

2209 VAN NESS AVENUE

San Francisco, CA 94109



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PROPERTY SUMMARY

| | |
|---------------|---|
| ADDRESS | 2209 Van Ness Avenue San Francisco, CA 94109 |
| PRICE | \$5,500,000 |
| PRICE/SF | \$483 |
| PARCEL | 0570-029 |
| PROPERTY TYPE | Multifamily |
| BUILDING SIZE | 11,381 SF |
| LOT SIZE | 6,368 SF |
| YEAR BUILT | 1900 |

Positioned on the iconic Van Ness Avenue corridor in the upscale Pacific Heights/Russian Hill neighborhood, 2209 Van Ness Avenue commands a prominent spot in one of San Francisco's most desirable residential and cultural enclaves. This area boasts a perfect Walk Score of 100, with immediate proximity to boutique shops, upscale dining along Polk Street, and cultural landmarks like the San Francisco War Memorial and Performing Arts Center. Transit options abound, including Muni bus lines (47, 49, 24), the Van Ness Muni Metro station just blocks away, and easy access to the Golden Gate Bridge—making it a commuter's dream while offering serene views of the bay and city skyline. This property includes 18 BD/ 7 BTH with multiple kitchens, rec rooms, offices, and a laundry room.

INVESTMENT HIGHLIGHTS

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VALUE-ADD POTENTIAL

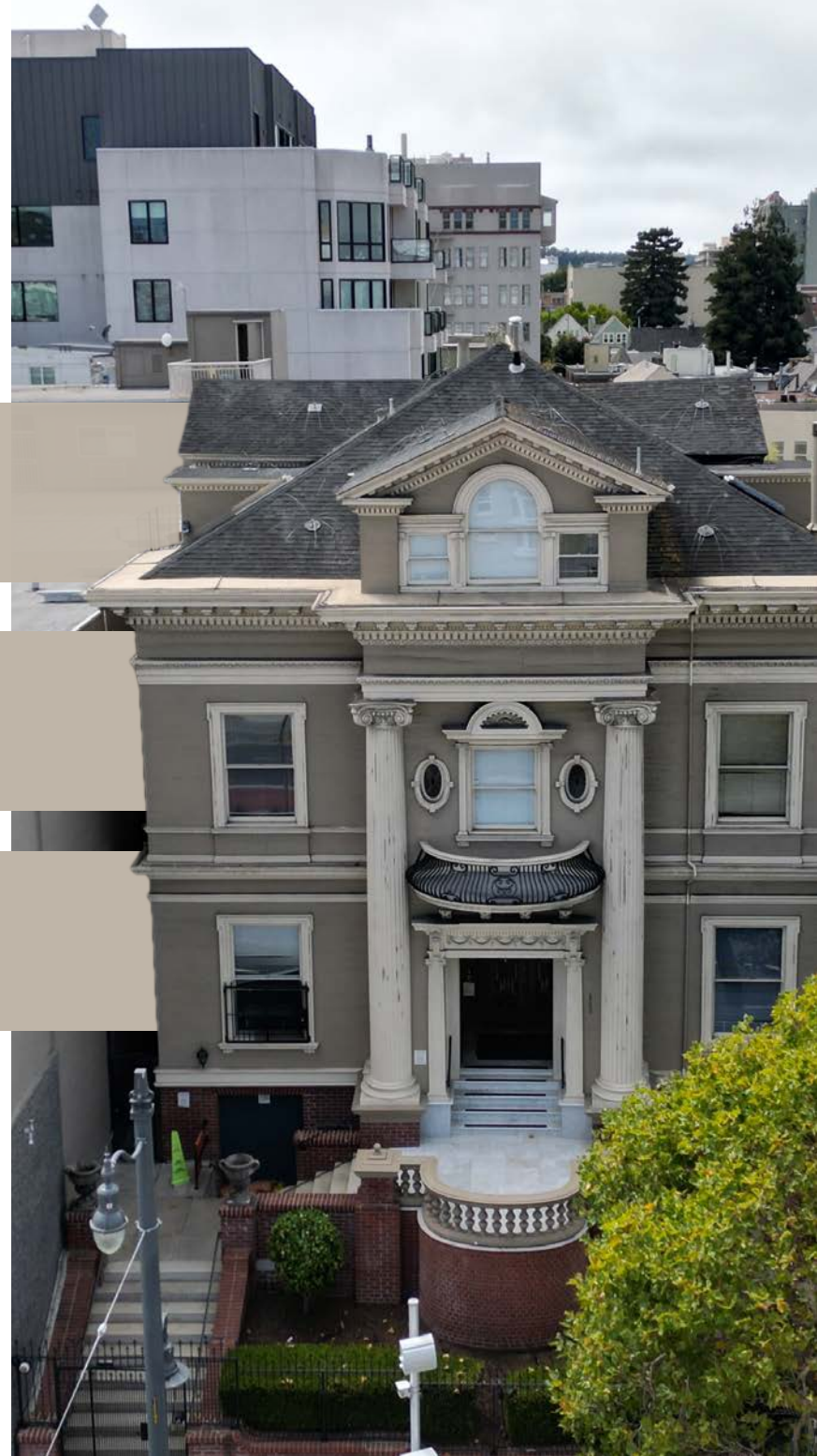
This 18-unit asset offers significant upside through targeted renovations, such as modernizing units or upgrading common areas. It is currently used for student housing in association with the Academy of Art University.

