

FOR LEASE +/- 3,700 SQFT CORNER LOCATION WITH PARKING

245 S VAN NESS AVENUE
SAN FRANCISCO, CA



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HCM
Commercial Properties

245 S. Van Ness Avenue San Francisco, CA

Size: +/- 3,700 square feet

Parking: Four (4) Dedicated Stalls

Available: Now

Lease Rate: \$2.00 psf/month, IG

Property Details

- Ground Floor Space
- One (1) Roll-up Door
- Concrete Slab Flooring
- Highway Visible Signage Opportunity
- Zoned PDR-1-G



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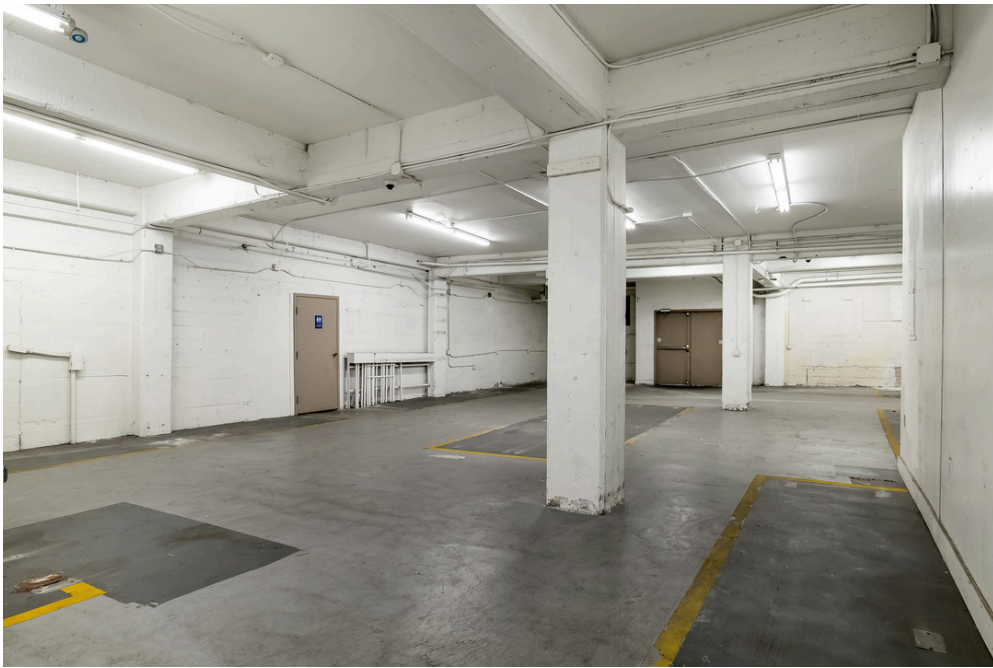
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Neighborhood

The northern edge of the Mission District sits at the crossroads of several influential neighborhoods: **SOMA** (South of Market), **Potrero Hill**, the **Inner Mission**, and the **Showplace Square Design District**. This area has transformed over the past two decades from a predominantly industrial and manufacturing hub into a vibrant mixed-use zone, attracting tech startups, design firms, and innovative light industrial uses. Northern Mission is an ideal location for companies looking for an authentic, central, and highly adaptable urban environment with deep roots and a forward-looking trajectory.

- **Creative Industrial Hub:** Home to converted warehouses, maker spaces, and creative studios, the area retains a strong industrial fabric while supporting modern, flexible commercial uses.
- **Proximity to Transit:** Excellent access to public transportation, including BART (16th Street Station), MUNI lines, and Caltrain just to the east. Major freeways (101 and 280) are also easily accessible, making it a logistical sweet spot.
- **Tech & Startup Growth:** Close to the heart of Silicon Valley's San Francisco outposts, the area is attractive to startups and mid-size firms seeking creative office space at relatively lower costs than in downtown core locations.
- **Residential & Cultural Blend:** Just blocks away from the Mission's vibrant Latino culture, renowned food scene, and active arts community, the northern edge enjoys walkable access to Valencia Street, Mission Street, and Dolores Park.
- **Development Momentum:** Ongoing redevelopment of commercial properties into modern office, R&D, and live-work spaces continues to elevate the area's value and appeal.

