

FOR LEASE Former Walgreens

790 Van Ness Avenue | San Francisco, CA



Overview

LEASE RATE	\$22.00 SF/yr (MG)
AVAILABLE SF	9,619 SF
LEASE END DATE	7/31/25



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Description

Former Walgreens located on busy Van Ness Avenue. All offers are subject to approval by Walgreens Real Estate Committee.

- Highly visible corner location on busy Van Ness Ave
- Conveniently located between Civic Center to the South and the CPMC/Sutter Health Campus to the North
- Easily accessible by public transportation

Nearby Retailers



Demographics

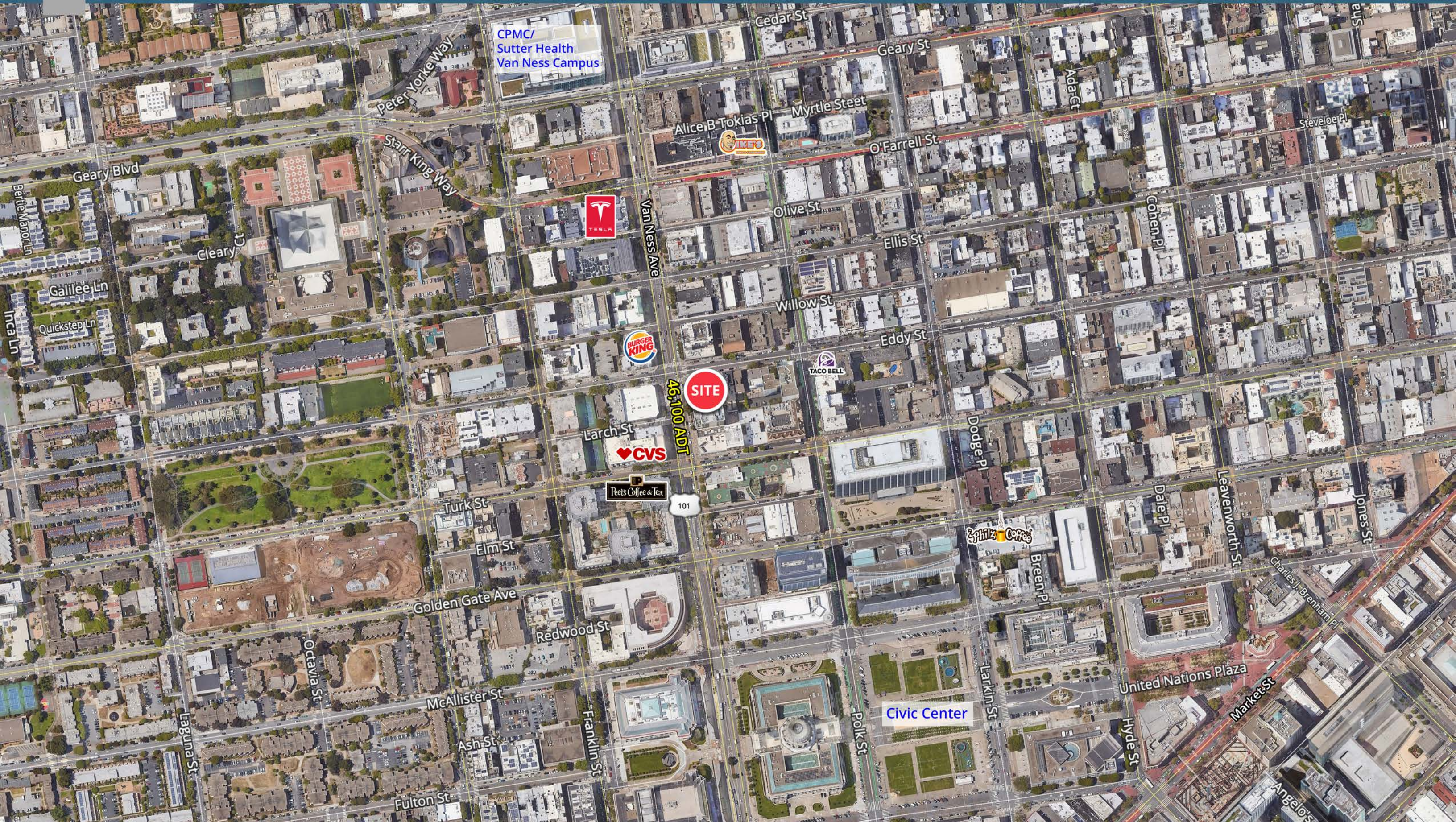
	HALF MILE	1 MILE	2 MILE
Population	53,666	150,985	379,755
Households	30,268	83,435	197,651
Average HH Inc.	\$86,776	\$128,638	\$172,973

