



MACEDONIA MISSIONARY BAPTIST CHURCH 2135 SUTTER ST, SAN FRANCISCO, CA 94115

Property Highlights

- ★ Historic Landmark Building
- ★ Flexible, Multi-Room Layout
- ★ Prime Central Location in the Western Addition

600 SF - 5,170+ SF
Flex Space



Submit All Offers

925-286-6607

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2872 Ygnacio Valley Rd. #103
Walnut Creek, CA 94598

PROPERTY DESCRIPTION

Historic Landmark Space for Lease at 2135 Sutter Street, inside Macedonia Missionary Baptist Church in the Western Addition, San Francisco. This is a rare opportunity to lease space in a true community landmark, a 1906 brick and terra cotta building that has served as a spiritual and social anchor for decades and once welcomed Dr. Martin Luther King Jr.

The property offers a flexible multiroom layout on the lower level, roughly 4,000 to 5,000 square feet, with four large open rooms and additional support areas that can work well for classrooms, therapy, group programs, training, or open office use. High ceilings, wide rooms, and classic historic details give the space a warm, authentic feel that stands out from standard office buildings.

The campus also includes a beautiful worship area of about 5,170 square feet. The main sanctuary features generous volume, traditional church architecture, and a natural focal point at the pulpit and choir area. On Sundays it is filled with worship, music, and community life, which gives the entire property a lived in, welcoming spirit throughout the week. For the right tenant, being in a building where people gather, sing, and pray can add a powerful sense of meaning and connection to their daily work, even if the sanctuary itself is not part of the leased premises.

The church sits in a central Western Addition location close to Japantown and the Fillmore, with easy access to Geary and nearby Muni lines, making it convenient for staff, clients, and families. It is walkable to restaurants, shops, services, and other community organizations, and only a short drive to downtown, Civic Center, and major health and job centers.

This setting is especially attractive for community health providers, counseling and wellness programs, adult day or youth programs, nonprofit organizations, arts and culture groups, and education or workforce training initiatives.

By choosing Macedonia, a tenant gains more than square footage. You become part of a living landmark with deep roots in racial equity and community service, in a neighborhood with a strong cultural story and active faith community.

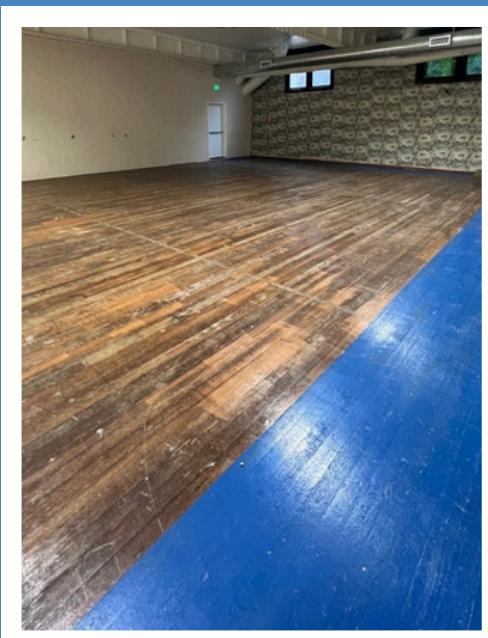
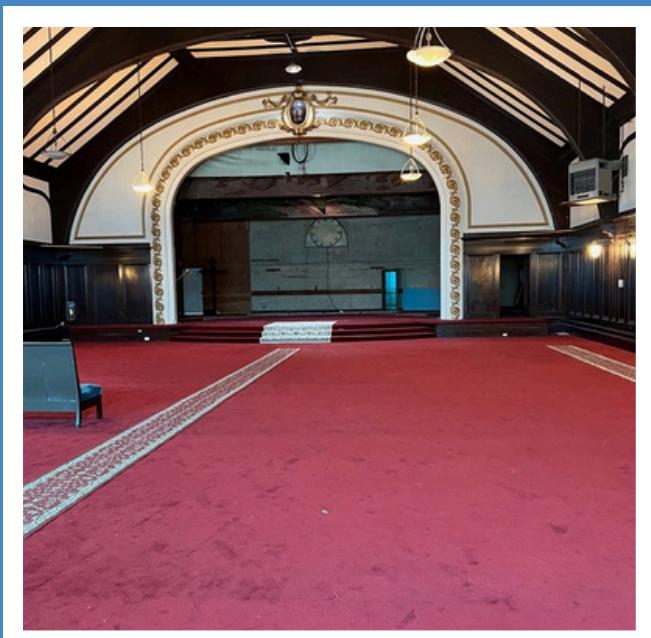
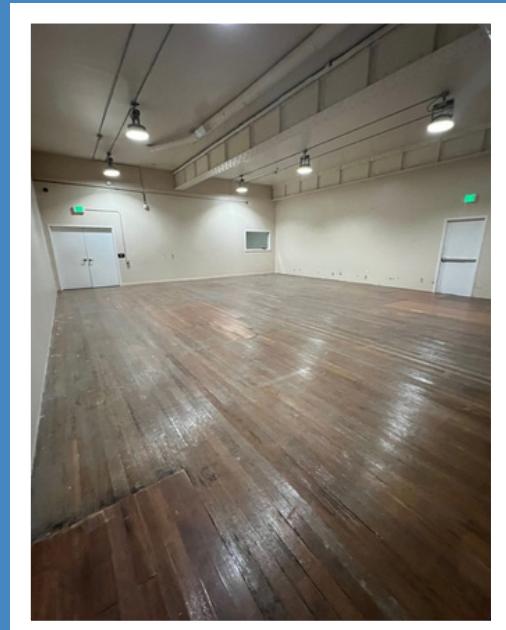
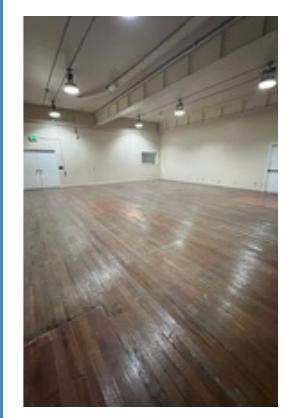
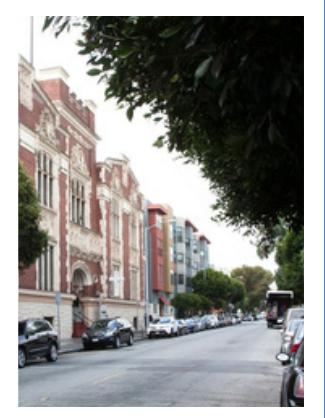
Religious Facilities Market

