

**BERKSHIRE
HATHAWAY**
HOMESERVICES

DRYSDALE
PROPERTIES

OFFICE/RETAIL SPACE FOR LEASE

San Francisco, CA 94103

Exclusively Represented By:

Oleg Verbitski

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John Wright

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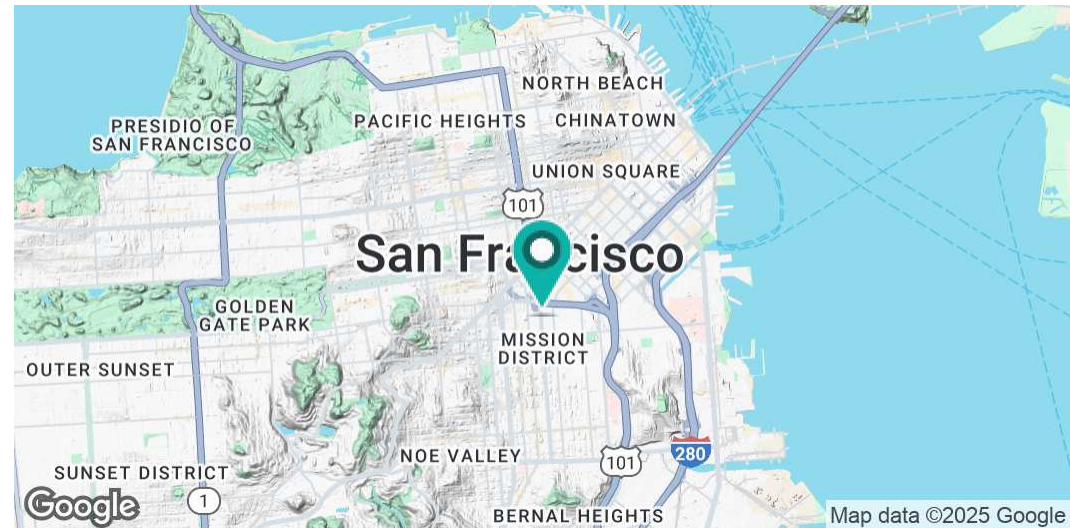
OFFICE OR RETAIL SPACE FOR LEASE

335 SOUTH VAN NESS AVENUE

San Francisco, CA 94103

FOR LEASE

Executive Summary



Lease Rate

\$2.50 SF/MONTH

OFFERING SUMMARY

| | |
|--------------|-----------------|
| Lease Rate | \$2.50 SF/month |
| Lease Type | NNN |
| SF Available | 1,800 SF |

PROPERTY OVERVIEW

Pacific West Advisory Team is pleased to present the opportunity to lease office or retail space in the highly desirable Mission area of San Francisco. This space is ideally situated to take advantage of the vibrant local culture, proximity to downtown, and the bustling Valencia retail corridor.

The building has undergone meticulous updates, and most major systems have recently been upgraded, ensuring the property is in excellent condition. All units have historically been utilized as both office and retail spaces, offering flexibility for future use according to the needs of the tenants.

PROPERTY HIGHLIGHTS

- Situated in the vibrant Mission district, this property benefits from its proximity to downtown San Francisco and the bustling Valencia retail corridor.
- The building has undergone meticulous updates, with most major systems recently upgraded. It is in excellent condition
- Fully buildout set up and ready to go
- Perfectly situated to take advantage of the vibrant local culture, including popular restaurants, cafes, and shops.