BELOW REPLACEMENT VALUE WITH LIMITED NEW BUILDS

The property is significantly below the cost to construct a comparable 18-unit building in Pacific Heights. Strict zoning and limited new construction in San Francisco creates scarcity for other similar assets/ competition.

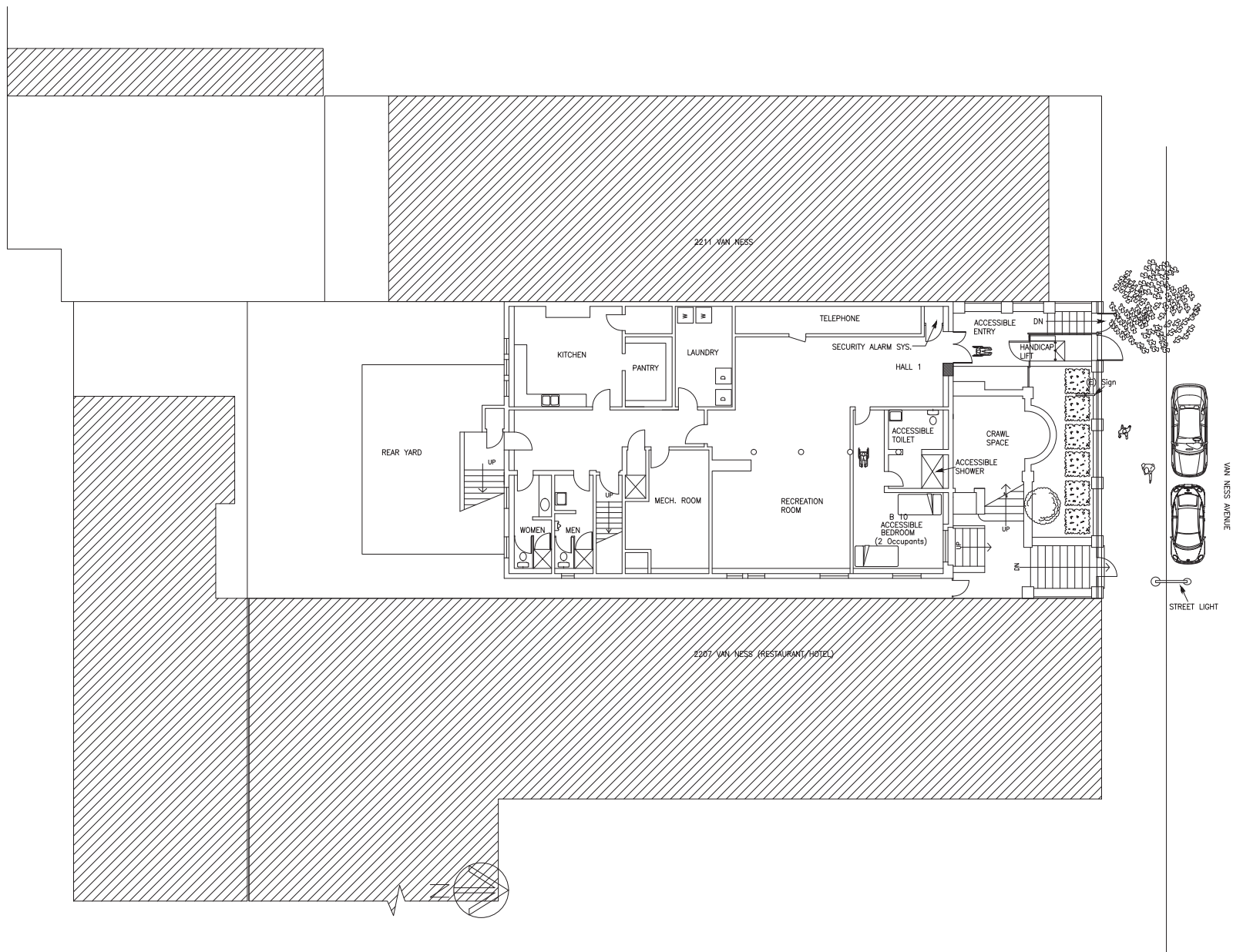
HIGH-TRAFFIC LOCATION

Situated on Van Ness Avenue's bustling corridor, the property benefits from exceptional visibility and accessibility via Muni lines 49 and 90. Its 100/100 walk score, proximity to Polk Street's vibrant dining and retail, and nearby Alta Plaza Park ensure strong tenant demand and retention.

