



Marcus & Millichap

2151 VANNESS

Property For Lease in San Francisco, California



2151 VAN NESS

The Offering

Perched at the intersection of Van Ness Avenue and Broadway in the prestigious Pacific Heights neighborhood, 2151 Van Ness Avenue enjoys an enviable position in one of San Francisco's most affluent and scenic districts, with a Walk Score of 100. This corner site offers panoramic views of the bay and Alcatraz, mere blocks from upscale boutiques and fine dining on Fillmore Street. Connectivity is stellar, with Muni lines (47 Van Ness, 24, 43) at the doorstep, the Van Ness Muni Metro station nearby, and quick access to US-101—blending residential tranquility with urban vitality.

\$2.15 / SF	0575-015	Religious	27,912 SF	21,492 SF	1990
<i>NNN lease rate</i>	<i>parcel</i>	<i>property type</i>	<i>building size</i>	<i>lot size</i>	<i>year built</i>

Investment Highlights

Iconic Pacific Heights Gateway: A corner location with high visibility and foot traffic, capitalizing on the area's \$2B+ annual luxury retail draw.



NEIGHBORHOOD ANCHOR

Situated prominently at the corner of Van Ness Avenue and Broadway, providing your ministry with **maximum regional visibility** and a commanding street presence.



EXPANSIVE SANCTUARY SEATING

Features a **grand auditorium configuration with soaring ceilings**. Historically, the footprint has accommodated seating capacities up to 1,050 parishioners.



TURN-KEY ASSEMBLY FLOW

Preserved by an institutional user, the layout is **move-in ready for services, fellowship, administrative offices, and ministry classrooms**.



EXCEPTIONAL ACOUSTICS

Designed with classical Romanesque Revival architecture, **providing natural, magnificent acoustics** for choirs, sermon delivery, and live worship bands.



HISTORIC RUFFATTI PIPE ORGAN

Retains its world-class, custom-built Fratelli Ruffatti pipe organ, providing an unmatched musical experience for worship services.



SACRED MASTERPIECES

Adorned with museum-quality religious art, including rare stained glass from the renowned Harry Clarke Studios in Dublin and master statuary by Seamus Murphy.



RESILIENT SANCTUARY

Officially designated as **San Francisco Landmark #252**, it stands as a historic beacon of community solace that famously survived both the 1906 and 1989 earthquakes.

San Francisco

The Bay Area is the birthplace of the semiconductor industry in the United States and remains the center of the computing industry today, even as its focus shifts from hardware to information systems. Some of the largest technology firms, financial companies and educational institutions are located here. These recognizable names work in tandem with the metro's cultural cachet to magnetize skilled workers. 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 comprises nearly 830,000 residents. Marin County is located to the north of the city and has 255,000 residents, while San Mateo County is south of San Francisco and has a population above 725,000 people. The area's population is slated to expand by just over 22,000 residents over the next five years.



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. More than half of residents ages 25 and older have obtained at least a bachelor's degree – well above the national rate.



HIGH-INCOME EARNERS

The tech and financial sectors contribute to a median household income that is roughly double that of the nation, supporting a vibrant live music scene and abundant restaurants.

ECONOMY

The metro is home to more than 40 Fortune 500 companies that span a diverse range of sectors.

Firms include Wells Fargo, Meta, Salesforce, Gilead Sciences, Inc., PG&E Corp.

