

# 2217 REVERE AVENUE

SAN FRANCISCO, CA



INVESTMENT SUMMARY



**INFILL 54,885 SF IOS SITE IN SAN FRANCISCO AT THE INTERSECTION OF US I-101 AND I-280**

Jones Lang LaSalle Americas, Inc. ("JLL"), California Real Estate License #01223413



# THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 2217 Revere Avenue (the “Property”) - an Outdoor Storage (“IOS”)/ Industrial Service Facility (“ISF”) site totaling 54,885 land square feet located in San Francisco.

2217 Revere Avenue features a 7,400 square feet warehouse on 54,885 land square feet (0.13 FAR). The Property is offered vacant as it’s a rare value-add opportunity in a supply constrained submarket with constant demand illustrated by the 6%\* vacancy rate.

The Site offers investors a premium IOS/ISF asset in San Francisco’s critical industrial corridor, perfectly positioned for fleet management usage or as an outdoor storage yard. Zoned PDR-2 and at the intersection of I-280 and US I-101, this low-coverage site delivers last-mile accessibility to San Francisco and the Peninsula and supports diverse industrial uses including vehicle storage, fleet charging infrastructure, and agricultural operations. This rare infill location combines valuable outdoor storage capacity with warehouse infrastructure in proximity to Bay Area population centers and tech corridors.

*\*JLL Research Q2 2025*







# 2217

REVERE AVENUE



INDUSTRIAL STREET

## QUICK FACTS

Address	2217 Revere Avenue
City, State	San Francisco, CA
Warehouse/Office SF	7,400 SF
Site SF	54,885 LSF
Land Acres	1.26 AC
Zoning	PDR-2
Building FAR	0.13