Year: 2020 | Source: Esri, Esri and Infogroup, U.S. Census

Traffic Counts

Van Ness Ave 46,100 ADT VPD

Year: 2018 | Source: Caltrans



	0.5 miles	1 mile	2 miles
Population			
2000 Population	43,978	125,800	310,711
2010 Population	46,826	131,457	332,404
2020 Population	53,666	150,985	379,755
2025 Population	56,221	159,729	397,040
2000-2010 Annual Rate	0.63%	0.44%	0.68%
2010-2020 Annual Rate	1.34%	1.36%	1.31%
2020-2025 Annual Rate	0.93%	1.13%	0.89%
2020 Male Population	56.5%	53.3%	52.3%
2020 Female Population	43.5%	46.7%	47.7%
2020 Median Age	42.3	40.0	39.2
2020 Total Daytime Population	63,222	190,626	540,716
Workers	35,943	122,773	382,290
Residents	27,279	67,853	158,426

In the identified area, the current year population is 53,666. In 2010, the Census count in the area was 46,826. The rate of change since 2010 was 1.34% annually. The five-year projection for the population in the area is 56,221 representing a change of 0.93% annually from 2020 to 2025. Currently, the population is 56.5% male and 43.5% female.

Data for all businesses in area			
Total Businesses:	3,201	12,054	40,056
Total Employees:	39,256	130,188	450,247
Total Residential Population:	53,666	150,985	379,755
Employee/Residential Population Ratio:	1:1	1:1	1:1

Median Age

The median age in this area is 42.3, compared to U.S. median age of 37.9.

Race and Ethnicity			
2020 White Alone	43.8%	49.4%	56.2%
2020 Black Alone	8.4%	7.8%	4.8%
2020 American Indian/Alaska Native Alone	0.7%	0.6%	0.5%
2020 Asian Alone	31.9%	30.5%	27.8%
2020 Pacific Islander Alone	0.3%	0.3%	0.2%
2020 Other Race	9.1%	6.1%	5.4%
2020 Two or More Races	5.8%	5.5%	5.2%
2020 Hispanic Origin (Any Race)	18.9%	14.1%	13.5%

Persons of Hispanic origin represent 18.9% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 79.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Median Household Income			
2020 Median Household Income	\$43,639	\$72,874	\$116,593
2025 Median Household Income	\$51,669	\$86,870	\$135,511
2020-2025 Annual Rate	3.44%	3.58%	3.05%

Average Household Income			
2020 Average Household Income	\$86,776	\$128,638	\$172,973
2025 Average Household Income	\$100,630	\$146,147	\$194,503
2020-2025 Annual Rate	3.01%	2.59%	2.37%

Per Capita Income			
2020 Per Capita Income	\$49,102	\$71,466	\$90,663
2025 Per Capita Income	\$56,784	\$80,989	\$101,833
2020-2025 Annual Rate	2.95%	2.53%	2.35%

Source: Esri, Esri and Infogroup, U.S. Census

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	0.5 miles	1 mile	2 miles
2020 Employed Population 16+ by Occupation			
Total	26,240	83,219	221,640
White Collar	69.4%	78.0%	81.9%
Management/Business/Financial	21.9%	27.0%	29.5%
Professional	29.2%	31.7%	34.0%
Sales	8.5%	10.4%	10.2%
Administrative Support	9.7%	8.9%	8.2%
Services	22.8%	15.5%	12.3%
Blue Collar	7.8%	6.5%	5.7%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	1.3%	1.1%	1.4%
Installation/Maintenance/Repair	0.7%	0.9%	0.7%
Production	2.5%	1.8%	1.6%
Transportation/Material Moving	3.2%	2.7%	2.0%
2020 Population 25+ by Educational Attainment			
Total	44,934	126,551	316,504
Less than 9th Grade	8.3%	5.9%	5.4%
9th - 12th Grade, No Diploma	5.9%	4.3%	3.5%
High School Graduate	14.5%	10.9%	8.5%
GED/Alternative Credential	2.2%	1.9%	1.4%
Some College, No Degree	15.4%	13.9%	11.3%
Associate Degree	4.0%	3.9%	3.7%
Bachelor's Degree	31.2%	36.9%	38.9%
Graduate/Professional Degree	18.4%	22.2%	27.3%
Households			
2000 Households	24,928	69,368	161,796
2010 Households	26,262	73,412	174,544
2020 Total Households	30,268	83,435	197,651
2025 Total Households	31,760	88,204	206,627
2000-2010 Annual Rate	0.52%	0.57%	0.76%
2010-2020 Annual Rate	1.39%	1.26%	1.22%
2020-2025 Annual Rate	0.97%	1.12%	0.89%
2020 Average Household Size	1.64	1.72	1.84

The household count in this area has changed from 26,262 in 2010 to 30,268 in the current year, a change of 1.39% annually. The five-year projection of households is 31,760, a change of 0.97% annually from the current year total. Average household size is currently 1.64, compared to 1.63 in the year 2010. The number of families in the current year is 7,159 in the specified area.

Households by Income

Current median household income is \$43,639 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$51,669 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$86,776 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$100,630 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$49,102 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$56,784 in five years, compared to \$37,691 for all U.S. households

Source: Esri, Esri and Infogroup, U.S. Census