

3222 HARRISON ST. SAN FRANCISCO CA 94110

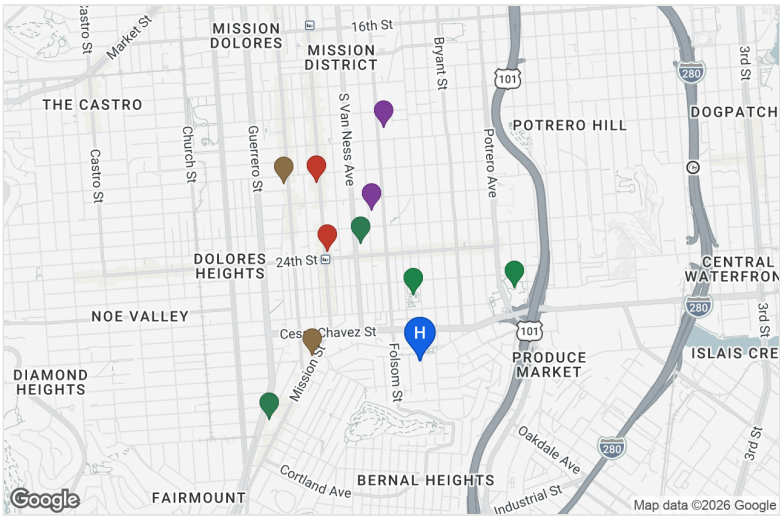
San Francisco

THE HOME

3222 Harrison Street occupies a walkable corridor in San Francisco's inner Mission district, where the city's signature Victorian vernacular meets the practical rhythms of a residential street. The address sits 0.1 miles from Leonard R. Flynn Elementary and within a few blocks of Garfield Square Park & Recreation Center. Harrison runs north-south through a grid of Edwardian and early-twentieth-century housing stock, much of it two- and three-story wood-frame construction. The immediate surroundings offer grocery access at Safeway and Grocery Outlet, cafés including Ritual Coffee Roasters, and a constellation of neighborhood taquerías.



THE NEIGHBORHOOD MAP



This home

Cafés Dining Grocery Parks Schools

MARKET & HOME VALUES

\$2,000,000	\$2,191,667	\$1,710	8				
MEDIAN SALE PRICE	AVG SALE PRICE	AVG \$/SQ FT	AVG DAYS ON MARKET				
COMPARABLE SALE		PRICE	BD/BA	SQ FT	\$/SQ FT	DATE	
54 Bradford St, San Francisco, CA 94110		CLOSED	\$2,305,000	2/2	1,445	\$1,595	Mar 31, 2026
97 Banks St, San Francisco, CA 94110		CLOSED	\$2,270,000	2/1.5	1,400	\$1,621	Apr 22, 2026
160 Andover St, San Francisco, CA 94110		CLOSED	\$2,000,000	2/2	1,000	\$2,000	Mar 03, 2026

Source: agent-prepared CMA · sale data only · not an appraisal or guarantee of value.

WORTH KNOWING

- Ruth Asawa San Francisco School of the Arts, a public high school with a GreatSchools rating of 10, is 2.1 miles from the property.
- The immediate vicinity includes four elementary and high schools within 0.6 miles, offering public, charter, and specialized program options.
- Commute flexibility: Stanford University is 35 minutes by car; Downtown San Jose is approximately 1 hour 11 minutes south.

GETTING AROUND

Downtown San Francisco
15 min drive · 2.5 mi 34 min transit

Stanford University
35 min drive · 33.4 mi 1 hr 48 min transit

Downtown San Jose
1 hr 11 min drive · 52.7 mi 1 hr 48 min transit

San Francisco International Airport
12 min drive · 10.1 mi 42 min transit

Drive times reflect typical traffic at generation; transit via public schedules. Source: Google Maps.

NEARBY

CAFÉS	El Rio, Ritual Coffee Roasters, Dynamo Donut & Coffee
DINING	Taquería El Farolito, Foreign Cinema, Flour + Water
GROCERY	Safeway, Grocery Outlet, The Good Life Grocery
PARKS	Potrero del Sol Park, Garfield Square Park & Recreation Center, Precita Park

91 WALK SCORE®
Walker's Paradise

Walk Score® rates an address from 0–100 by how easily everyday errands — groceries, coffee, dining, school pickup — can be done on foot. 50+ means some errands can be walked, 70+ means most can, and 90+ is a rare walker's paradise. Transit and Bike scores read the same way for public transportation and cycling.

SCHOOLS



Flynn (Leonard R.) Elementary School

Public · Grades K-5 · 0.1 mi · Below average



Mission Preparatory School

Charter · Grades K-8 · 0.6 mi · Above average



S.F. County Opportunity (Hilltop) School

Public · Grades 6-12 · 0.3 mi · Below average



Asawa (Ruth) San Francisco School Of The Arts, A Public School.

Public · Grades 9-12 · 2.1 mi · Above average

Ratings are GreatSchools Summary Ratings on a 1–10 scale, based on test scores, student progress, and college readiness — 8–10 is above average, 5–7 average, 1–4 below average. Schools shown are the closest rated options within five miles. Attendance boundaries change; always verify enrollment eligibility directly with the school district.

ABOUT HERNANDO



Hernando Lovings

REALTOR® SF PENINSULA, EAST BAY · DRE #02038374

Hernando Lovings is a rising star in Silicon Valley real estate. His background in project management and superior organizational expertise allows Hernando to work with his residential real estate clients in a way that ensures a seamless transaction that is as stress-free as possible.

In addition to his organized approach, Hernando is a 20-year resident in California which gives him the unique ability to help each client find the perfect property with a location close to the schools, offices, entertainment, and amenities that fit their lifestyle. He works with buyers and sellers who are looking for a new home or investment property and prides himself on building the confidence and trust that makes each client a long term customer.

You can catch Hernando in his spare time hiking the trails of Mission Peak, or biking the trails in Folsom Ca. He also has a thing for food and fashion, whether it be exploring a new restaurant in San Francisco or attending a fashion show in LA you'll find him there.

THE OLDHAM GROUP AT COMPASS

The Oldham Group is one of the Bay Area's top-ranked real estate teams, with 50+ agents and over \$403 million in annual sales across San Francisco, Silicon Valley, the Peninsula, Marin, Monterey, and beyond. As part of Compass, the team combines deep local expertise with the resources of one of the nation's leading brokerages — powerful technology, innovative marketing, and a nationwide network — so every client benefits from the collective knowledge and support of an entire team working toward one goal: your success.



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Not an appraisal or opinion of value. Neighborhood data from Google Places. Walkability from Walk Score. Narratives by AI; reviewed for accuracy. © 2026 The Oldham Group at Compass. All rights reserved.



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Generated July 21, 2026