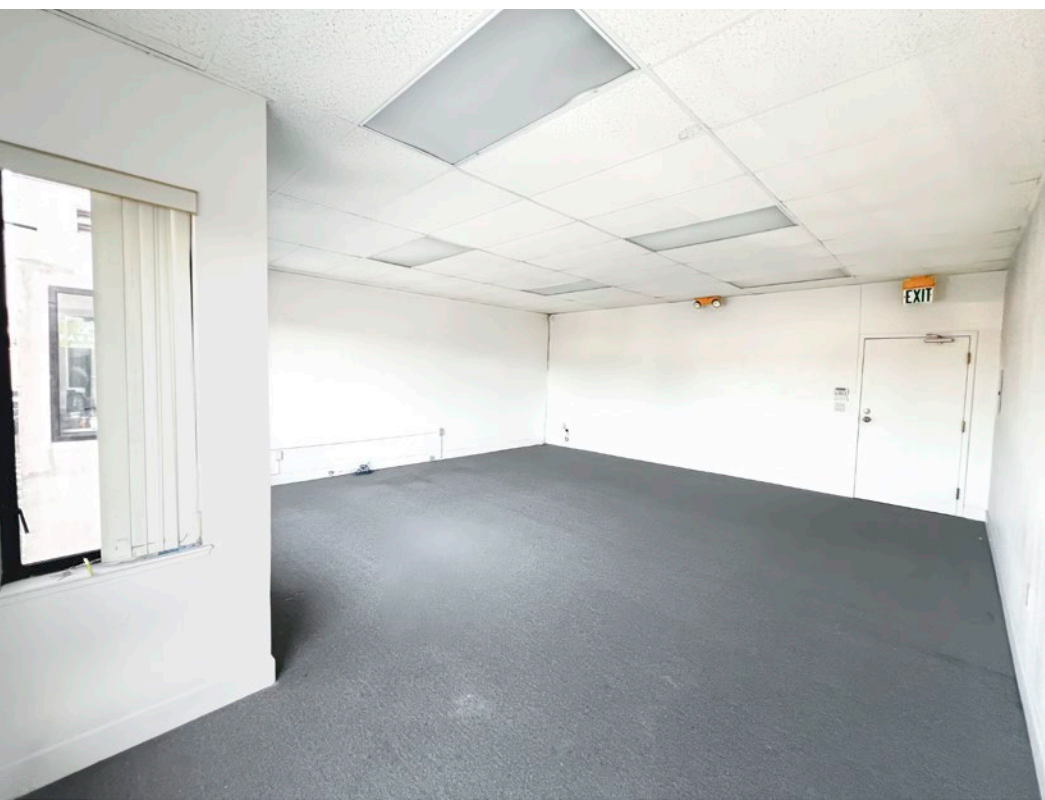
subject property

**2323 Noriega St.
#202**

Noriega Street

30th Avenue





Primary Permitted Uses

- Services, Retail Professional
- Services, Non-Retail Professional
- Design Professional
- Trade Office

Property Type	Office Condominium
APN	2067-073
Unit SF	465
HOA	\$406.18/monthly
Year Built	1991