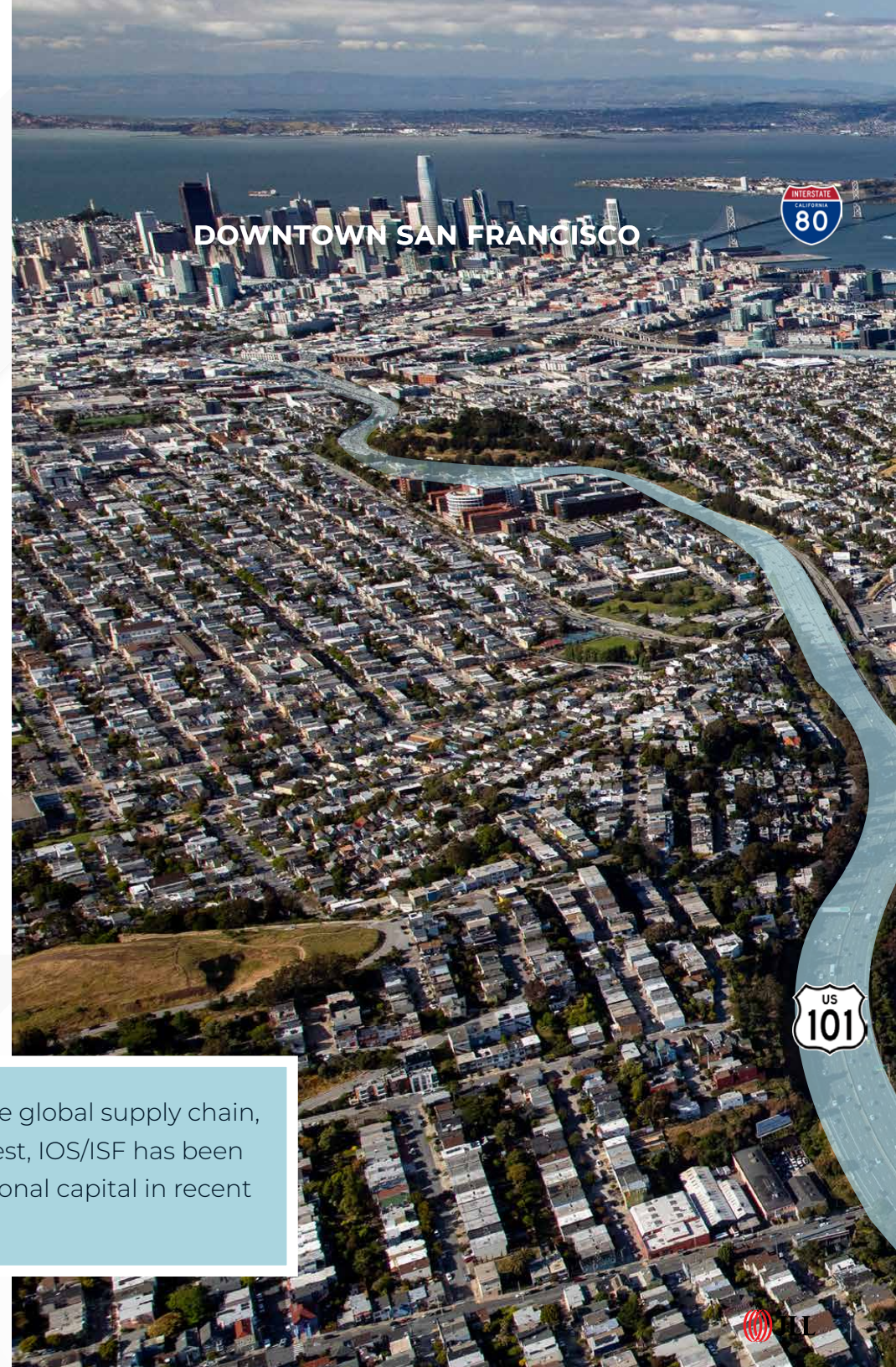


# INVESTMENT SUMMARY

## PROPERTY HIGHLIGHTS

- » **Strategic Industrial Location:** At the intersection of I-280 and the US 101 Freeway, the Property offers tenants proximity to San Francisco and the Peninsula.
- » **Versatile Industrial Usage:** Zoned PDR-2, the Site allows for a wide range of industrial activities for fleet management, outdoor yard storage, or supply chain management
- » **Last-Mile Advantage:** Exceptional connectivity to San Francisco's dense population centers and tech corridors with access to a population of 1.3 million within a 10 mile radius
- » **Secured Yard with Drive-In Access:** The Property is enclosed by concrete walls with a roll-up door on either side (2 total) providing security and allowing for the efficient inflow/outflow of vehicles.

Emerging Asset Sub-Class: Recognized as a key component of the global supply chain, and developing into a \$200+ billion asset class according to Globest, IOS/ISF has been one of the most sought-after real estate opportunities by institutional capital in recent years.







PORT OF OAKLAND

SAN FRANCISCO BAY

**2217**  
REVERE AVENUE

INDUSTRIAL STREET

INTERSTATE  
CALIFORNIA  
280



## LOCATION HIGHLIGHTS

The Mission/Potrero submarket has maintained its industrial character despite development pressure, with PDR-2 zoning helping preserve critical industrial uses. This asset represents a rare opportunity for institutional owners to acquire a substantial industrial yard in San Francisco proper.

Its strategic positioning provides exceptional access to San Francisco's dense population centers and major transportation arteries (I-280/101), offering a significant advantage in an area where large industrial parcels with outdoor storage capabilities are exceptionally limited.

## DRIVE TIMES



<b>I-280</b>	0.8 miles
<b>US 101</b>	1.2 miles
<b>24th St. Mission BART Station</b>	1.5 miles
<b>22nd St. Caltrain station</b>	1.8 miles
<b>3rd St. Muni</b>	2.5 miles
<b>Downtown San Francisco</b>	4.2 miles
<b>SFO International Airport</b>	8.5 miles