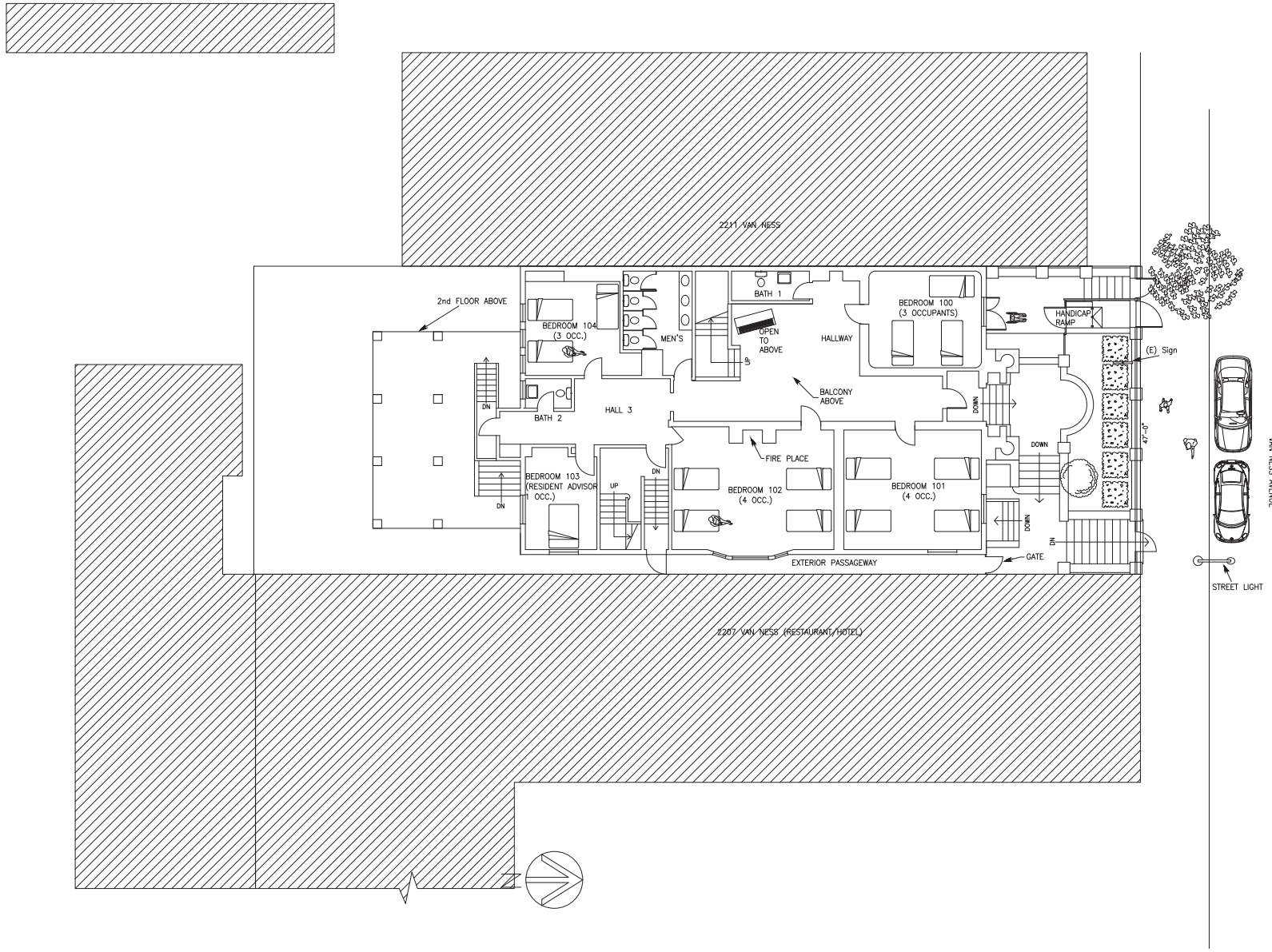




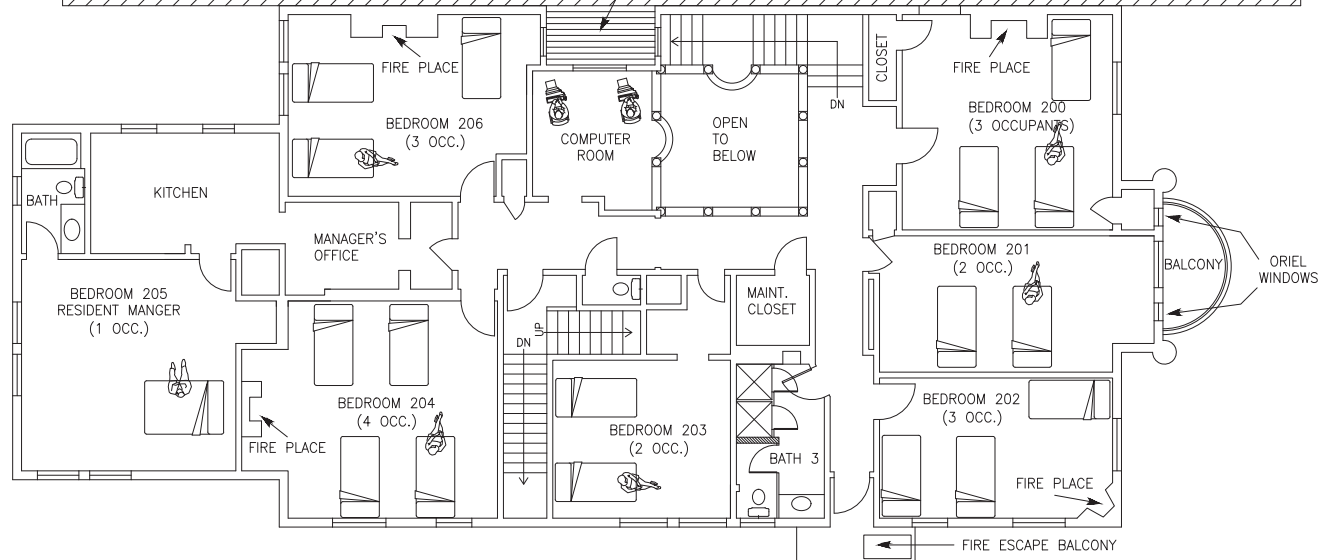