Major Employers

Financial District



SOMA



Civic Center/Mid-Market



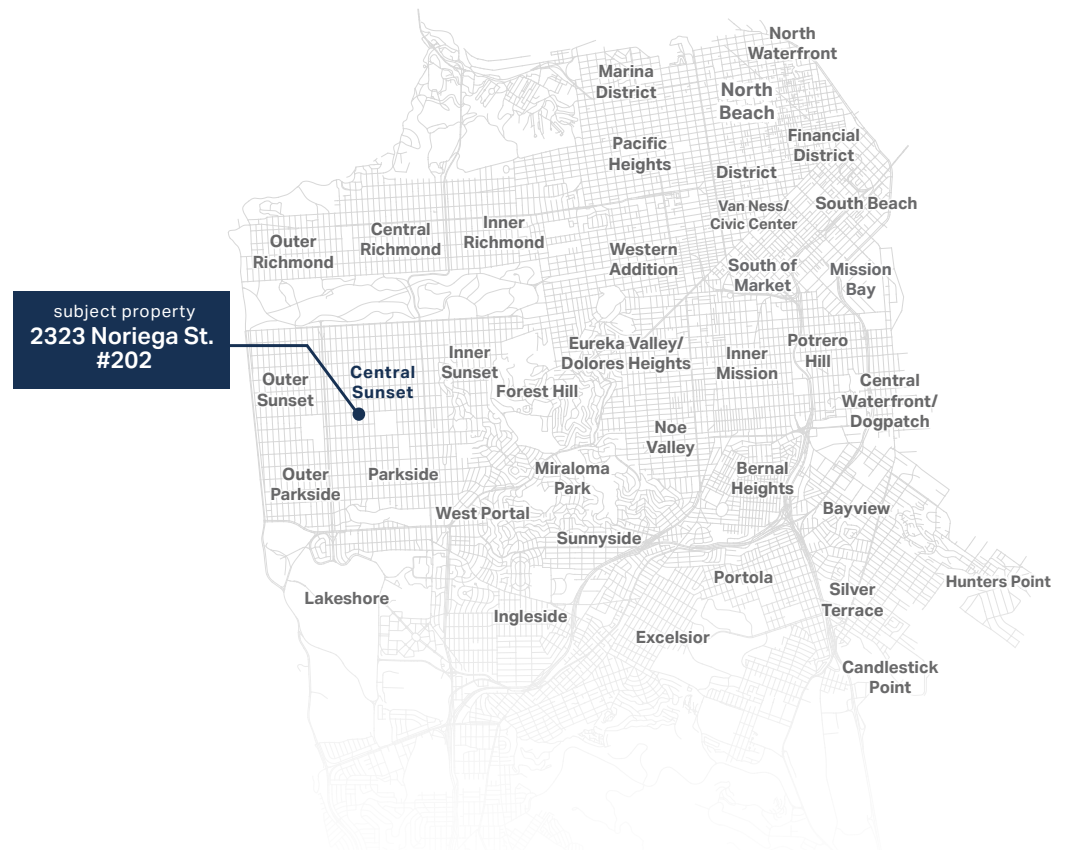
Mission Bay



San Francisco

San Francisco epitomizes innovation and creativity, attracting global entrepreneurs to its vibrant landscape. As Northern California's commercial and cultural hub, the city offers world-class amenities, diverse experiences, and unparalleled career opportunities.

The city blends technological prowess, sophisticated art scenes, and breathtaking natural surroundings, creating an extraordinary environment that nurtures groundbreaking ideas and supports a vibrant lifestyle.



Central Sunset District

The Central Sunset is a peaceful residential enclave known for its community-oriented culture and mid-century charm. The district features a renowned mix of artisanal cafes and international eateries, establishing it as a premier foodie destination. Residents enjoy a laid-back, outdoor-centric lifestyle with easy access to the neighborhood's iconic tiled stairways and Golden Gate Park.