SAN FRANCISCO BAY

UCSF

CHASE CENTER

MISSION BAY

**cruise**  
CHARGING DEPOT & FLEET OPS



**Foreststore**  
restaurant equipment, furniture & supplies

Meta  
CHARGING DEPOT & FLEET OPS

**MUNI**  
MUNI METRO EAST  
MAINTENANCE  
FACILITY

**Google**  
CHARGING DEPOT & FLEET OPS

**RESTAURANT DEPOT**  
Where Restaurants Shop



**WAYMO**  
CHARGING DEPOT & FLEET OPS

**MUNI**  
SFMTA MUNI MARIN  
YARD



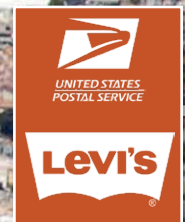
**FedEx**

**THE SF MARKET**  
SOURCE FOR FRESH PRODUCE

**amazon**

**2217**  
REVERE AVENUE

**MOLLIE STONE'S**  
MARKETS





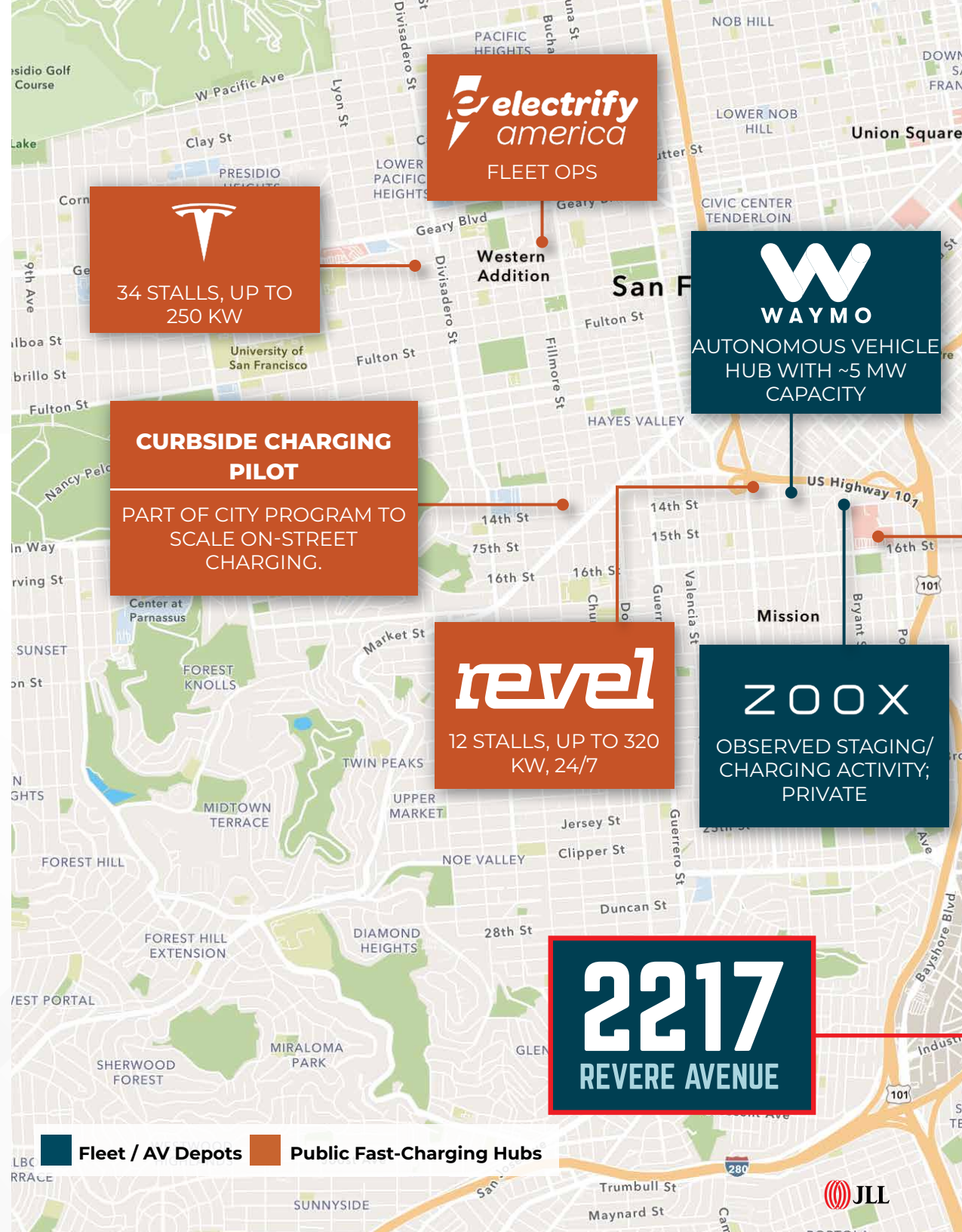
# SAN FRANCISCO'S ELECTRIC VEHICLE ECOSYSTEM

San Francisco's EV ecosystem is rapidly expanding, driven by strong policy mandates, a growing fleet of autonomous and rideshare vehicles, and investments in public fast charging. The city now hosts over 1,100 charging ports, with major depots by Waymo, Cruise, and Zoox shaping the urban EV landscape.

