

Victor M. Marquez

Partner | San Francisco

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Victor Marquez represents private companies and nonprofit organizations in real estate transactions. He provides guidance on land use and zoning laws, and he interfaces with local communities and government entities in the context of land development and redevelopment. His services include site identification and acquisition, due diligence, oversight of environmental phase studies, map studies, analyzing zoning and land use laws, and assisting through the planning entitlement process, which may include the California Environmental Quality Act (CEQA) environmental reports, negative declarations and/or zoning variances.

In addition, Victor is a seasoned litigator who handles real estate, business and general commercial matters. He also advises on environmental matters, including those that involve Superfund sites and Environmental Protection Agency (EPA) compliance matters. Additionally, he has advised on senior law and employment matters, including labor commissioners' hearings and/or defending U.S. Equal Employment Opportunity Commission (EEOC) complaints.

Victor has extensive experience working before administrative, legislative and executive bodies in California, including before commissions, special power authorities, planning departments, city councils and county boards of supervisors, as well as in the state capitol. He is a registered lobbyist and works with both private and non-profit organizations. He has expertise in community outreach aimed at gaining governmental and community support for his clients' real estate and development projects with a focus on ensuring the best outcome for the community and local government. He also has expertise in working with investor groups with acquisition and site control for master developments, as well as vertical and infill development of commercial, residential and mixed-use properties, including in the sports industry, the hospitality industry, and cultural institutions. Victor works with local, national and international clients to serve their real estate needs.

Victor is also able to assist clients on public policy and regulatory matters at the local, state and federal government levels in the U.S., as well as in Mexico and Europe. He has an extensive network across the country and abroad, which has been built over the past 30 years. He represents client interests in the U.S., Mexico and Europe on regulatory and commercial matters, including in the areas of ESG mapping, monitoring, compliance and advocacy, particularly with manufacturing and suppliers in the supply chain systems.

INSIGHTS

SPEAKING ENGAGEMENTS

Speaker, "Global & National Perspectives on Real Estate Developments & Investment Opportunities for Public Pension Funds," Nossaman's 2022 Public Pensions & Investments Fiduciaries' Forum, Los Angeles, CA, 10.17.2022 – 10.18.2022

HONORS & RECOGNITIONS

Spirit of Excellence Award, American Bar Associations, 2016
Lawyer of the Year, S.F. La Raza Lawyers Association, 2011
Social Justice & Human Rights Award, Santa Clara University School of Law, 2008
Outstanding Service, San Francisco Bay Area Minority Bar Coalition Award
Hero Award, AGUILAS nonprofit organization
25 Most Influential Hispanics in the San Francisco Bay Area, San Francisco Business Times
100 Most Influential Hispanics in America, Hispanic Business Magazine

COMMUNITY & PROFESSIONAL

American Bar Association, Commission on Women in the Profession, Presidential Special Advisor; Sexual Orientation & Gender Identity Commission (SOGI), Chair; Diversity and Inclusion Center, Member
Hispanic National Bar Association, Past National President
San Francisco La Raza Lawyers Association, Past President and General Counsel
San Francisco Mexican Museum, General Counsel
The Institute for Mexicans in the Exterior – Chair, Legal Commission and By-Laws Committee

PRACTICES

Real Estate
Real Estate Litigation
Government Relations & Regulation
Environment & Land Use
Infrastructure

INDUSTRIES

Government & Public Sector
Real Property

EDUCATION

Santa Clara University School of Law, J.D., 1990
University of California, Santa Barbara, B.A., 1987

LANGUAGES

Italian
Spanish

ADMISSIONS

California
U.S. District Court, Central District of California
U.S. District Court, Northern District of California
U.S. Supreme Court