The Backyard of Golden Gate Park



Destination for Dinners



The Sunset Night Market



The "Slow Streets" Movement

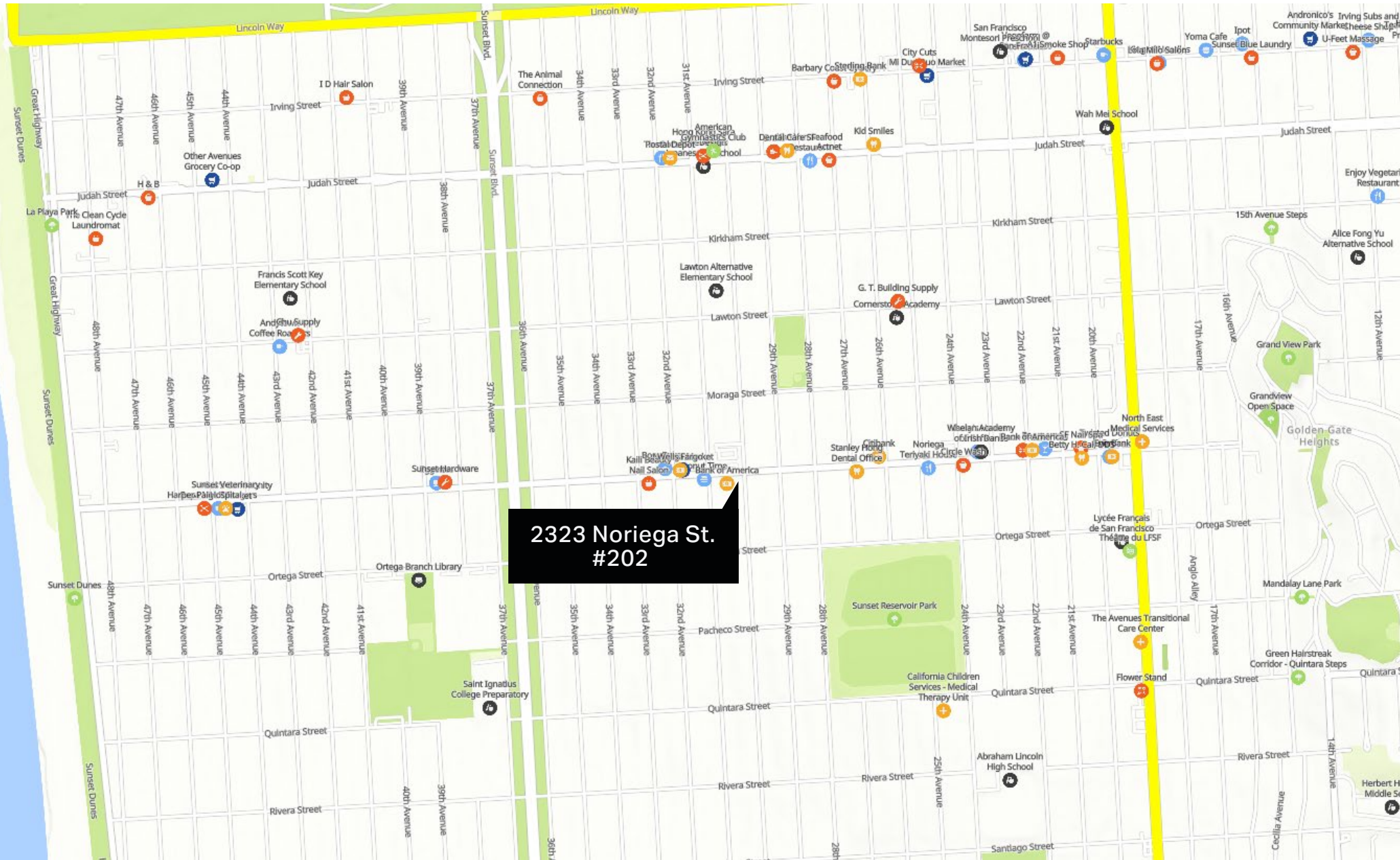


subject property

**2323 Noriega St.
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- Restaurant
- Retail/Service
- Grocer
- Park
- Education
- Amenities

Situated in the heart of the Sunset District, 2323 Noriega Street offers exceptional access to local favorites like the highly-rated Sunset dining spots. Residents are just blocks away from the expansive Grandview Park, providing panoramic views of the city, and the lush trails of Golden Gate Park to the north. This central location perfectly balances the quiet charm of the Outer Sunset with the vibrant commercial activity and public transit options found along the Noriega and Irving Street corridors.