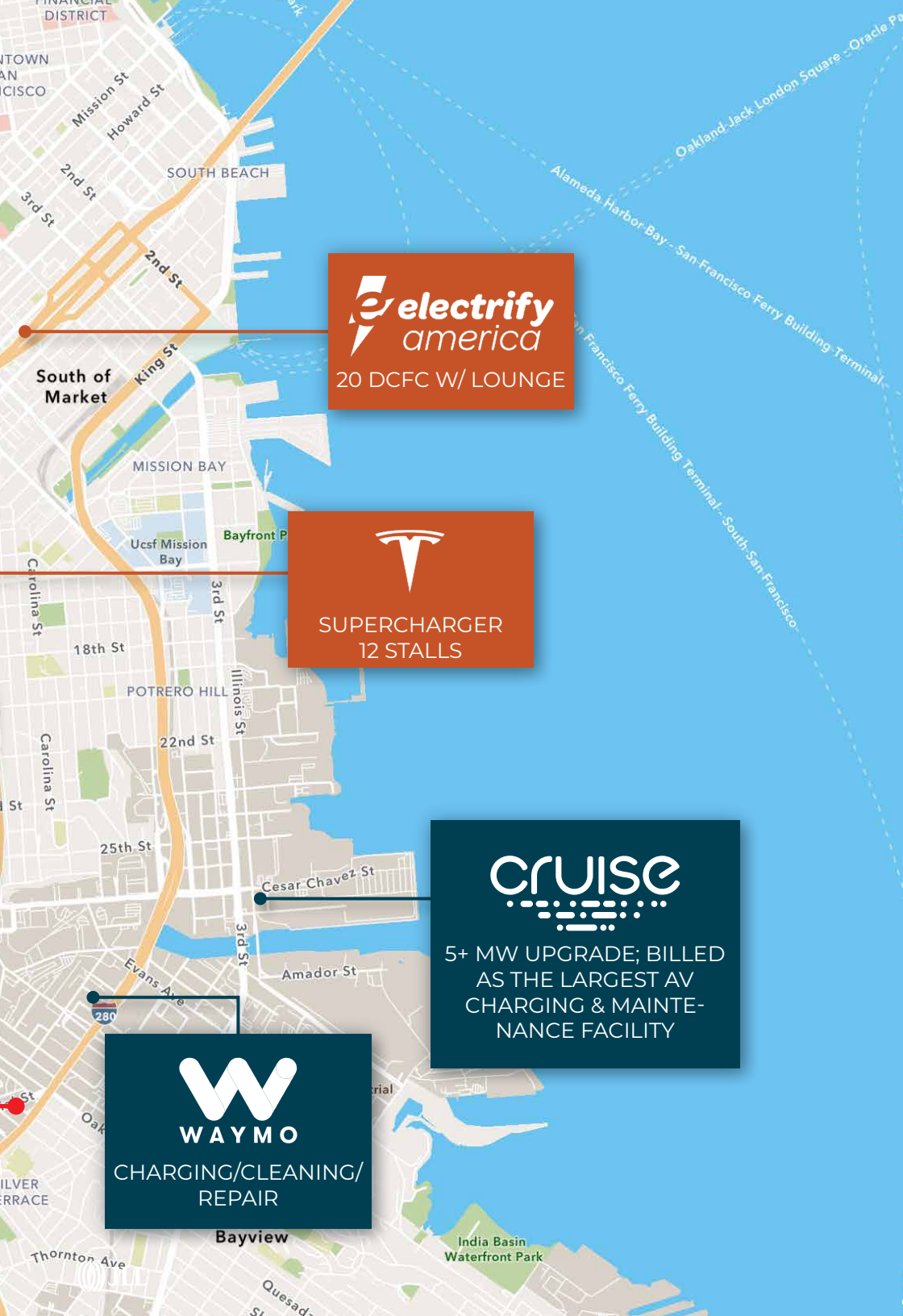
## KEY STATISTICS



- » **Public charging ports in SF: 1,152 today** (up ~470% since 2019); City goal **1,760 by 2030**.
- » **SF EV fleet size: ~37,000** light-duty EVs registered in San Francisco County (~9% of vehicles) as of 12/31/2023. Regionwide EVs: 448k.
- » **Medium/Heavy-duty (MD/HD):** As of Dec 2024, **no publicly accessible MD/HD-designated chargers** in SF—highlighting a near-term gap for fleets.
- » **Policy tailwind (TNCs):** By 2030, Uber/Lyft must hit **90% EV miles** in CA (Clean Miles Standard), accelerating demand for urban fast charging.







# CASE STUDIES

(WHAT'S WORKING & WHY IT MATTERS)



Converted a Class-C warehouse into a 5+ MW charging & maintenance hub—illustrating how older industrial/PDR assets near freeways can be repositioned for high-power EV operations.



A primary depot at 201 Toland supports charging/cleaning/repair; additional fleet hub at 140 14th was entitled for ~5 MW of capacity—showing the importance of early utility coordination and flexible entitlements.



199 Erie St delivers 320 kW charging with multiple connector standards (incl. NACS), targeting rideshare and apartment-dwellers without home charging—exactly the use case San Francisco needs to hit climate targets.



928 Harrison adds security/ weather protection and amenities alongside 20 DC fast plugs—a model for dense downtowns where drivers lack garages.

## CURBSIDE CHARGING PILOT (SFE + PARTNERS)

City launched the first curbside chargers and targets 1,760 public ports by 2030—critical where 70%+ of residents lack off-street parking.



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