

AVAILABLE FOR LEASE



*virtually rendered

Fitness Center

AVAILABLE FOR LEASE



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Executive Summary

ASKING RATE
\$ 1.49/sf/mo

PROPERTY SIZE
35,537 SF

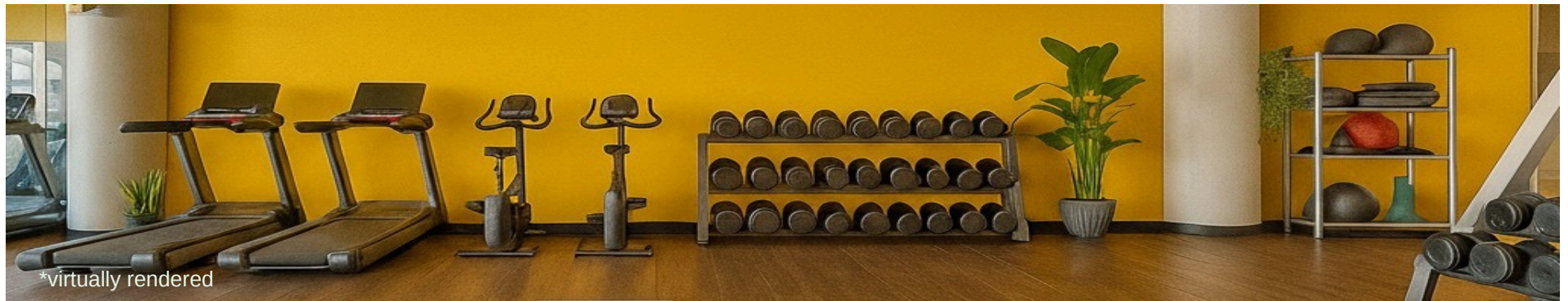
ASKING TERM
1-10 Years

Other Details

| | |
|-----------------------|-----------------------------|
| Zoning: | R-4 |
| Property Type: | Retail |
| Address: | 1000 Van Ness Ave, CA 94109 |
| Year Built: | 1920 |

Property Highlights

- **Grand Lobby Experience:** 34-foot ceilings, ornate architecture, and a new café create a striking first impression.
- **Ample Parking:** 422-car garage provides rare convenience in the urban core.
- **Tenant-Friendly Terms:** Up to six months free rent, tenant improvement allowance, and flexible deal structures.
- **Zoning Update – Formula Retail Allowed:** Recent legislation now permits national brands, franchises, and chain retailers along the Van Ness corridor.
- **Prime Location:** Highly trafficked Van Ness corridor with excellent public transit connections.
- **Apple Cinemas Anchor:** Newly opened 14-screen theater projected to attract 4,000–5,000 daily visitors. The cinema has averaged 17% month-over-month revenue growth over the past quarter.