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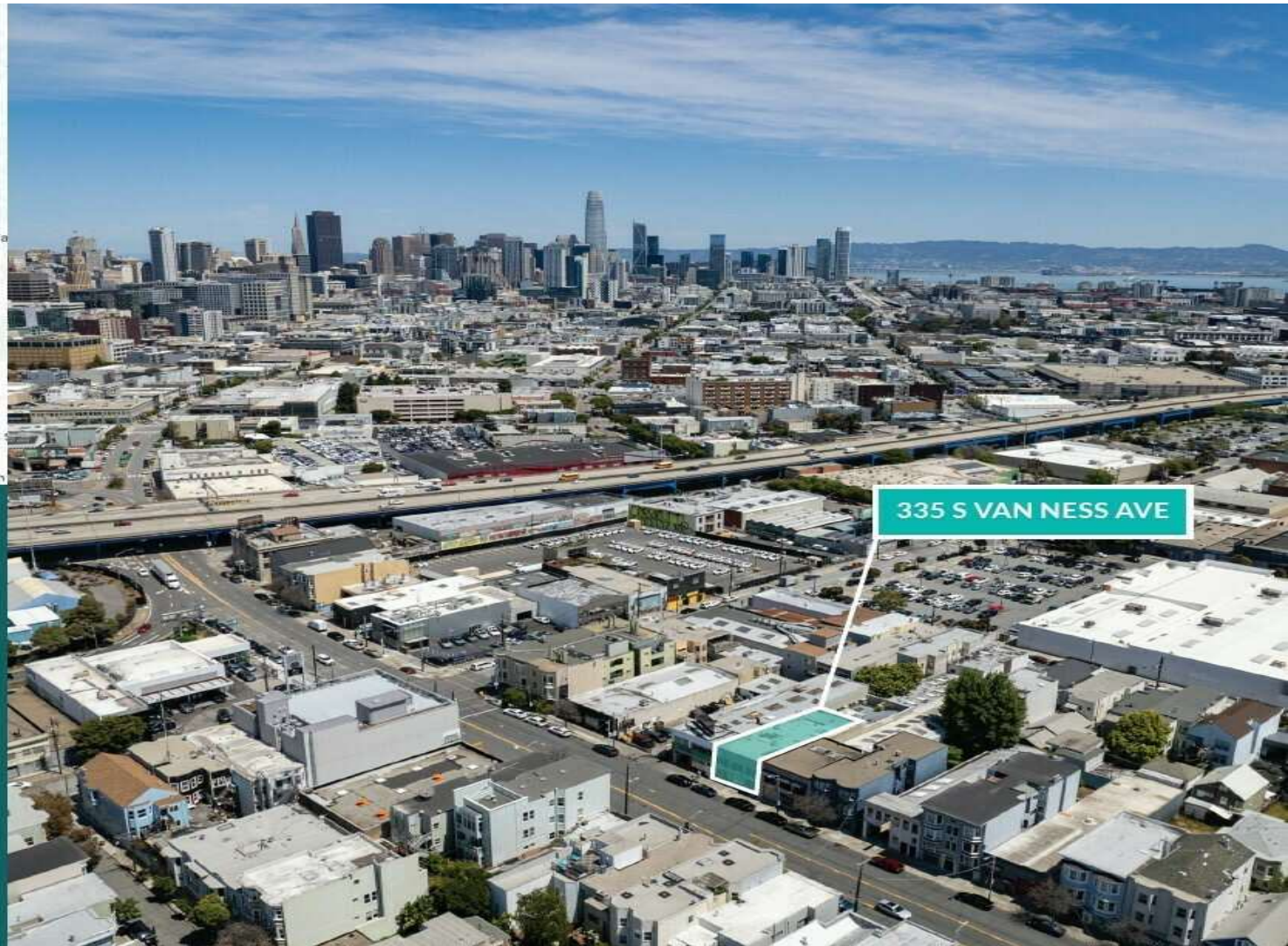
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Additional Photos



WELCOME TO THE MISSION DISTRICT

The Mission District in San Francisco is a dynamic, culturally rich neighborhood known for its vibrant arts scene and historic Latinx heritage. Bursting with colorful murals, trendy boutiques, and an eclectic mix of restaurants and cafes, the Mission offers a unique blend of old-world charm and modern urban energy.

Home to the iconic Mission Dolores Park, the neighborhood provides a lively community atmosphere with stunning city views. Whether exploring its bustling markets or enjoying its lively nightlife, the Mission District is a hub of creativity and diversity, making it one of San Francisco's most beloved areas.

