

Marcus & Millichap

OFFERING MEMORANDUM

2211 VAN NESS AVENUE

San Francisco, CA 94109



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PROPERTY SUMMARY

ADDRESS	2211 Van Ness Avenue San Francisco, CA 94109
PRICE	\$2,900,000
PRICE/SF	\$575
PARCEL	0570-005
PROPERTY TYPE	Apartment (2 residential units / 1 commercial restaurant space)
BUILDING SIZE	5,050 SF
LOT SIZE	3,689 SF
YEAR BUILT	1900

Located in the prestigious Pacific Heights neighborhood, 2211 Van Ness Avenue is a historic mixed-use building offering a blend of commercial and residential space. Constructed in 1900, this 2-story property spans 5,050 square feet on a 3,689-square-foot lot and features 3 residential units, plus a ground-floor restaurant space. The building is classified as a Class A apartment (4 units or less).

INVESTMENT HIGHLIGHTS

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ICONIC LOCATION

Situated on the vibrant Van Ness Avenue corridor, steps from upscale shopping, dining, and cultural attractions like the San Francisco Symphony and Legion of Honor. Easy access to downtown via cable cars and Muni lines.

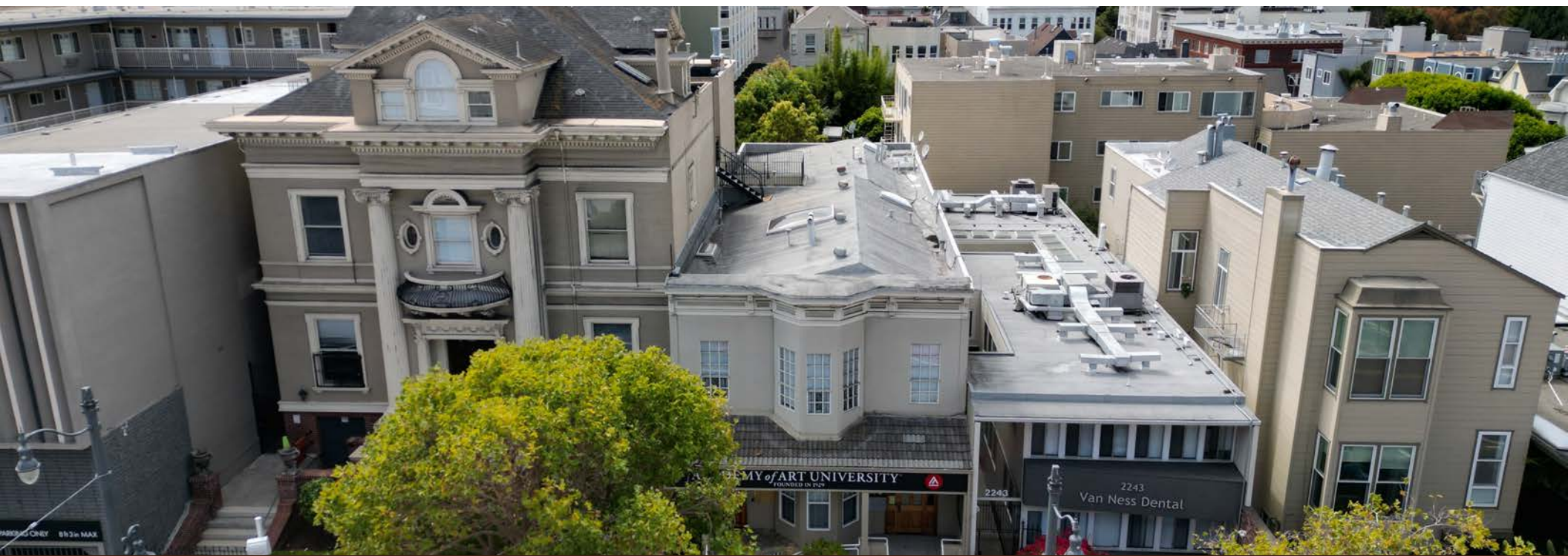
HISTORIC CHARM WITH MODERN UPDATES

Edwardian-era architecture with renovations including new plumbing, electrical systems, and roofing, blending timeless appeal with contemporary functionality.