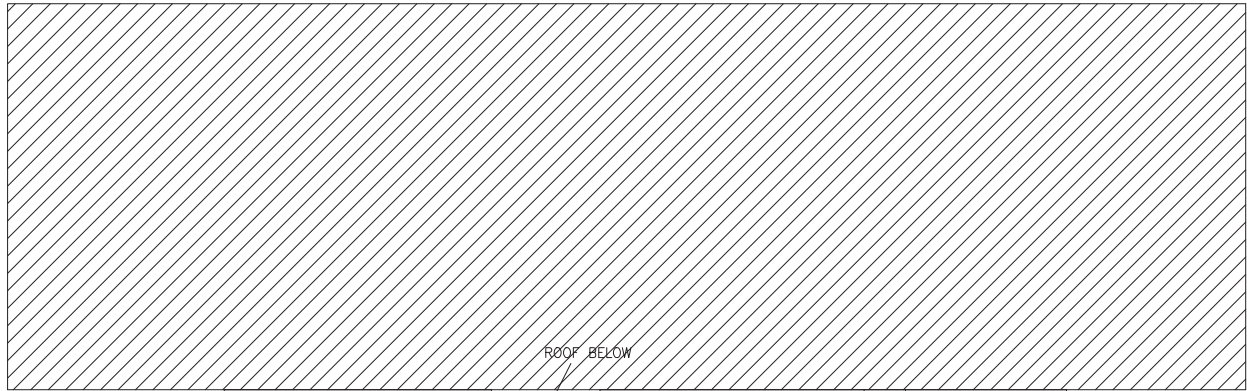
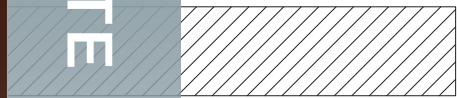
SITE PLAN