2135 Sutter Street gives you something most religious facilities on the market do not. You get space in a real San Francisco landmark in the heart of the Western Addition, not a small church on the edge of town. The campus includes a beautiful 5,170 square foot sanctuary and a lower level from 603 SF to 5,000+ square foot range with four large rooms and support spaces that can work for classrooms, therapy, group programs, training, or offices. The building has history, character, and a living congregation on site, so your staff, clients, and funders feel like they are walking into a true community place, not just another office.

Across the market, many churches and synagogues are renting out extra rooms here and there just to cover costs. Those spaces are often smaller, less central, and feel quiet during the week. At 2135 Sutter, you are in a central infill location close to Japantown, the Fillmore, Geary, transit, food, and services, which makes it easier for families, elders, and staff to get to you. The story is stronger too. You can honestly say your work is based in a historic Black church that has been part of San Francisco's civil rights and community life for decades. That helps with fundraising, partnerships, and community trust.

If your organization serves people and wants a place that matches your mission, this building lets you stand out in the religious facility market. You gain flexible space, a powerful story, and a host community that already knows how to welcome neighbors.

Photos

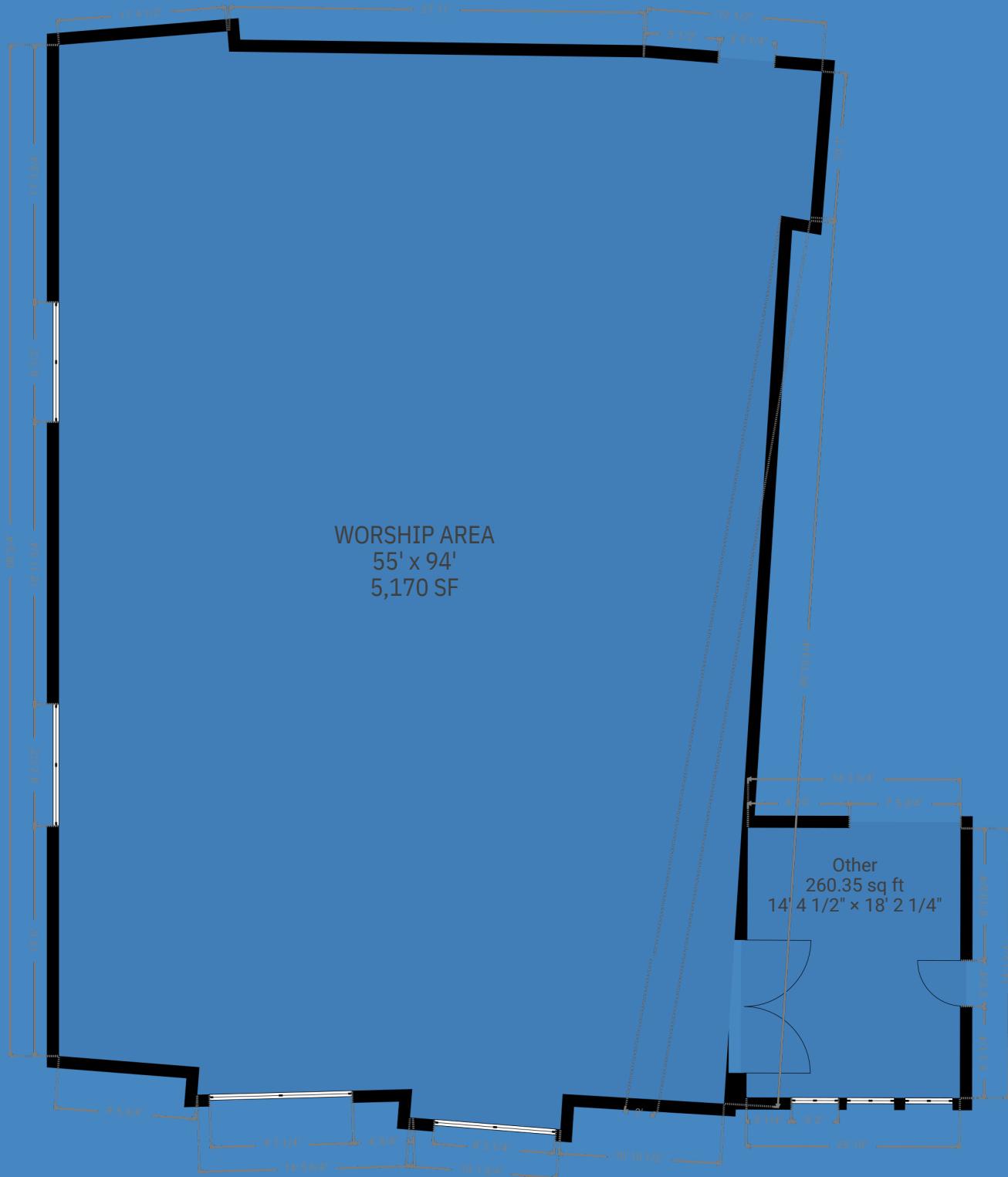




2135 Sutter Street, 94115 San Francisco, California, US
TOTAL AREA: 5,170 sq ft • FLOORS: 1 • ROOMS: 2

SUBMITTED BY Jose Pecho
jose@jpinvests.com (925) 286-6607

▼ 2nd Floor



0' 4' 8' 12' 16' 1:120

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2135 Sutter St Basement

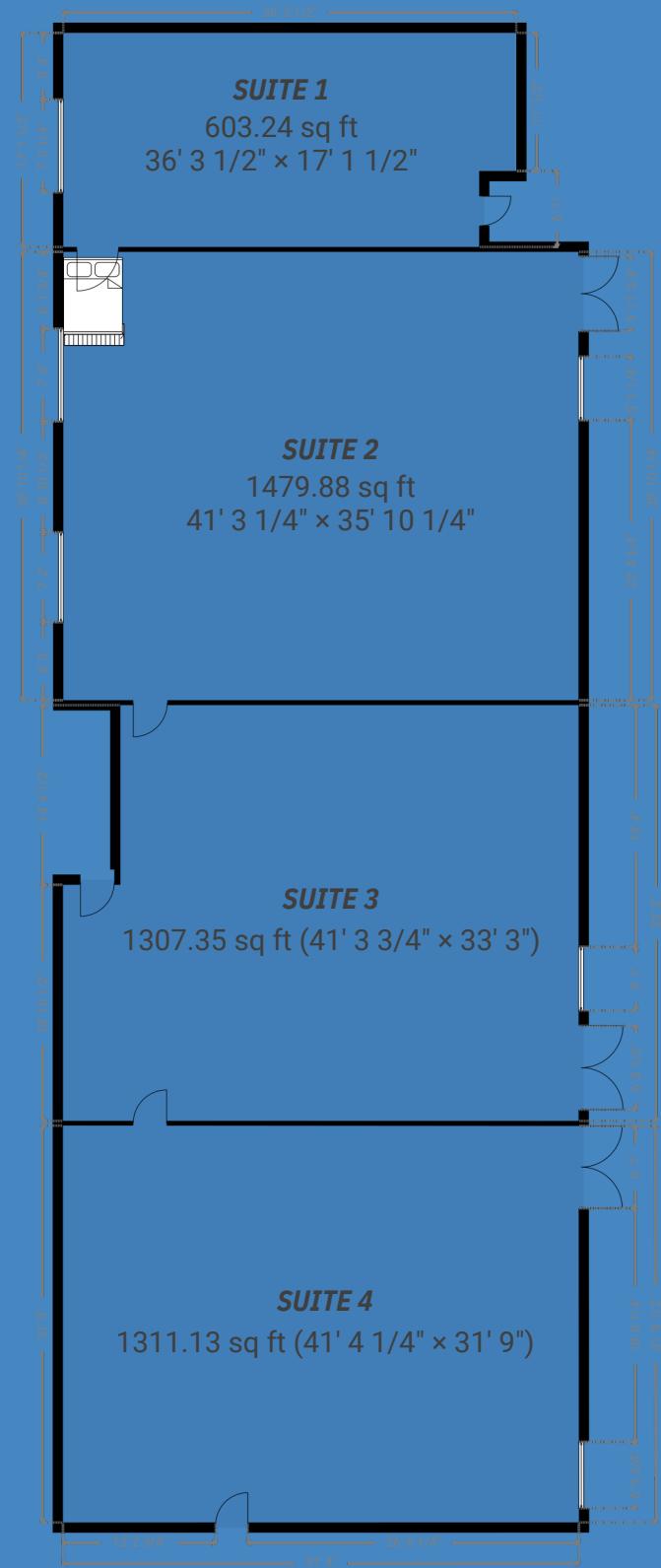
2135 Sutter Street, San Francisco, CA 94115
TOTAL AREA: 5022.96 sq ft • FLOORS: 1 • ROOMS: 4