STRONG RENTAL / INVESTMENT UPSIDE

3 well-configured units (2 residential units / 1 commercial unit) in a high-demand neighborhood; for flexible use, such as student housing or long-term rentals.





LOCAL AERIAL

BURR MANSION

SUBJECT PROPERTY

SAINT BRIGID ACADEMY

SPRECKLES MANSION

LAFAYETTE PARK

COLLINA

Nook CAFE & WINE BAR

Harris' The San Francisco Dishhouse

101

PACIFIC AVE

citibank

VAN NESS AVE

Thai Spice

WASHINGTON AVE



TRADER JOE'S

Guitar Center

UNITED STATES POSTAL SERVICE

H Holiday Inn

WHOLE FOODS MARKET

UCSF

101

THE REGENCY BALLROOM

REGIONAL AERIAL



PALACE OF FINE ARTS

PIER 39
SAN FRANCISCO
Hard Rock
CAFE
AQUARIUM OF THE BAY
BOUDIN

exploratorium

PRESIDIO OF SAN FRANCISCO



SUBJECT PROPERTY

NORTH BEACH

SALESFORCE PARK

NOB HILL

CHINATOWN

UNION SQUARE



SF MOMA

UNIVERSITY OF SAN FRANCISCO

THE PAINTED LADIES

Westfield

ORACLE PARK
HOME OF THE SAN FRANCISCO GIANTS

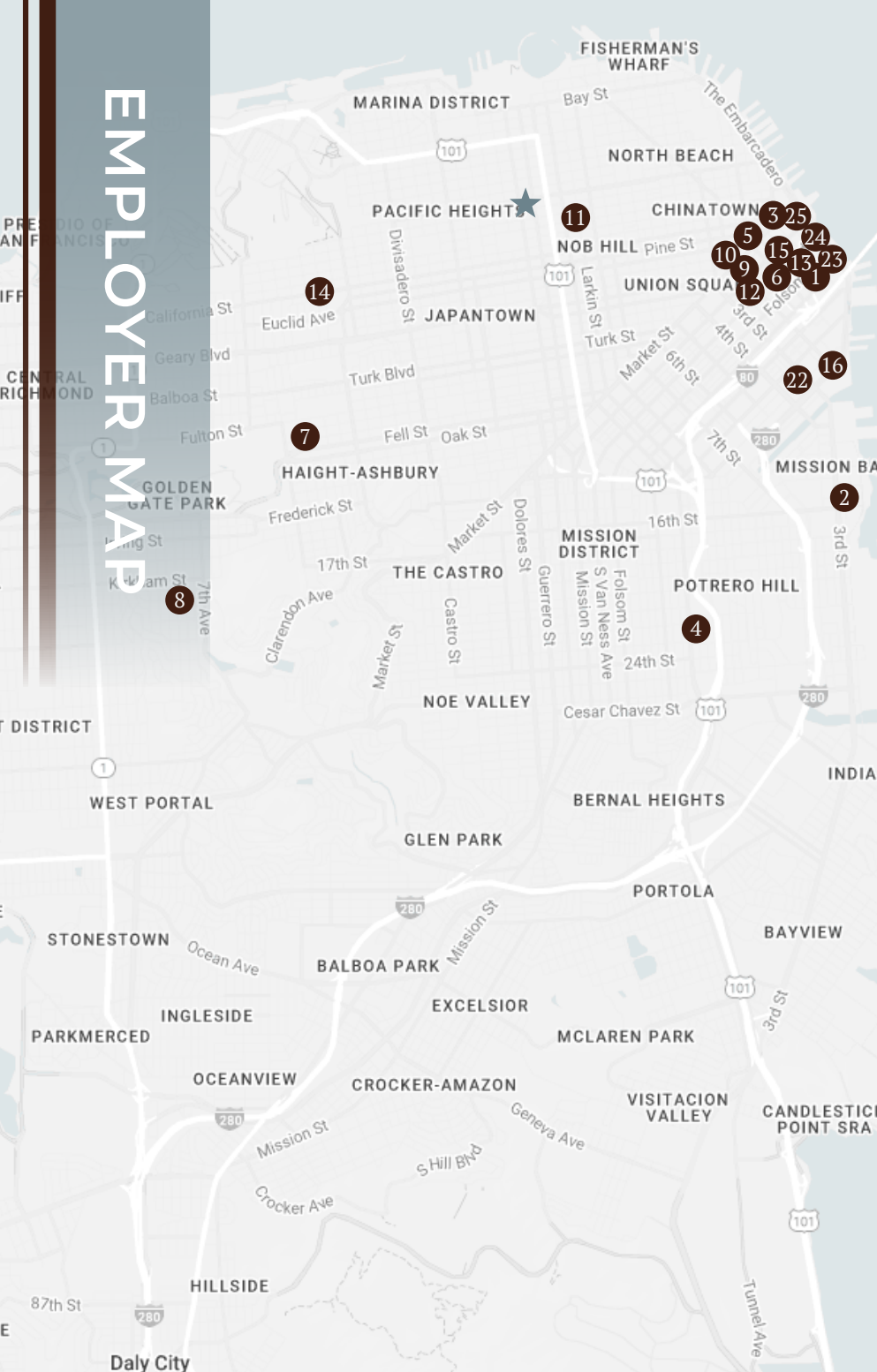
GOLDEN GATE PARK

MOUNT SUTRO OPEN SPACE RESERVE

UCSF Medical Center

CHASE CENTER

EMPLOYER MAP



	MAJOR EMPLOYERS	EMPLOYEES
1	Charlotte Russe Holdings Corp	9,455
2	Uber Technologies Inc-UBER	9,000
3	Ggc Administration LLC-Golden Gate Capital	8,590
4	San Francisco General Hospital	8,000
5	Tarrant Capital Ip LLC-Tpg Growth	5,490
6	Okta Inc-OKTA	5,209
7	St Marys Medical Center Inc-Surgery Department	5,037
8	Safeway Inc-Safeway	5,022
9	General Wreless Operations Inc-Radioshack	5,003
10	Pacific Bell Telephone Company-AT&T California	4,444
11	Pacific Bell Telephone Company	4,444
12	McKesson Property Company Inc-McKesson	4,360
13	Facebook Park Tower	4,000
14	llife Healthcare Inc-1 Life Healthcare	3,522
15	Maplebear Inc-Instacart	3,181
16	Cloudflare Inc-CLOUDFLARE	3,150
17	ISO Services Inc	2,869
18	Samsara Inc-Samsara	2,804
19	Stitch Fix Inc-Stitch Fix	2,781
20	San Francisco Pub Utilities Comm	2,700
21	Lava Intermediate Inc	2,601
22	Sutter Bay Hospitals-Califrnia PCF Med Ctr RES Inst	2,578