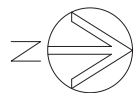
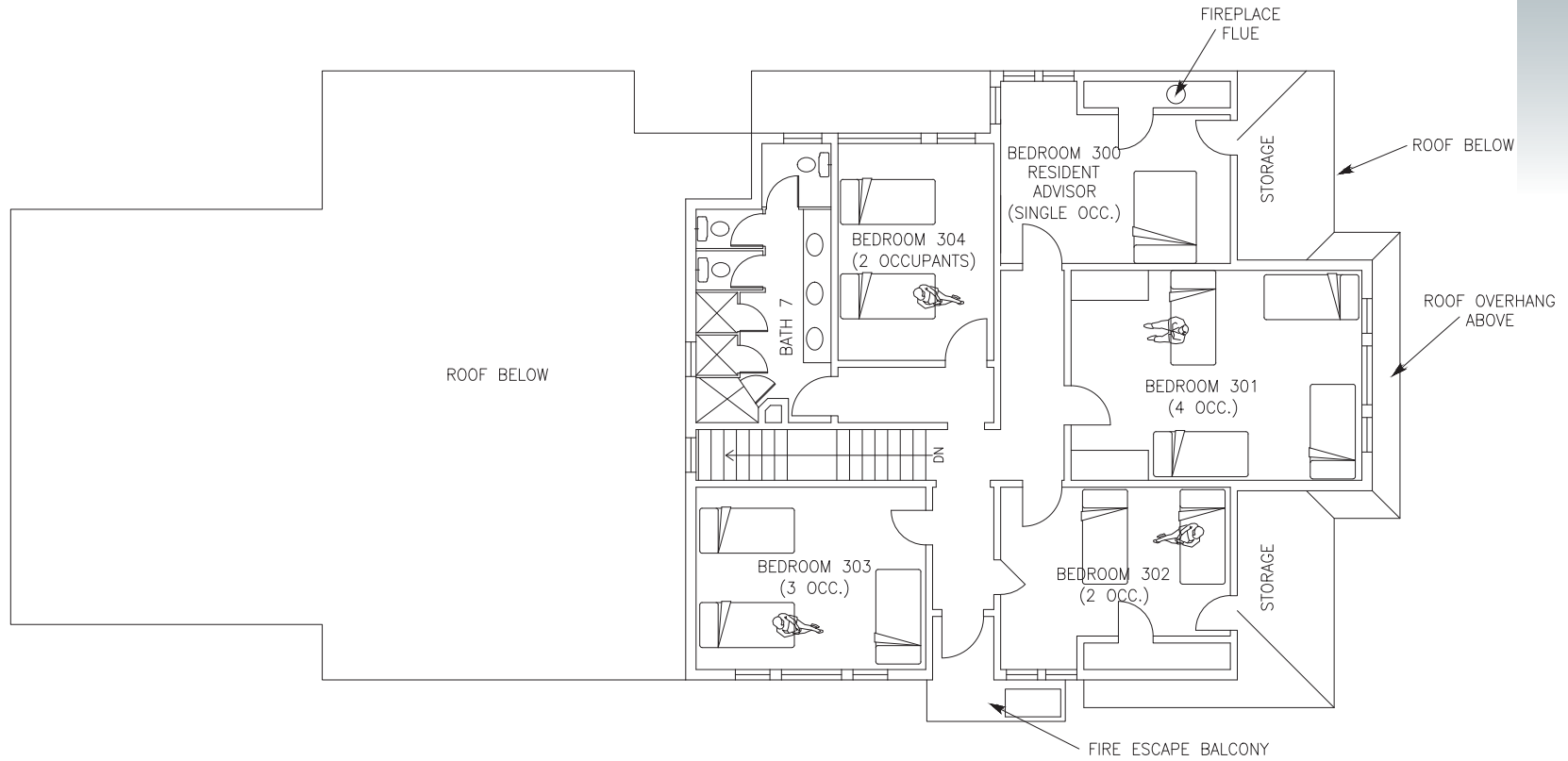
SITE PLAN