JOSE PECHO, BROKER
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▼ Ground Floor

TOTAL AREA: 5022.96 sq ft • ROOMS: 4



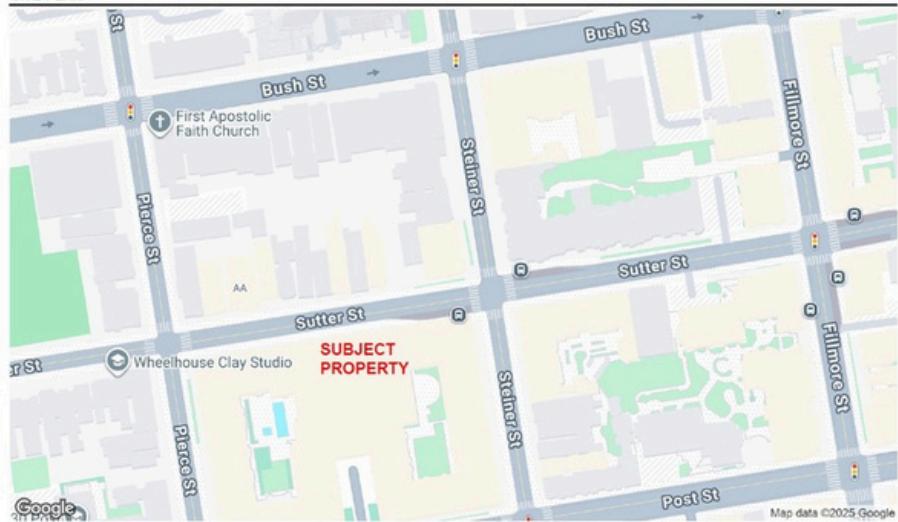
THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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Subject Property