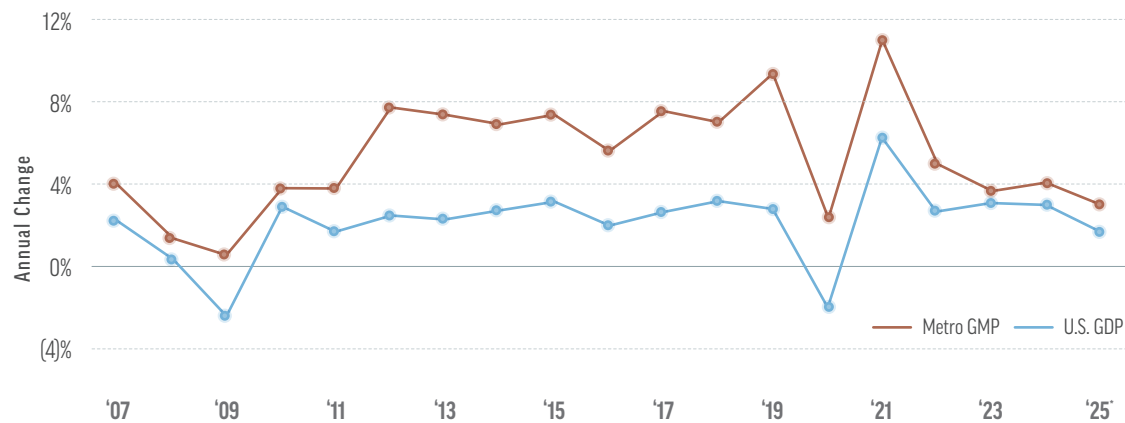
MAJOR AREA EMPLOYERS



The Bay's urban density contributes to high property values and demand for rental housing, while also bringing foot traffic for retail businesses. The latter is also helped by robust public transit.

Tourism is a strong economic driver, expecting to draw more than 20 million visitors in 2025. The sector has shown continuous improvement in the wake of the health crisis, with the expected return of international travel boosting the outlook.

ECONOMIC GROWTH



SHARE OF 2025 TOTAL EMPLOYMENT



3% Manufacturing



12% Trade, Transportation & Utilities



12% Government



13% Education and Health Services



7% Financial Activities



26% Professional & Business Services



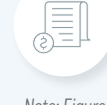
4% Construction



9% Leisure and Hospitality



10% Information



3% Other Services

Note: Figures are rounded to nearest whole percentage point

San Francisco Demographics

\$151,000
median
household income

42
median age

758K
households

1.8M
population

The metro's populace is slated to expand by 1.2 percent through 2029. In the same period, roughly 9,000 households will be formed, generating demand for housing.

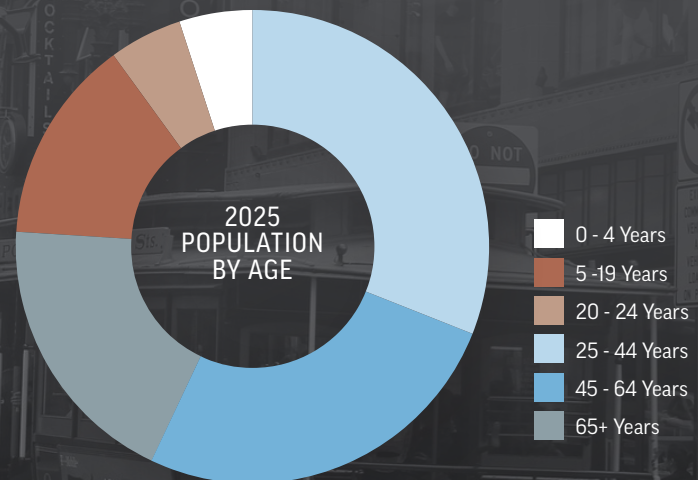
Home prices significantly above the U.S. median result in a homeownership rate near 47 percent, which is well below the national rate, providing a strong rental market.

Despite a large student population, San Francisco's appeal to skilled professionals skews its median age above the U.S.

