

1947 35TH AVE

San Francisco

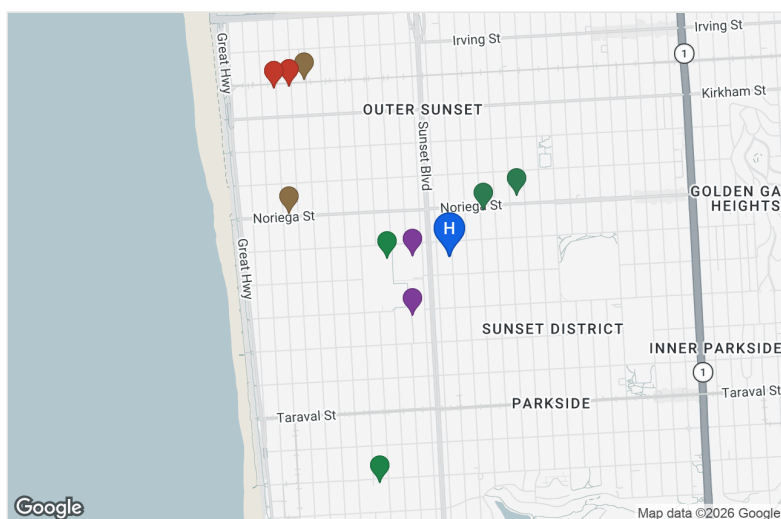
THE HOME

1947 35th Avenue sits in San Francisco's Outer Sunset, where gridded avenues run west toward Ocean Beach and morning fog softens the light. The address places residents within a neighborhood defined by low-rise architecture, proximity to the coast, and a network of parks and playgrounds that punctuate the residential blocks. The location balances quiet with accessibility: downtown San Francisco is a twenty-minute drive, and San Francisco International Airport is eighteen minutes away by car. The surrounding streets are lined with single-family homes, and the rhythm of daily life here is anchored by local bakeries, coffee roasters, and corner markets within walking distance.

THE NEIGHBORHOOD

The Outer Sunset operates on a human scale. Walk Score rates the area 81—Very Walkable—and the amenities reflect that: Devil's Teeth Baking Company, Andytown Roastery, and Outerlands are neighborhood fixtures, along with Safeway and Western Sunset Market for everyday provisioning. South Sunset Playground Park and West Sunset Playground Park provide green space within blocks. Thanh Long Restaurant and The Pizza Place on Noriega anchor a modest but reliable dining scene. The drive to Downtown San Francisco takes twenty minutes; transit, forty-one. The neighborhood's appeal lies in its understated consistency—predictable fog, reliable coffee, and proximity to both the ocean and the city center.

THE NEIGHBORHOOD MAP



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

GETTING AROUND

Downtown San Francisco

20 min drive · 5.6 mi 41 min transit

Stanford University

37 min drive · 33.4 mi 4 hr 48 min transit

Downtown San Jose

55 min drive · 52.7 mi 2 hr 31 min transit

San Francisco International Airport

18 min drive · 13.3 mi 46 min transit

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

WORTH KNOWING

- Robert Louis Stevenson Elementary, rated 10 out of 10 by GreatSchools, is one-tenth of a mile from the property—walkable for families with young children.
- The Outer Sunset's coastal position means fog is frequent, particularly in summer; microclimates shift noticeably within San Francisco, and this area trends cooler and grayer than neighborhoods farther east.
- Ocean Beach is a ten-minute walk west—functional for morning runs, dog walks, and weekend surf checks, though the water remains cold year-round.

NEARBY

CAFÉS	Devil's Teeth Baking Company, Judahlicious, TJ Cups Boba Milk Tea
DINING	Thanh Long Restaurant, Outerlands, Devil's Teeth Baking Company
GROCERY	Safeway, Boss Supermarket, Western Sunset Market
PARKS	South Sunset Playground Park, West Sunset Playground Park, McCoppin Square Park

81 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

- 10/10

Stevenson (Robert Louis) Elementary School
Public · Grades K-5 · 0.1 mi · Above average
- 10/10

Yu (Alice Fong) Elementary School
Public · Grades K-8 · 1.4 mi · Above average
- 10/10

Asawa (Ruth) San Francisco School Of The Arts, A Public School.
Public · Grades 9-12 · 2.4 mi · Above average

- 8/10

Giannini (A.P.) Middle School
Public · Grades 6-8 · 0.2 mi · Above average
- 9/10

Lincoln (Abraham) High School
Public · Grades 9-12 · 0.7 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 MARIA



Maria DeSalvo

REALTOR® | MARIN COUNTY · DRE #02163763

I'm Maria DeSalvo, a fifth-generation Marin County native and real estate advisor. I've built my business on integrity, personalized strategy, and genuine connection. Getting to play a role in a transitional chapter in someone's life – whether they're buying their first home, selling their family home, or growing their investment portfolio – is the part of this work I never take for granted.

Some clients call me their house therapist. Others call me an expert in my field. What I know for certain is that no two journeys are alike, and I treat them that way.

My approach is calm and grounded. I believe the best thing I can do for a client is make something complicated feel manageable and be two steps ahead before the pressure sets in. For sellers, that means acting as a full project manager: home improvement guidance, staging, vendors, pricing, timing – the whole process. For buyers, it means being a steady guide through a market that rarely feels steady.

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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