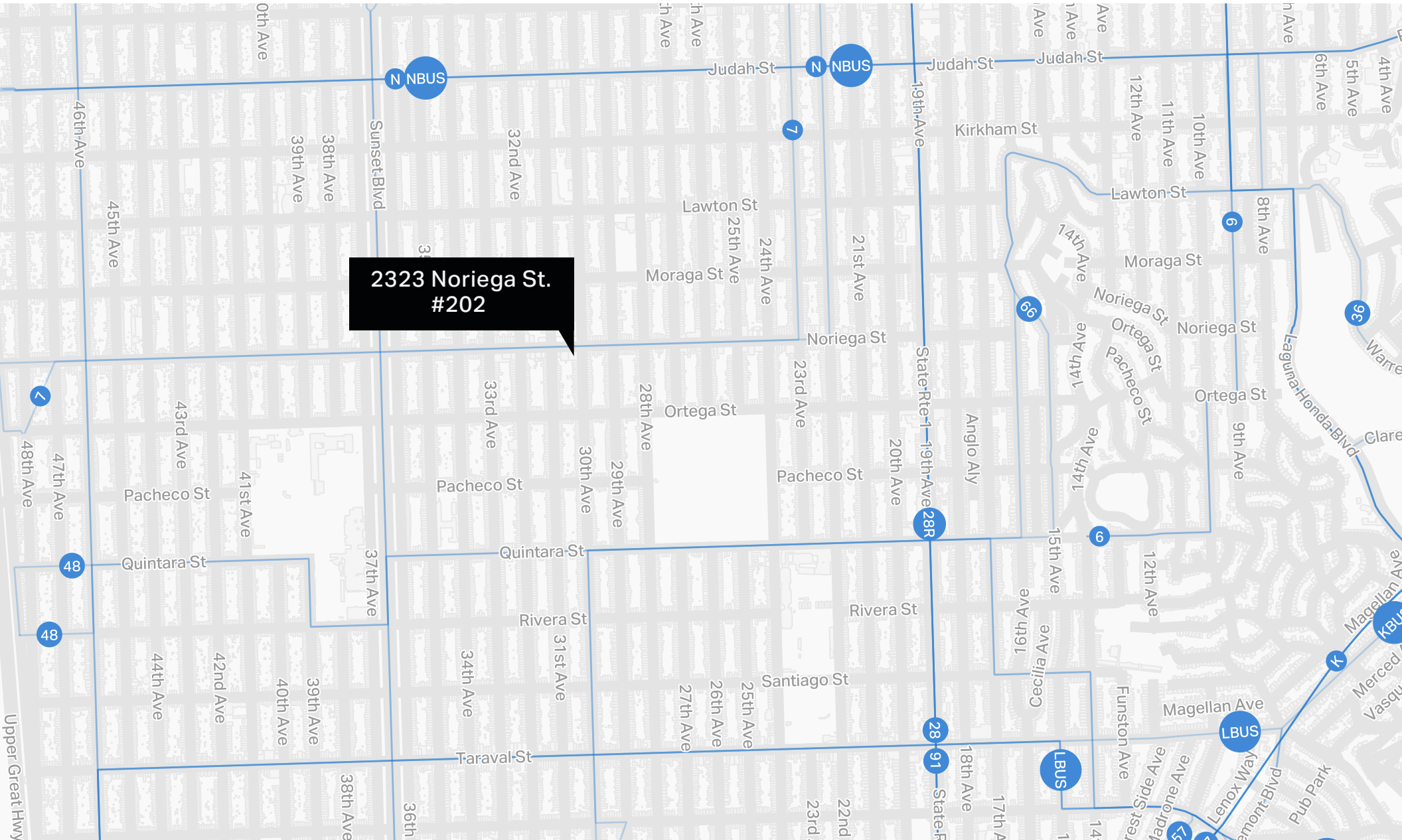


stations nearby

 Noriega St & 30th Ave

 30th Ave & Moraga St

2323 Noriega Street offers exceptional connectivity, located just steps from the 7-Noriega Muni line for a direct commute to downtown. The N-Judah light rail is also within walking distance on Judah Street, providing easy access to the Market Street subway and Caltrain. For drivers, proximity to 19th Avenue (Highway 1) ensures efficient travel to the Golden Gate Bridge and the Peninsula, while nearby bike paths offer convenient coastal and park access.



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