**Forecast. Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau*

	1 MI	3 MI	5 MI
POPULATION			
2030 Projection	146,095	431,775	688,754
2025 Estimate	143,698	423,157	677,014
2020 Census	144,536	424,642	687,564
2010 Census	126,860	369,956	620,895
Daytime Population 2025 Est.	476,467	889,224	1,083,461

POPULATION PROFILE: 25+ BY EDUCATION LEVEL			
2025 Est. Age 25+	123,490	352,608	549,181
Elementary (0-8)	10.0%	5.8%	6.1%
Some High School (9-11)	5.9%	3.7%	3.9%
High School Graduate (12)	12.1%	9.5%	9.9%
Some College (13-15)	11.9%	10.6%	11.3%
Associate Degree Only	4.8%	4.0%	4.7%
Bachelor's Degree Only	32.4%	37.9%	36.6%
Graduate Degree	22.8%	28.5%	27.6%

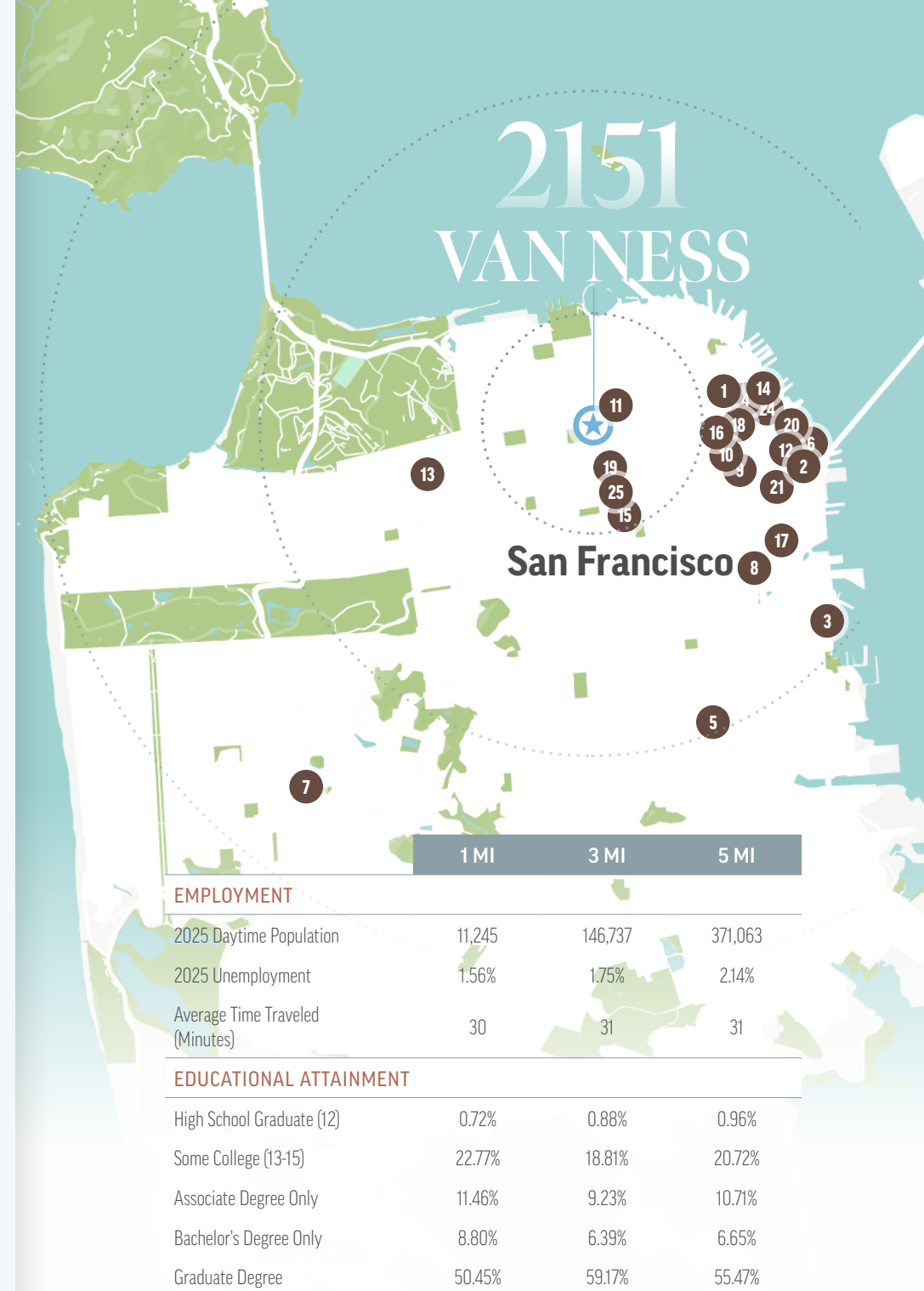




	1 MI	3 MI	5 MI
HOUSEHOLDS			
2030 Projection	82,235	222,392	325,943
2025 Estimate	80,872	218,449	320,704
2020 Census	78,314	211,037	310,878
2010 Census	71,493	190,223	286,772
Avg (Mean) Household Size	1.7	1.9	2.1
HOUSING UNITS: OCCUPIED			
2030 Projection	94,801	248,802	359,503
2025 Estimate	93,166	244,234	353,479
Owner Occupied	11,267	48,064	98,068
Renter Occupied	69,644	170,341	222,689
Vacant	12,294	25,785	32,775
HOUSING UNITS: # PERSONS IN UNIT			
2025 Est. Total Occupied Units	80,872	218,449	320,704
1 Person Units	56.3%	48.3%	42.4%
2 Person Units	29.8%	32.9%	32.8%
3 Person Units	7.9%	9.9%	11.9%
4 Person Units	3.6%	5.8%	8.1%
5 Person Units	1.6%	1.9%	2.9%
6+ Person Units	0.8%	1.1%	2.0%
HOUSEHOLD INCOME 2025 EST.			
\$250,000 or More	19.2%	26.9%	27.2%
\$200,000-\$249,999	7.7%	10.7%	10.9%
\$150,000-\$199,999	9.2%	11.4%	12.1%
\$125,000-\$149,999	5.2%	5.6%	5.8%
