



799 VAN NESS AVENUE

FLAGSHIP WITH PARKING

CBRE



- Commanding building on one of San Francisco's largest **arterials**
- Within half a mile of at least **7** new major developments, with over **4,100** proposed residential units
- Centrally located and **easily** accessible from most San Francisco neighborhoods
- **45,000 SF** on the corner of Van Ness Avenue and Eddy Street
- Three 15,000 SF floor plates
- Recent **substantial work** undertaken
- Grand presence and significant window line
- Excellent branding and signage opportunity
- **Retail automotive repair** is principally permitted
- There are **1200 amps** of power; the building's electrical service was updated in 2012
- Space features **18' ceiling heights** on the ground and second floors and **10' ceiling heights** on the lower level
- The lower level and ground floor can accommodate **parking for 60 to 120 vehicles total**, depending on orientation and vehicle size

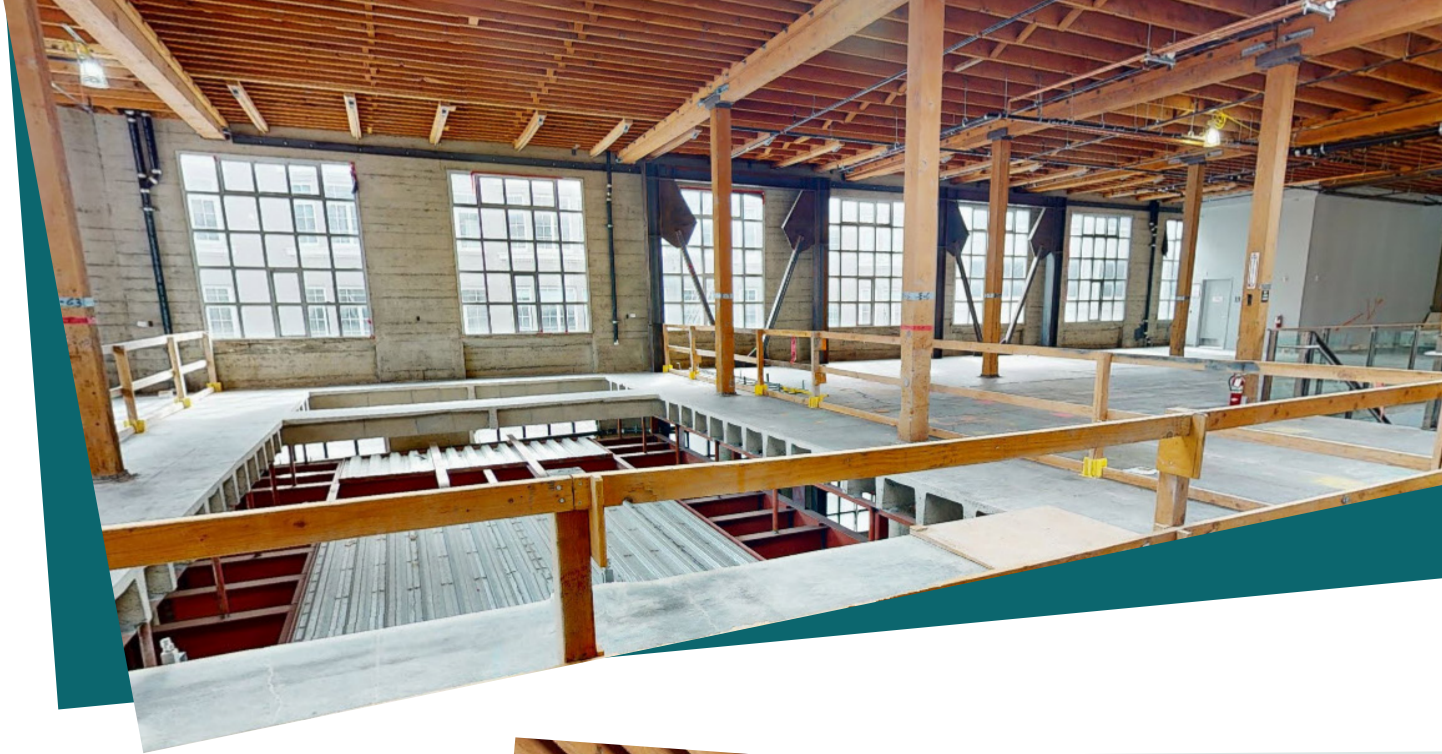
799 VAN NESS AVENUE

VAN NESS AVENUE - BUS RAPID TRANSIT (BRT) SYSTEM

- Van Ness Avenue has been transformed by the 2022 implementation of the new BRT system
- Rail-like bus service features dedicated center-running transit only lanes
- One of nine boarding islands is located directly across from the property at the Eddy Street and Van Ness Avenue intersection
- Golden Gate Transit provides regional bus service to Van Ness BRT corridor



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**EASILY ACCESSIBLE & CENTRALLY LOCATED
WITH IMMEDIATE PROXIMITY TO POLK GULCH, HAYES VALLEY & MID-MARKET**