Property Description



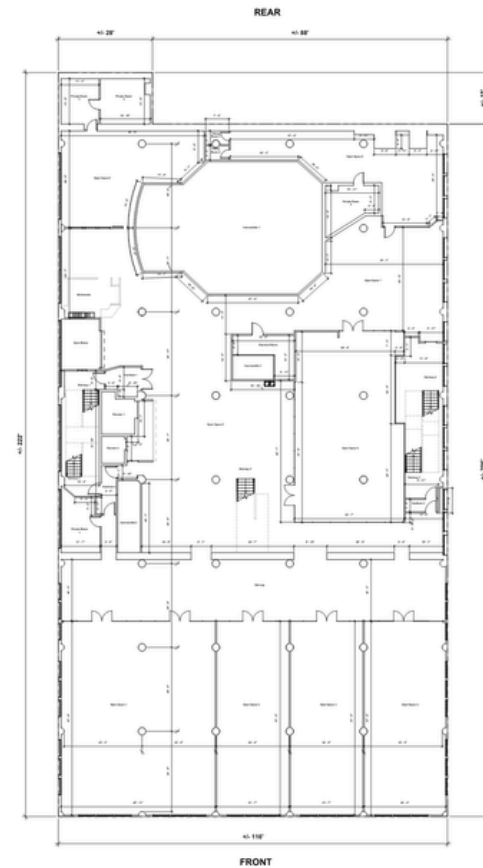
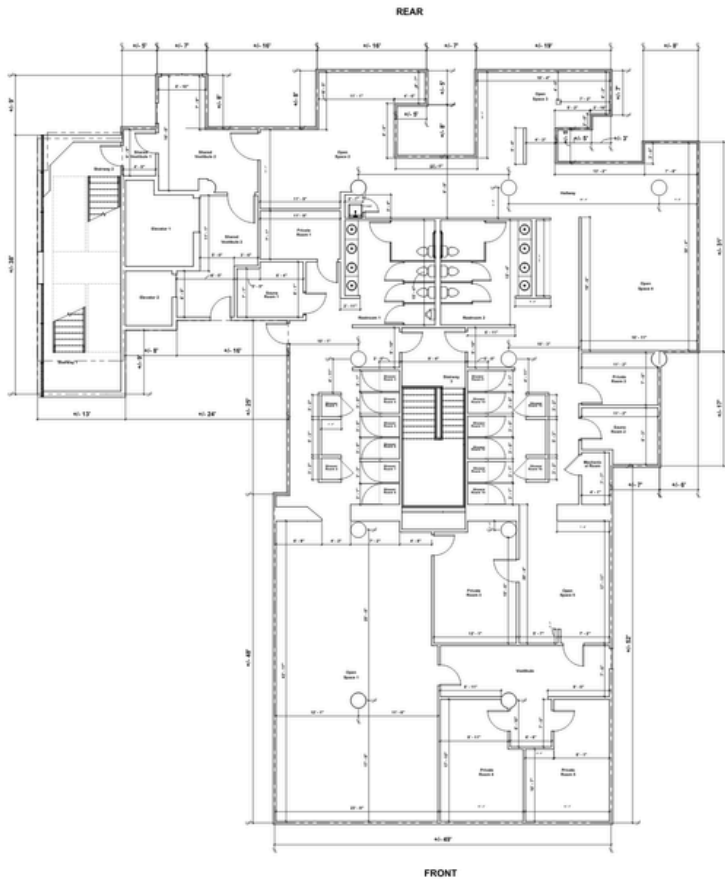
Property Description

1000 Van Ness is a premier mixed-use destination in San Francisco's Van Ness corridor, offering retail tenants unmatched visibility and access. Once home to the historic Cadillac dealership, the property today features a beautifully restored façade and a grand lobby with soaring 34-foot ceilings and a newly opened café.

The centerpiece of the property is Apple Cinemas, a 14-screen theater projected to attract 4,000–5,000 daily visitors. Adding to the momentum, a 35,000-square-foot fitness center is leased and preparing to open, further anchoring the property as a hub for wellness and entertainment. Tenants also benefit from a rare 422-car garage, ensuring convenient access for customers and staff alike.

Positioned along one of San Francisco's busiest commercial corridors, 1000 Van Ness is highly visible, easily accessible by public transit, and cleared of formula retail restrictions. With flexible terms, tenant improvement allowances, and options for up to six months of free rent, this property offers an outstanding opportunity for retailers to join a dynamic destination with built-in foot traffic and long-term growth potential.