SITE PLAN



SITE PLAN



LOCAL AERIAL

BURR MANSION

SUBJECT PROPERTY

SAINT BRIGID ACADEMY

Peets Coffee & Tea
WALGREENS
Starbucks
HUMMUS
WESTERN UNION
MUSE

COLLINA

Nook
CAFE & WINE BAR

Harris'
The San Francisco Steakhouse

PACIFIC AVE

101

citibank

BLICK art materials
corepower
ups THE UPS STORE
YOGA

SPRECKLES MANSION

VAN NESS AVE

WASHINGTON AVE

Thai Spice

LAFAYETTE PARK



UNITED STATES POSTAL SERVICE



WHOLE FOODS MARKET

101

THE REGENCY BALLROOM

UCSF

REGIONAL AERIAL



PIER 39
SAN FRANCISCO
Hard Rock
AQUARIUM OF THE BAY
BOUDIN

PALACE OF FINE ARTS

exploratorium

PRESIDIO OF SAN FRANCISCO

SUBJECT PROPERTY

NORTH BEACH

SALESFORCE PARK

NOB HILL

CHINATOWN

UNION SQUARE

SF MO MA

UNIVERSITY OF SAN FRANCISCO

THE PAINTED LADIES

Westfield

ORACLE PARK
HOME OF THE SAN FRANCISCO GIANTS

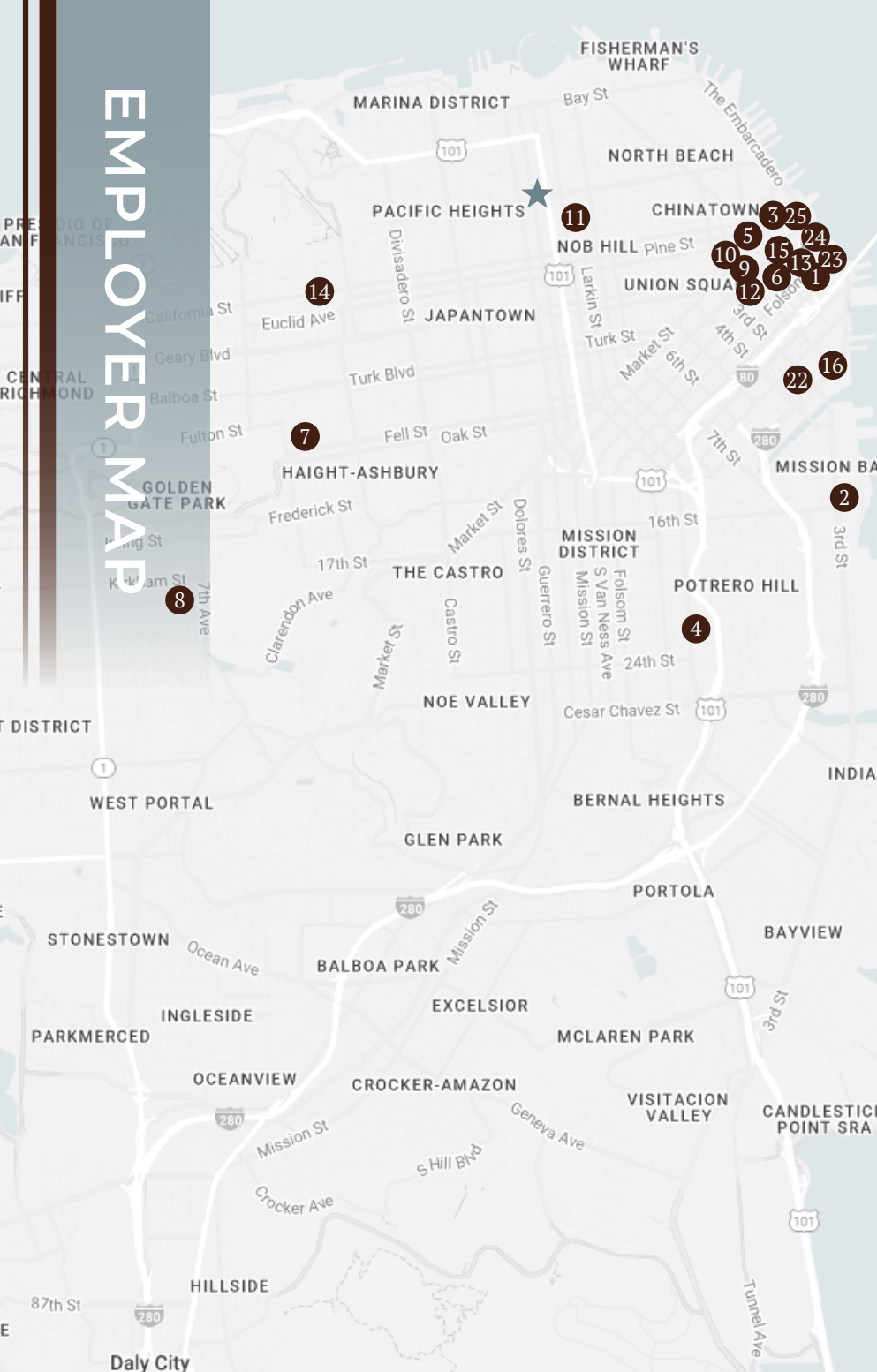
GOLDEN GATE PARK

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 Wireless 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 | life Healthcare Inc-l 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.

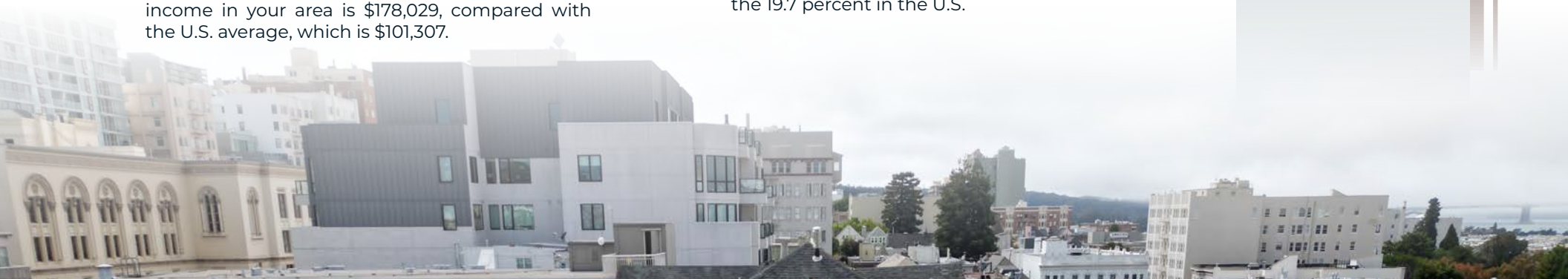


EDUCATION

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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