	NUMBER OF HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME
1 MILE RADIUS	84,365	\$150,535
3 MILE RADIUS	254,947	\$206,139



799 VAN NESS AVENUE

THE AREA



PERFORMING ARTS/MUSEUMS/LIBRARY

- 1 Asian Art Museum
- 2 Bill Graham Civic Auditorium
- 3 Herbst Theatre
- 4 New Conservatory Theatre Center
- 5 Nourse Theatre
- 6 SF Jazz Center
- 7 SF Public Library
- 8 SF Symphony
- 9 War Memorial Opera House

EDUCATION

- 10 French American School
- 11 UC Hastings

GOVERNMENT

- 12 Edmund G. Brown State Building
- 13 Phillip Burton Federal Building
- 14 SF City Hall
- 15 SF Municipal Transportation Agency
- 16 SF Planning Department
- 17 SF Public Utilities Commission
- 18 SF Unified School District
- 19 Superior Court of California
- 20 Supreme Court of California

MEDICAL

- 21 California Pacific Medical Center

MULTIFAMILY

	UNITS
22 NEMA, 8 10th Street	754
23 Fifteen 50, 1550 Mission Street	550
24 Opera Plaza, 601 Van Ness Avenue	454
25 Fox Plaza, 1390 Market Street	445
26 The Brady, 1 Brady Street	444
27 100 Van Ness Avenue	418
28 Chorus, 30 Otis Street	416
29 AVA, 55 9th Street	273
30 Argenta, 1 Polk Street	179

DEVELOPMENTS (MULTI-FAMILY)

	UNITS
31 12 South Van Ness Avenue	984
32 One Oak Tower, 1500 Market Street	453
33 98 Franklin Street	385
34 30 Van Ness Avenue	333
35 1101-1123 Sutter Street	211
36 600 Van Ness Avenue	168
37 1200 Van Ness Avenue	107
38 955 Post Street	94

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THE RETAIL

BevMo!

24 HOURS FITNESS

CHASE

verizon



JAGUAR

**CVS
pharmacy**

BLUE BOTTLE COFFEE

corepower YOGA

**WHOLE
FOODS**

Philz Coffee
ONE CUP AT A TIME

EQUINOX

BOOKS INC.