Floor Plans



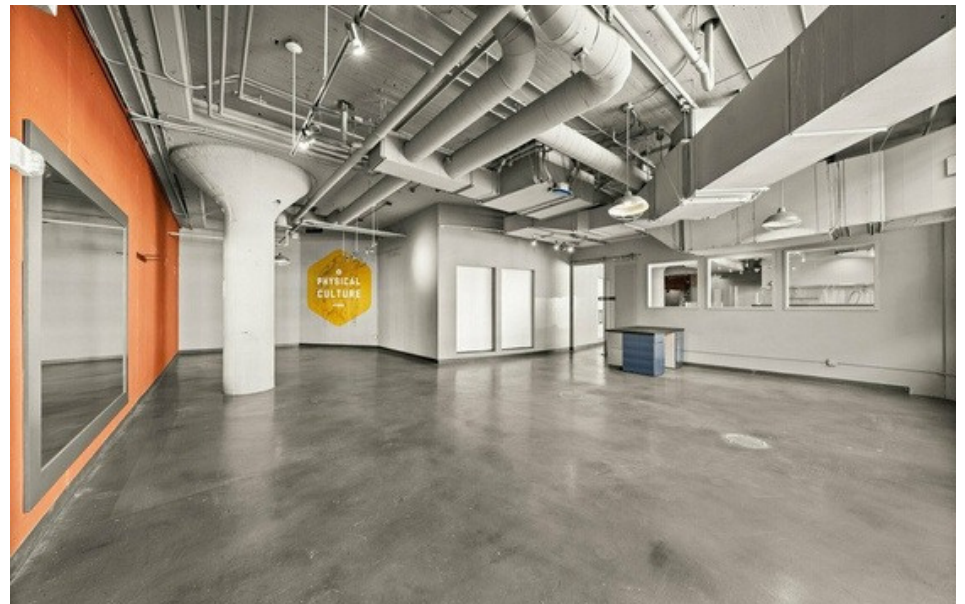
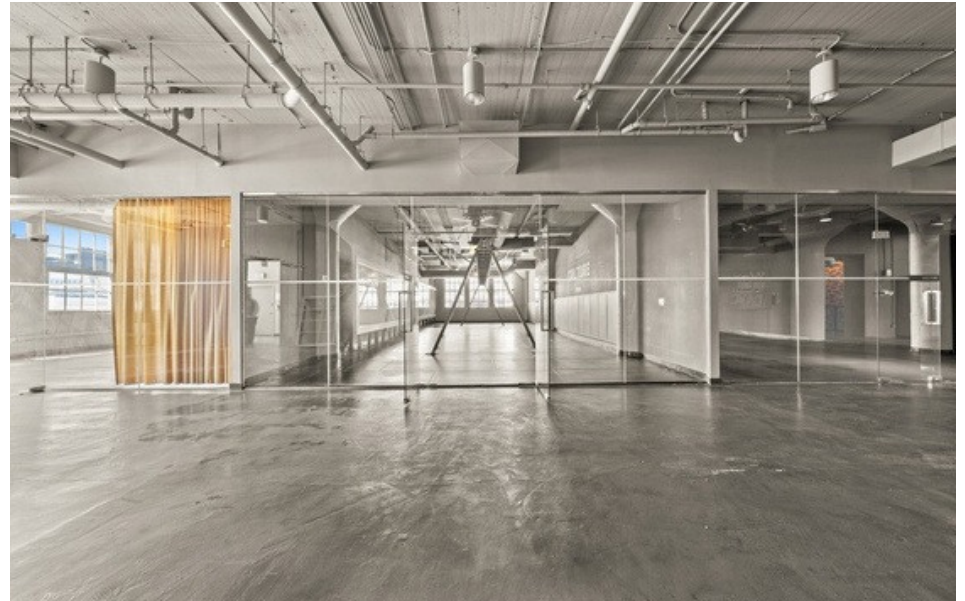
Lease Information

| | | | |
|---------------------|--------------------|--------------------|-----------------|
| Lease Type: | Modified Gross | Lease Term: | 1-10 Years |
| Total Space: | 35,537 - 60,000 SF | Lease Rate: | \$0.74 SF/month |

Training and Refreshment Studio



Power And Pilates Studio



Other Available Spaces



Lobby Cafe
1,500 SF



Skyline Suite
31,348 SF



Lobby Kiosk
450 SF



Grand Gallery
10,462 SF



Mezzanine Suite
8,143 SF



Movie Megaplex
61,376 SF

Retailer Map



San Francisco's Resurgence

1000 Van Ness Avenue: Where Momentum Meets Opportunity



RESTAURANT BOOM +21% Growth

SF restaurant reservations up 21% YoY
Consistent 15-20% monthly growth in 2024
Outperforming major metros nationwide



VAN NESS TRANSFORMATION 60% Ridership Surge

740,000+ monthly boardings on 49 line
Top 3 highest Muni ridership route
35% faster travel with BRT system



[SF Standard: After-Hours Activity Data](#)



[SF Chronicle: Van Ness BRT Ridership Boom](#)



ENTERTAINMENT LEADING RECOVERY 95% Recovered

After-hours activity at 95% of pre-pandemic
Weekend activity at 99.4% Entertainment
Zones: 700-1500% sales growth



MAJOR EVENTS COMING Super Bowl + FIFA

Super Bowl LX (Feb 2026)
FIFA World Cup 2026 (Bay Area host)
Crime at 20-year low



[SFMTA Report: Van Ness BRT Results](#)



[SF.gov: Entertainment Zones Success](#)