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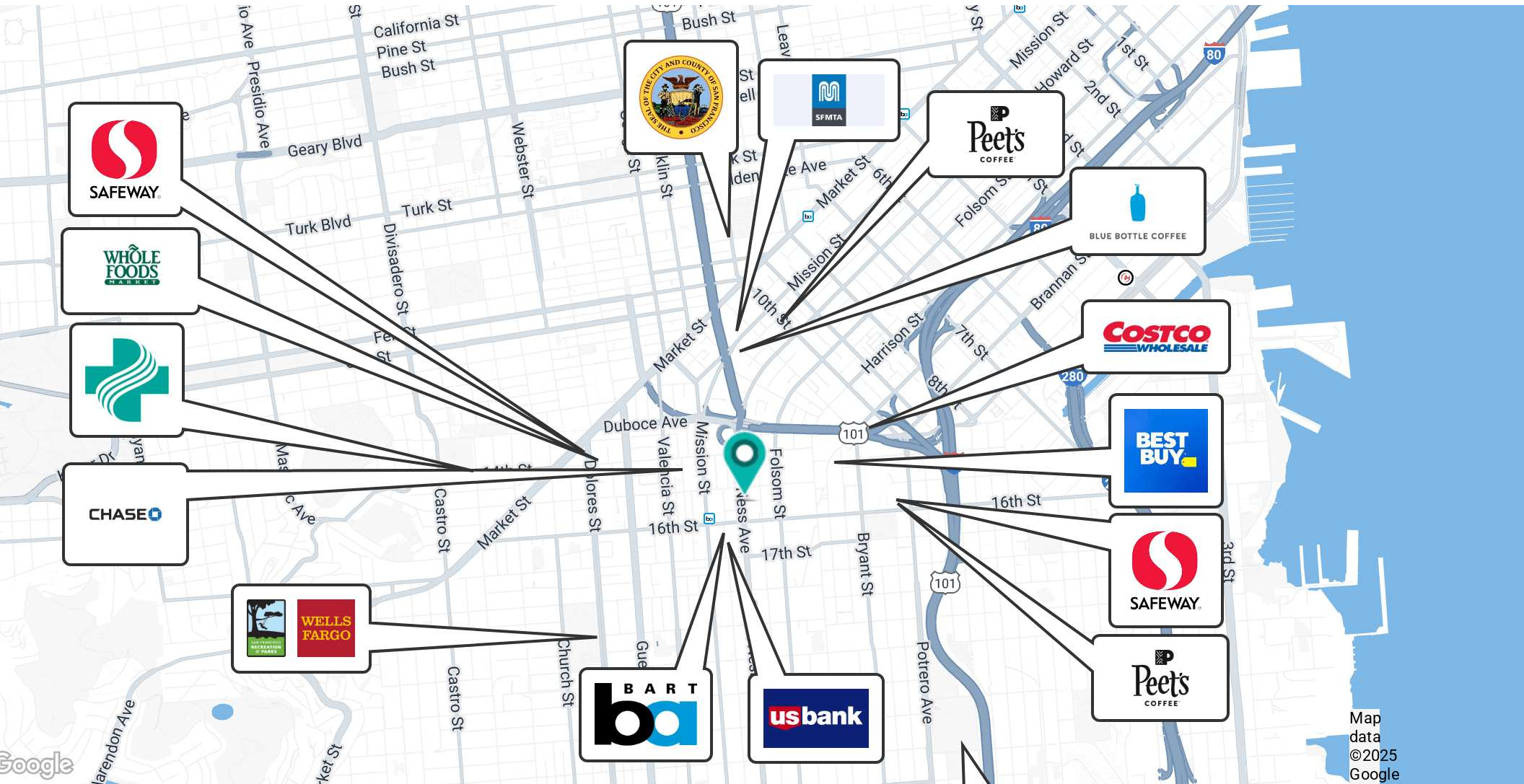
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Location Map