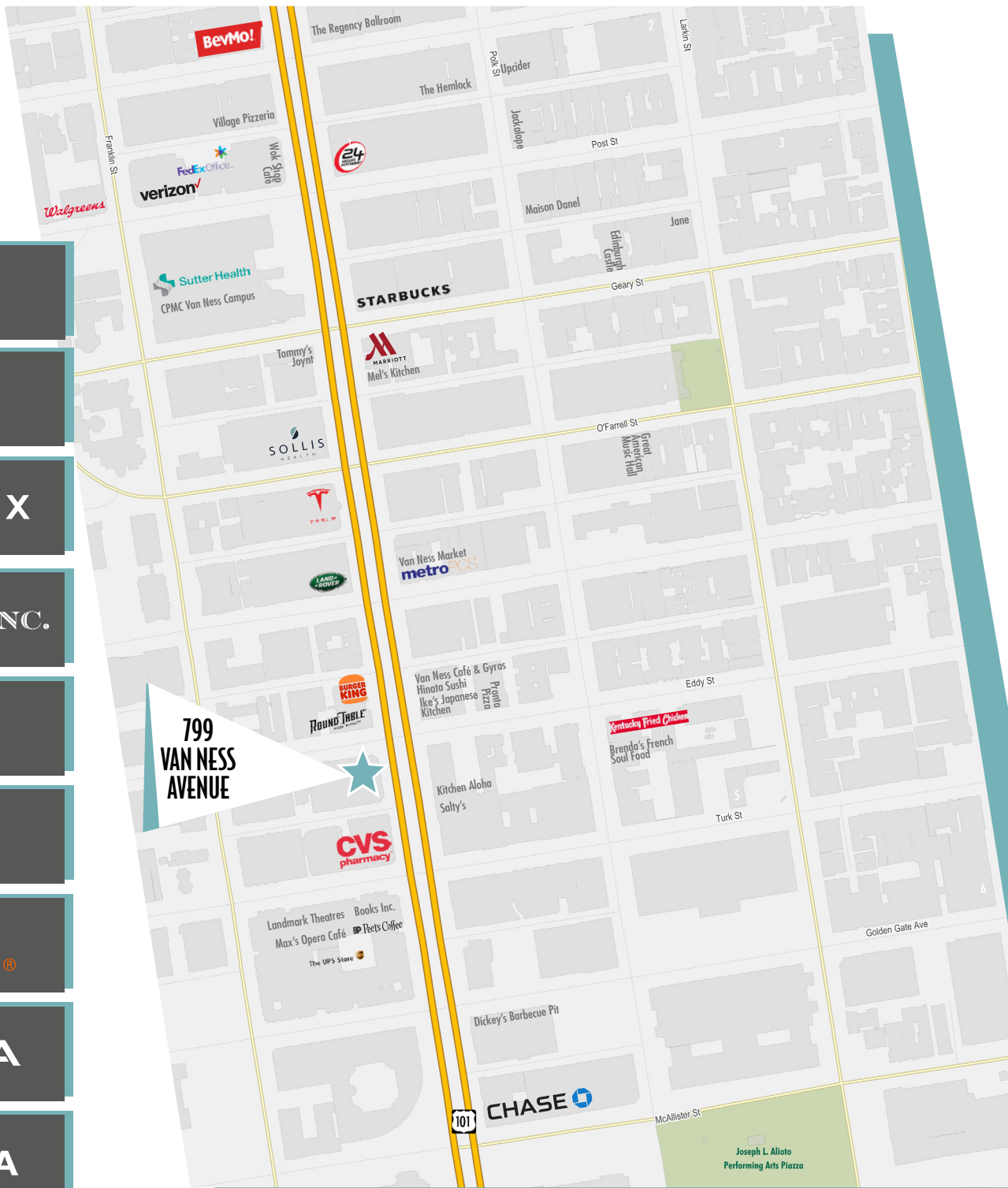
HONDA

**LAND
-ROVER**

FedEx

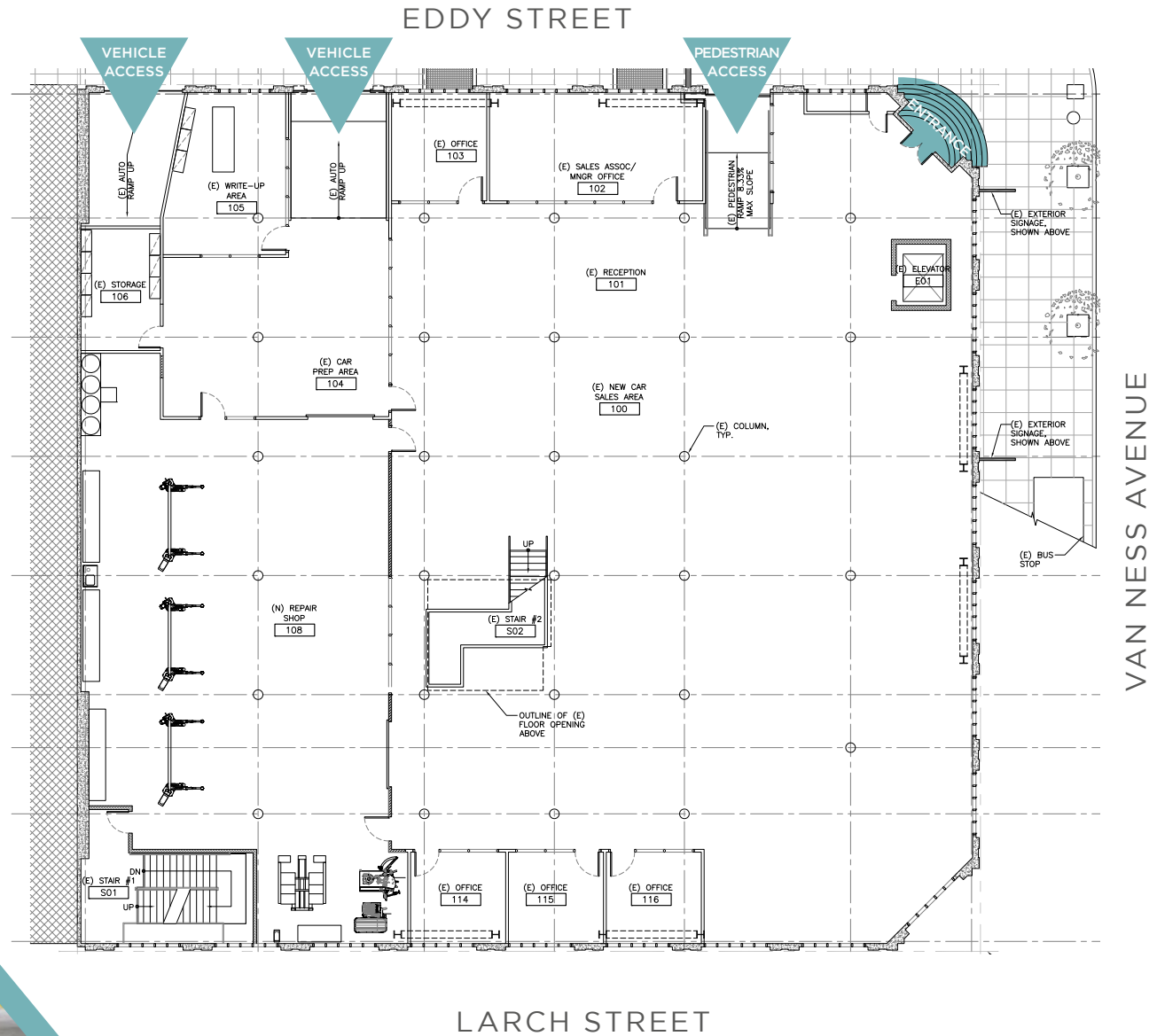
ACURA