23	Gap Inc-GAP	2,500
24	New Relic Inc	2,474
25	Millennium Management LLC	2,276

TRANSIT MAP



SAN FRANCISCO

The Bay Area is the birthplace and center of innovation and advancement in technology in the United States. Some of the largest technology firms, financial companies and educational institutions are located here. The San Francisco metro consists of San Francisco, San Mateo and Marin counties, and contains a population of 1.84 million people. The city of San Francisco accounts for all of San Francisco County, and contains nearly 860,000 residents. Marin County is located to the north of the city and has 252,000 residents, while San Mateo County is south of San Francisco and has a population above 730,000 people. While the metro represented one of the later-recovering markets from the pandemic, the area's population is slated to expand by just over 30,000 residents over the next five years.

METRO HIGHLIGHTS

WORLD-CLASS INSTITUTIONS

The Bay Area is home to top-ranked educational and research institutions, including one campus of the University of California system, along with the University of San Francisco.

EDUCATED WORKFORCE

The metro has one of the most skilled labor forces in the nation. Approximately 50 percent of residents ages 25 and older have obtained a bachelor's degree, well above the national rate.

HIGH-INCOME EARNERS

The still large tech and financial sectors contribute to a median household income that is almost double that of the nation.



ECONOMY

The metro is home to 16 Fortune 500 companies that span a diverse range of sectors. Firms include Wells Fargo, Meta, Salesforce, Gilead Sciences, Inc. and PG&E Corp.

Tourism is a strong economic driver, drawing more than 20 million visitors annually prior to the pandemic. The sector has shown continuous improvement in the wake of the health crisis, with the expected return of international travel boosting the outlook.