\$100,000-\$124,999	6.0%	6.3%	6.7%
\$75,000-\$99,999	8.3%	7.6%	7.7%
\$50,000-\$74,999	9.2%	7.4%	7.5%
\$35,000-\$49,999	6.8%	5.2%	5.0%
\$25,000-\$34,999	5.6%	3.8%	3.8%
\$15,000-\$24,999	7.5%	5.3%	4.6%
Under \$15,000	15.2%	9.8%	8.6%
Average Household Income	\$136,413	\$176,555	\$179,877
Median Household Income	\$109,373	\$151,443	\$154,382
Per Capita Income	\$79,833	\$91,842	\$85,884

Employment

#	MAJOR EMPLOYERS	EMPLOYEES
1	Bay Grove Capital Group LLC-	17,000
2	Charlotte Russe Holdings Corp-	9,455
3	Uber Technologies Inc-UBER	9,000
4	Ggc Administration LLC-Golden Gate Capital	8,590
5	SF City & County - San Francisco General Hospital	8,000
6	Gap Inc-Gap	6,560
7	Safeway Inc-Safeway	5,021
8	Pinterest Inc-Pinterest	4,641
9	General Wireless Operations Inc-Radioshack	4,378
10	Pacific Bell Telephone Company-AT&T California	4,040
11	Pacific Bell Telephone Company-	4,040
12	Facebook Park Tower-	4,000
13	1life Healthcare Inc-1 Life Healthcare	3,498
14	Associated Materials Inc-	3,000
15	City & County San Francisco Pub Utilities Comm	2,700
16	Lava Intermediate Inc-	2,601
17	Sutter Bay Hospitals-Califrnia PCF Med Ctr RES Inst	2,578
18	Wells Fargo & Company-Wells Fargo	2,255
19	McKesson Property Company Inc-McKesson	2,174
20	New Relic Inc-	2,150
21	Reddit Inc-Reddit	2,095
22	Pacific Bell Telephone Company-Pacbell	2,000
23	Aerial Topco LP-	1,988
24	Millennium Management LLC-	1,762
25	Swickard SF Corporation-	1,632





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FOR MORE INFORMATION

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