TOYOTA



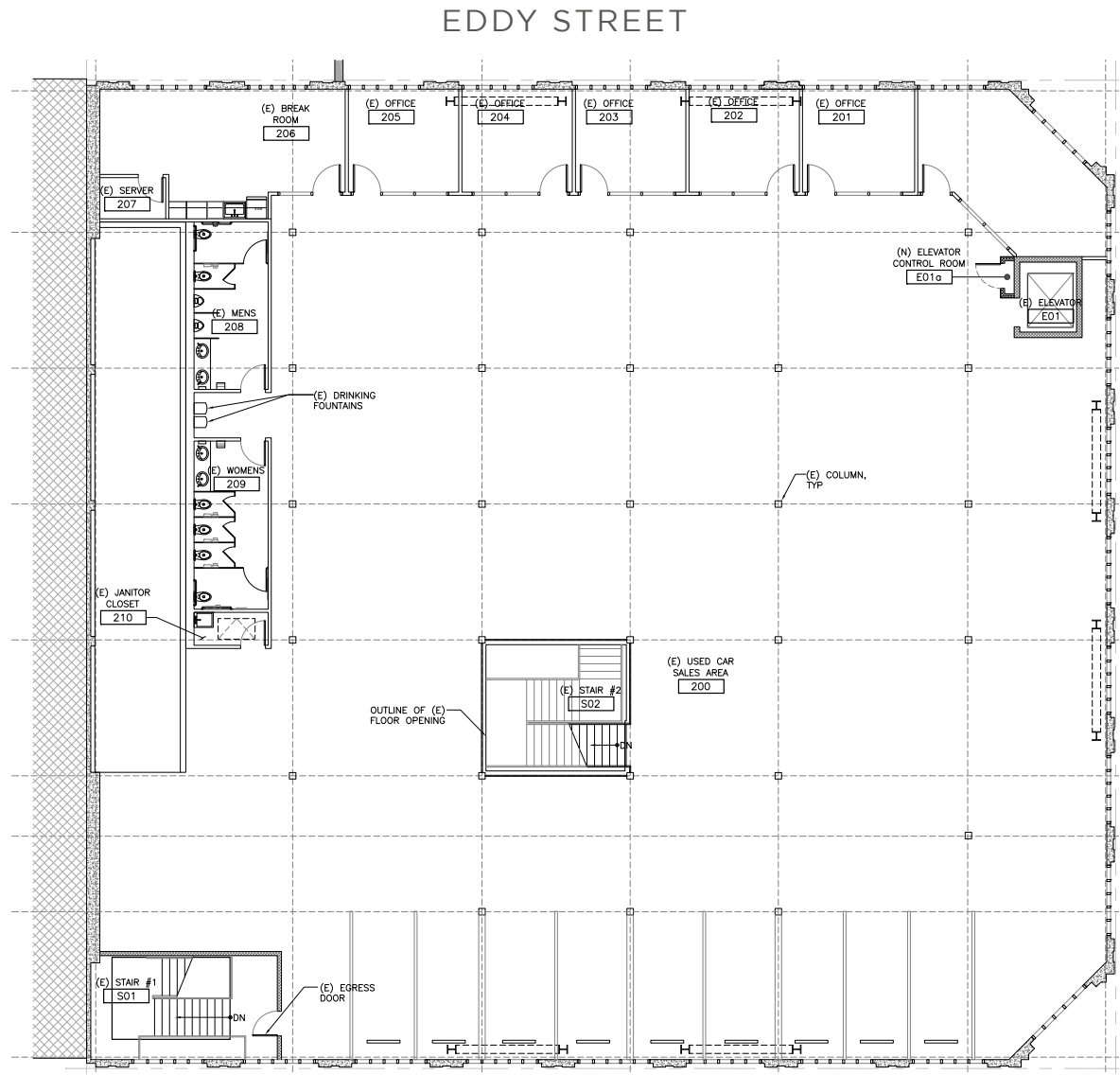
799
VAN NESS
AVENUE

FLOOR PLAN
FIRST FLOOR



799
VAN NESS
AVENUE

FLOOR PLAN