MAJOR EMPLOYERS

- Sutter Health
- Wells Fargo & Co.
- Uber Technologies, Inc.
- Pacific Gas & Electric
- Salesforce
- Genentech
- Amazon
- Visa
- Gilead Sciences
- Deloitte



SHARE OF 2023 TOTAL EMPLOYMENT

3%
MANUFACTURING

26%
PROFESSIONAL &
BUSINESS SERVICES

12%
GOVERNMENT

9%
LEISURE &
HOSPITALITY

7%
FINANCIAL
ACTIVITIES

12%
TRADE,
TRANSPORTATION,
& UTILITIES

4%
CONSTRUCTION

13%
EDUCATION &
HEALTH SERVICES

10%
INFORMATION

3%
OTHER
SERVICES

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection			
Total Population	142,417	525,630	826,762
2024 Estimate			
Total Population	139,962	516,019	814,817
2020 Census			
Total Population	141,405	521,930	840,009
2010 Census			
Total Population	120,841	461,779	772,747
Daytime Population			
2024 Estimate	257,514	946,229	1,178,049

HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2029 Projection			
Total Households	76,370	262,567	371,638
2024 Estimate			
Total Households	75,062	258,414	366,286
Average (Mean) Household Size	1.7	2	2.3
2020 Census			
Total Households	73,306	252,836	359,075
2010 Census			
Total Households	65,286	231,101	333,576

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2024 Estimate			
\$200,000 or More	24.60%	39.40%	37.60%
\$150,000-\$199,999	10.70%	12.30%	12.80%
\$100,000-\$149,999	11.50%	12.10%	12.90%
\$75,000-\$99,999	8.40%	7.10%	7.70%
\$50,000-\$74,999	9.70%	7.10%	7.70%
\$35,000-\$49,999	6.70%	4.80%	4.90%
\$25,000-\$34,999	4.80%	3.50%	3.70%
\$15,000-\$24,999	7.80%	4.80%	4.60%
Under \$15,000	15.80%	8.90%	8.10%
Average Household Income	\$135,407	\$183,110	\$178,029
Median Household Income	\$98,242	\$141,586	\$131,638
Per Capita Income	\$74,371	\$92,124	\$81,116

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Population By Age			
2024 Estimate Total Population	139,962	516,019	814,817
Under 20	9.60%	12.40%	15.00%
20 to 34 Years	30.40%	29.40%	25.70%
35 to 49 Years	23.80%	24.30%	22.80%
50 to 59 Years	13.20%	12.30%	13.00%
60 to 64 Years	5.60%	5.10%	5.70%
65 to 69 Years	4.90%	4.70%	5.30%
70 to 74 Years	4.20%	4.20%	4.60%
75+	8.30%	7.40%	8.00%
Median Age	41	40	41
Population by Gender			
2024 Estimate Total Population	139,962	516,019	814,817
Male Population	43.60%	47.30%	48.60%
Female Population	56.40%	52.70%	51.40%
Travel Time to Work			
Average Travel Time to Work in Minutes	31.0	34.0	34.0



POPULATION

In 2024, the population in your selected geography is 814,817. The population has changed by 5.44 percent since 2010. It is estimated that the population in your area will be 826,762 five years from now, which represents a change of 1.5 percent from the current year. The current population is 48.6 percent male and 51.4 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 39.0. The population density in your area is 10,364 people per square mile.



HOUSEHOLDS

There are currently 366,286 households in your selected geography. The number of households has changed by 9.81 percent since 2010. It is estimated that the number of households in your area will be 371,638 five years from now, which represents a change of 1.5 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2024, the median household income for your selected geography is \$152,571, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 114.09 percent since 2010. It is estimated that the median household income in your area will be \$173,409 five years from now, which represents a change of 13.7 percent from the current year.

The current year per capita income in your area is \$81,116, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$178,029, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 494,365 people in your selected area were employed. The 2010 Census revealed that 73.2 percent of employees are in white-collar occupations in this geography, and 9.2 percent are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



HOUSING

The median housing value in your area was \$1,000,000 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 118,716.00 owner-occupied housing units and 214,857.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 57.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 5.2 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 9.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.9 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 14.0 percent in the selected area compared with the 19.7 percent in the U.S.



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