2135 Sutter St

SITE PLAN

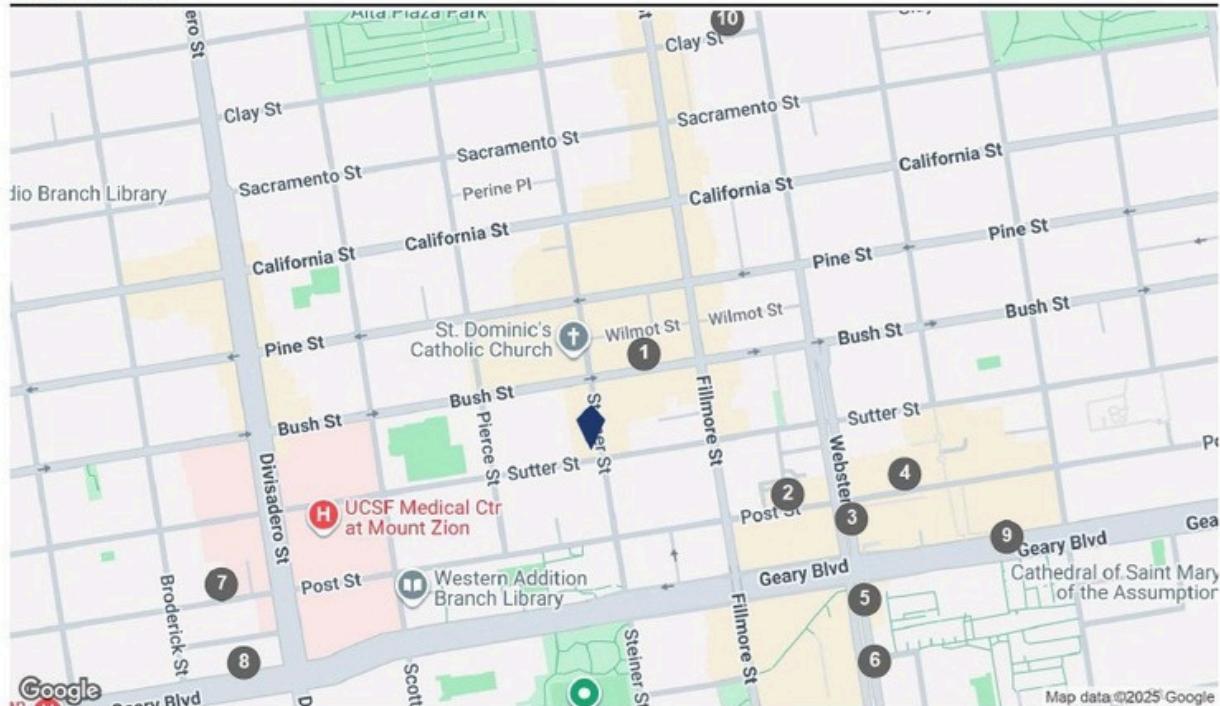


TENANTS

Tenant	Use	SF Occupied	Chain	Move Date	Exp Date
Macedonia		40,000	No		
Space Available		600	No		-
Space Available		1,479	No		-
Space Available		1,307	No		-
Space Available		5,170	No		-

	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	98,429	497,082	730,732	1,198,251	736,372
5 Yr Growth	-7.1%	-6.8%	-7.5%	-6.2%	1.5%
Median Age	40	40	41	41	42
5 Yr Forecast	42	43	43	43	44
White / Black / Hispanic	52% / 6% / 11%	47% / 4% / 14%	41% / 4% / 15%	37% / 6% / 17%	42% / 4% / 15%
5 Yr Forecast	51% / 6% / 11%	47% / 4% / 14%	41% / 4% / 15%	37% / 6% / 17%	42% / 4% / 15%
Employment	68,155	533,101	600,489	874,630	434,677
Buying Power	\$6.6B	\$31.2B	\$41.1B	\$58.6B	\$43.4B
5 Yr Growth	-9.7%	-9.8%	-10.6%	-8.9%	-0.3%
College Graduates	67.8%	64.4%	59.0%	54.1%	70.5%
Household					
Households	49,939	238,163	317,583	493,181	321,925
5 Yr Growth	-7.7%	-7.3%	-7.9%	-6.4%	1.6%
Median Household Income	\$131,939	\$131,063	\$129,547	\$118,822	\$134,962
5 Yr Forecast	\$129,144	\$127,492	\$125,613	\$115,719	\$132,411
Average Household Income	\$158,605	\$159,075	\$158,161	\$149,718	\$164,344
5 Yr Forecast	\$156,402	\$156,707	\$155,540	\$147,115	\$163,167
% High Income (>\$75K)	66%	66%	67%	65%	69%
Housing					
Median Home Value	\$1,099,446	\$1,105,166	\$1,104,422	\$1,081,003	\$1,104,750
Median Year Built	1949	1949	1948	1955	1948
Owner / Renter Occupied	21% / 79%	25% / 75%	33% / 67%	36% / 64%	33% / 67%

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
① Bush St	Steiner St - W	16,397	2025	0.08 mi
② Post St	Webster St - E	9,846	2018	0.17 mi
③ Webster St	Post St - N	6,660	2025	0.22 mi
④ Post St	Buchanan St - E	3,490	2025	0.26 mi
⑤ Webster St	Ofarrell St - S	12,964	2025	0.26 mi
⑥ Webster St	Ofarrell St - NW	15,012	2025	0.30 mi
⑦ Post St	Erkson Ct - E	4,104	2025	0.33 mi
⑧ Geary Blvd	Divisadero St - E	65,329	2025	0.34 mi
⑨ Geary Blvd	Buchanan St - W	47,581	2025	0.35 mi
⑩ Clay St	Webster St - E	5,950	2018	0.35 mi