SECOND FLOOR

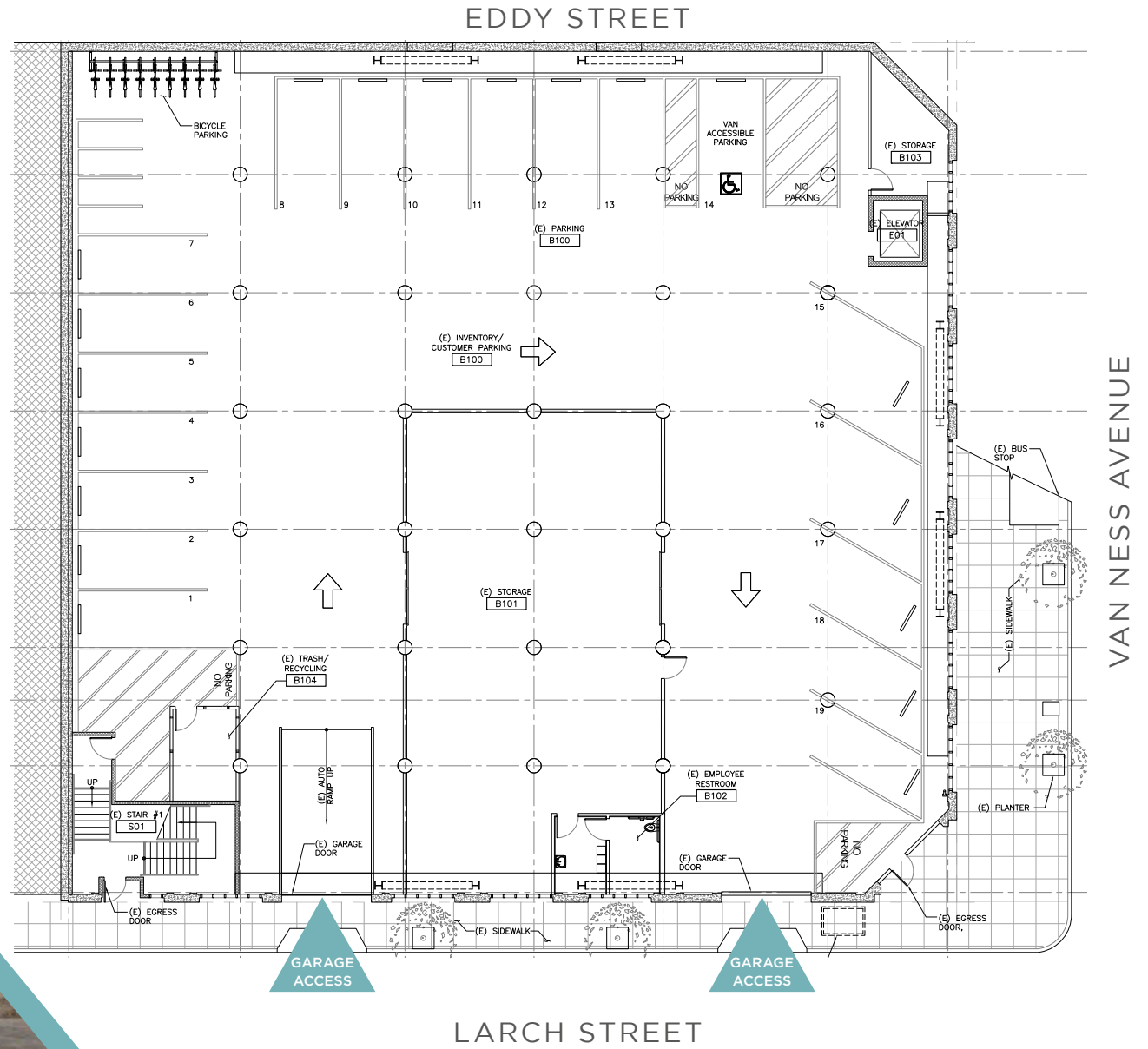


VAN NESS AVENUE

LARCH STREET

799
VAN NESS
AVENUE

FLOOR PLAN
LOWER LEVEL -
EXISTING





799
VAN NESS
AVENUE

FOR MORE INFORMATION,
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