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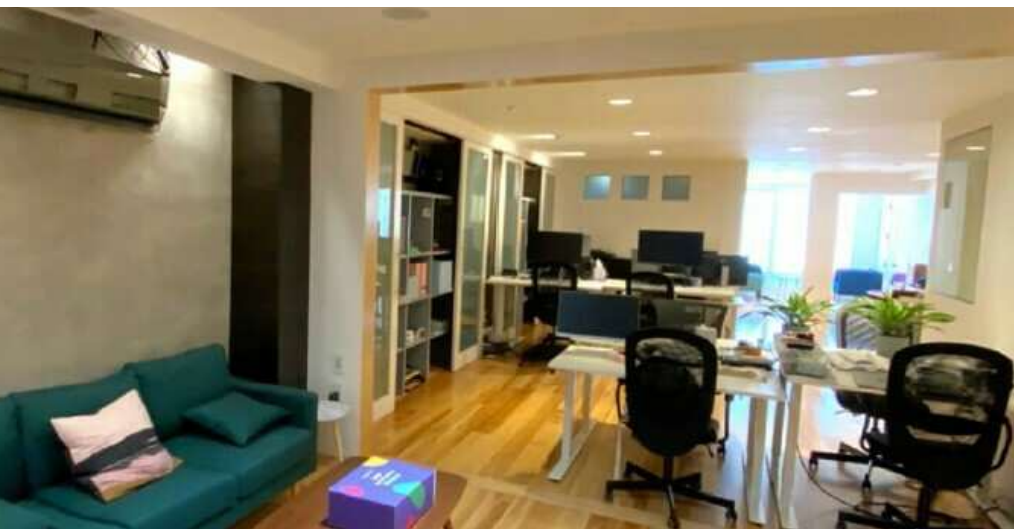
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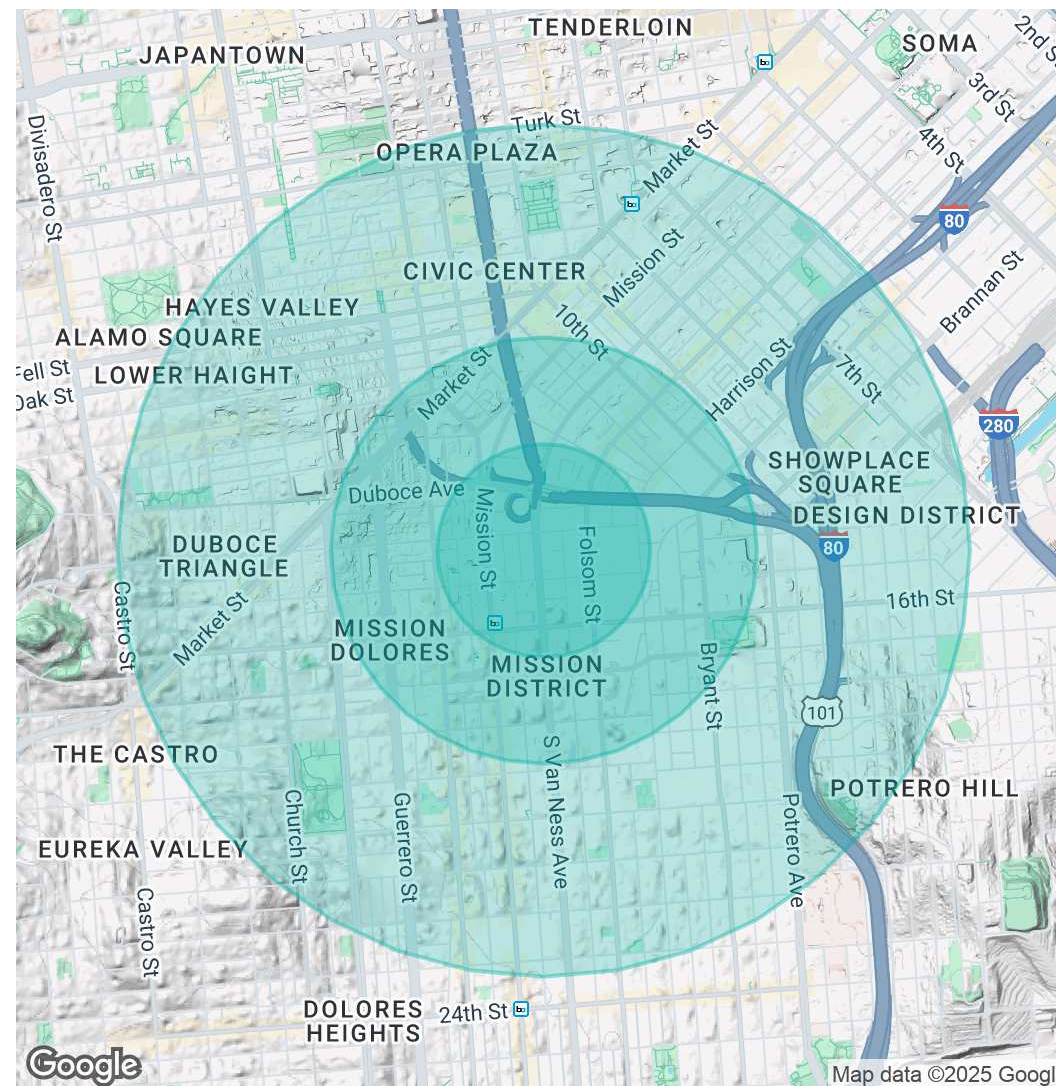
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Demographics Map & Report

| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 4,387 | 20,750 | 94,613 |
| Average Age | 39.4 | 36.4 | 37.0 |
| Average Age (Male) | 37.3 | 35.9 | 37.0 |
| Average Age (Female) | 42.2 | 37.1 | 36.7 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 2,347 | 10,934 | 49,848 |
| # of Persons per HH | 1.9 | 1.9 | 1.9 |
| Average HH Income | \$118,205 | \$135,639 | \$147,797 |
| Average House Value | \$394,383 | \$856,384 | \$865,148 |

2020 American Community Survey (ACS)



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