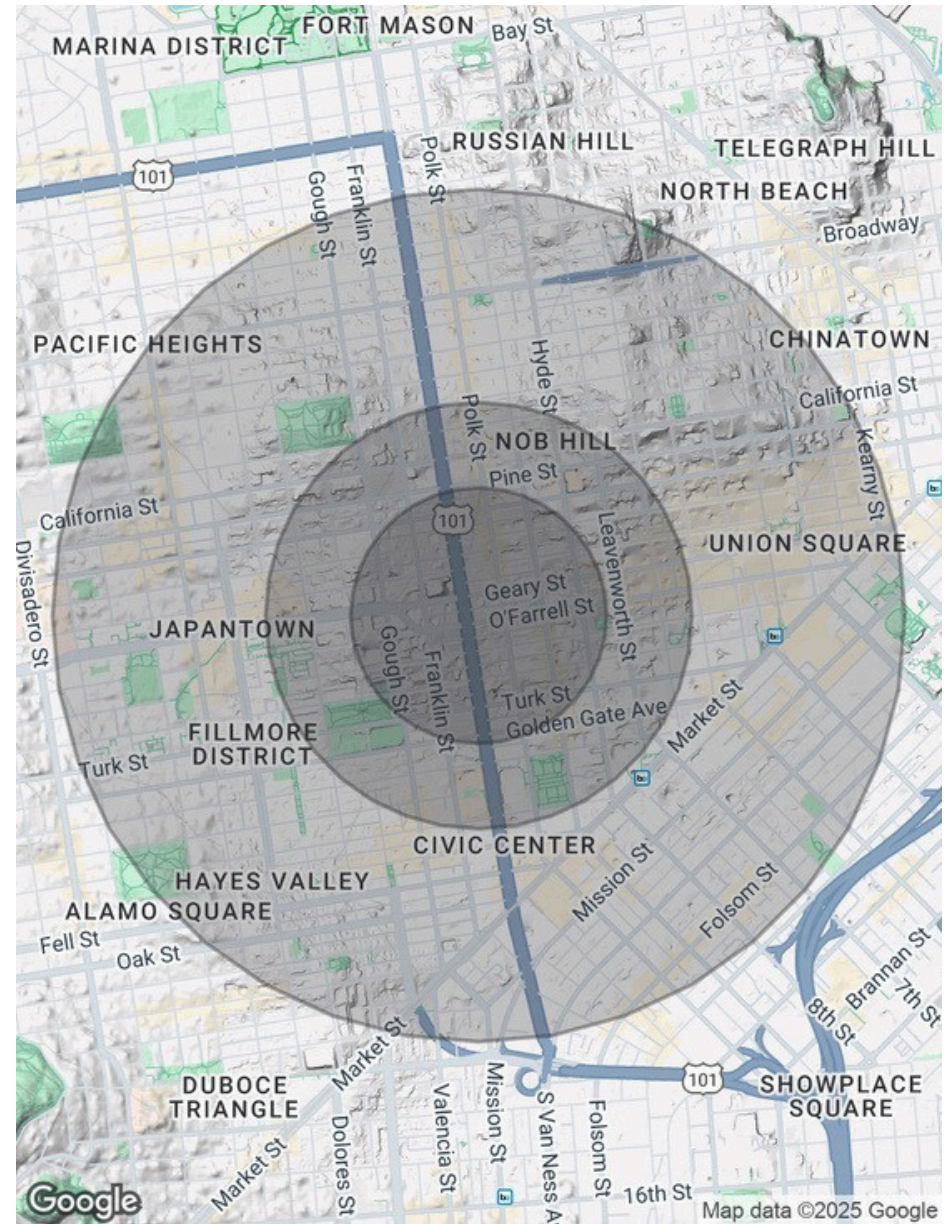
1000 Van Ness Avenue | Hayes Valley Proximity | Regional Connectivity

Demographics Map & Report

| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 18,179 | 50,830 | 148,88 |
| Average Age | 45 | 45 | 8 43 |
| Average Age (Male) | 45 | 45 | 43 |
| Average Age (Female) | 45 | 45 | 43 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-------------|-------------|-------------|
| Total Households | 10,245 | 27,912 | 79,582 |
| # of Persons per HH | 1.8 | 1.8 | 1.9 |
| Average HH Income | \$109,110 | \$106,457 | \$149,586 |
| Average House Value | \$1,299,589 | \$1,028,841 | \$1,242,070 |

Demographics data derived from AlphaMap



MAXIMIZING VALUE ONE CLIENT AT A TIME



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THE KILPATRICK TEAM

