

1226 48TH AVENUE, SAN FRANCISCO 94122

San Francisco

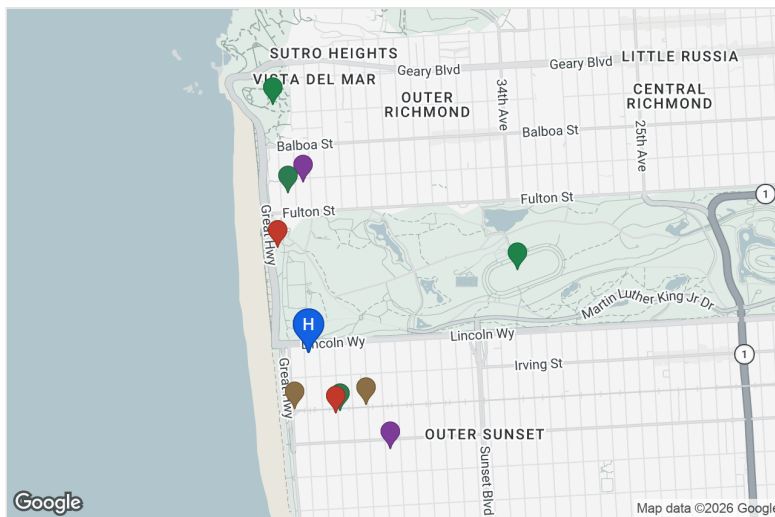
THE HOME

1226 48th Avenue sits in San Francisco's Outer Sunset, a quiet residential pocket shaped by proximity to the Pacific and Golden Gate Park. The property comprises 2,563 square feet and is part of a two-unit residential income building, offering adaptable ownership configurations and established income potential. The address occupies a mid-block position on 48th Avenue, where the grid of stucco-clad homes meets the fog-softened light of the western neighborhoods. Architectural details and interior finishes reflect the enduring character of San Francisco's postwar housing stock, built to accommodate the city's density without forfeiting privacy or outdoor space.

THE NEIGHBORHOOD

The Outer Sunset extends from the park to the shore, organized around a grid of avenues that run perpendicular to the ocean. With a Walk Score of 77, the area supports daily errands on foot: Safeway and Western Sunset Market anchor grocery runs, while Java Beach Cafe, Devil's Teeth Baking Company, and Hook Fish Co. provide morning coffee and casual dining. Golden Gate Park's western edge — Bison Paddock, Polo Field, Queen Wilhelmina Garden — is within walking distance. Downtown San Francisco is a 24-minute drive or 45 minutes by transit. San Francisco International Airport lies 24 minutes away by car, 1 hour 6 minutes via public transportation.

THE NEIGHBORHOOD MAP



● This home
 ● Cafés ● Dining ● Grocery ● Parks ● Schools

GETTING AROUND

Downtown San Francisco

24 min drive · 5.4 mi 45 min transit

Golden Gate Bridge

15 min drive · 5.3 mi 1 hr 8 min transit

Union Square

43 hr 11 min drive · 2,922 mi 79 hr 46 min transit

San Francisco International Airport

24 min drive · 14.8 mi 1 hr 6 min transit

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

MARKET & HOME VALUES

\$1,840,000 MEDIAN SALE PRICE	\$1,905,000 MAX SALE PRICE	\$1,775,000 MIN SALE PRICE	\$1,840,000 AVG SALE PRICE
\$773.05 AVG \$/SQ FT (SOLD)	85 AVG DAYS ON MARKET	2,381 AVG SQ FT (SOLD)	\$1,282,000 AVG LIST PRICE

Recent sales of residential income properties in the Outer Sunset ranged from \$1,775,000 to \$1,905,000, with an average price of \$1,840,000 and a median of \$1,840,000. The average sold price per square foot was \$773.05, drawn from properties averaging 2,381 square feet. Time on market averaged 85 days. Properties listed at an average of \$1,282,000, reflecting the negotiation bandwidth typical of multi-unit housing in the district. These figures provide a grounded reference point for buyers evaluating income-producing real estate on the city's western edge.

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
4632 Irving Street, San Francisco 94122	\$1,905,000	—	2,362	\$806.52	07/01/26
1325-1327 42nd Avenue, San Francisco 94122	\$1,775,000	4/2	2,400	\$739.58	07/16/26
1226 48th Avenue, San Francisco 94122 ACTIVE	—	—	2,563	\$506.83	—

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

WORTH KNOWING

- Francis Scott Key Elementary (GreatSchools rating: 9) sits half a mile from the property; Robert Louis Stevenson Elementary (rating: 10) and A.P. Giannini Middle (rating: 8) serve families within a 1.3-mile radius.
- Beach Chalet Brewery and Restaurant, Outerlands, and Thanh Long Restaurant anchor the neighborhood's dining culture, each drawing on the Outer Sunset's maritime proximity and fog-cooled evenings.
- Sutro Heights, the former estate overlooking Ocean Beach, offers trails, ruins, and unobstructed ocean views — a rare convergence of public land and coastal topography within city limits.

NEARBY

CAFÉS	Java Beach Cafe, Judahlicious, Devil's Teeth Baking Company
DINING	Beach Chalet Brewery and Restaurant, Thanh Long Restaurant, Outerlands
GROCERY	Safeway, Western Sunset Market, Europa Express
PARKS	Golden Gate Park Polo Field, Sutro Heights, Bison Paddock

77 WALK SCORE®
Very Walkable

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

9/10

Key (Francis Scott) Elementary School

Public · Grades K-5 · 0.5 mi · Above average

8/10

Giannini (A.P.) Middle School

Public · Grades 6-8 · 1.1 mi · Above average

8/10

Washington (George) High School

Public · Grades 9-12 · 1.4 mi · Above average

10/10

Stevenson (Robert Louis) Elementary School

Public · Grades K-5 · 1.3 mi · Above average

10/10

Yu (Alice Fong) Elementary School

Public · Grades K-8 · 2.1 mi · Above average

10/10

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

Public · Grades 9-12 · 3.4 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

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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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