

799 VAN NESS

SAN FRANCISCO, CA

UNIQUE OWNER-USER OR REDEVELOPMENT
OPPORTUNITY WITH PROMINENT CORNER IDENTITY



the Offering

CBRE Capital Markets, as exclusive advisor, is pleased to present the unique opportunity to acquire the 100% fee simple interest in 799 Van Ness (the "Property" or "Building"), a 45,000-square foot three-story building with significant corner identity in San Francisco, California.

The Building was recently structurally improved to potentially suit a wide variety of uses for an owner-user, including fleet charging, self-storage, private social club, and various types of office. 799 Van Ness also benefits from flexible in-place zoning, presenting a prime redevelopment opportunity to an investor. Additionally, the Property is strategically positioned in a highly centralized and accessible location brimmed with retail, restaurant, and cultural establishments. This offering is being made on an "as-is, where-is" basis.



Offering Summary

| NET RENTABLE AREA | YEAR BUILT | NUMBER OF STORIES | AVG. FLOOR PLATE SIZE | LOT SIZE | ZONING | PARKING |
|---------------------------|-------------|-------------------|---------------------------|-------------------|-------------|---|
| 45,000 Square Feet | 1917 | 3 | 15,000 Square Feet | 0.34 Acres | RC-4 | Lower and Ground Level Can Accommodate 60-120 Vehicles |

Ideal Repositioning Opportunity

The Building recently underwent structural improvements that offer tremendous flexibility for an owner-user. General retail uses are permitted on the ground floor and require Conditional Use Authorization on the two upper floors. Fleet charging, self-storage, private social club, and certain office uses are all potentially permitted at the Property.

Detailed information can be found in the [Zoning Memo](#)



Wood-Beam Ceilings and Skylights



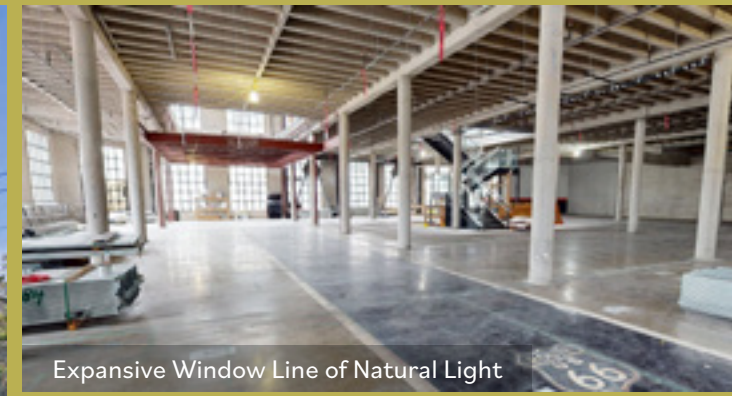
Concrete Columns



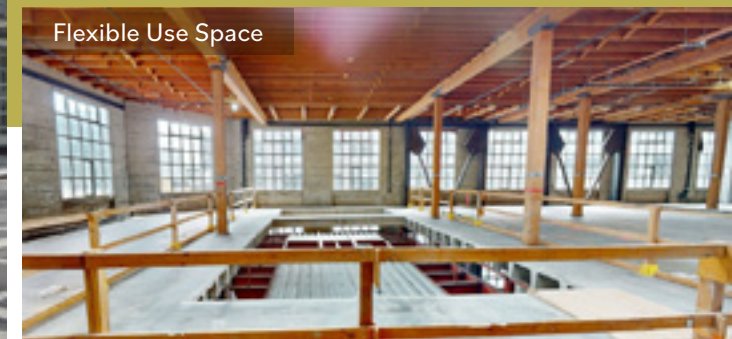
Interconnecting Stairwell



Premier Building Signage Opportunity



Expansive Window Line of Natural Light



Flexible Use Space

Residential Redevelopment Potential

799 Van Ness is zoned RC-4 High Density and falls within the Van Ness Special Use District (“SUD”), both of which permit and promote residential uses. The zoning permits building height up to 130 feet and the SUD has a 7-to-1 floor area ratio (“FAR”) limit, which yields a total development potential of 131,250 square feet after applying a 25% corner lot bonus. The State Density Bonus Law allows for up to a 100% density bonus, in exchange for providing on-site affordable units.

Van Ness Special Use District

The Van Ness Special Use District is encouraged to transition from largely a back-office and warehouse support function to downtown into a more mixed-use residential district, and serves as a transition zone to the lower scale residential and neighborhood commercial areas to the west of the Downtown commercial area.



**PERFORMING ARTS/
MUSEUMS/LIBRARY**

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

EDUCATION

- 10 The International School of SF
- 11 UC Hastings

MEDICAL

- 12 California Pacific Medical Center

GOVERNMENT

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

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



Established & Strategic Destination

799 Van Ness is at the nexus of the City’s cultural and government epicenters. There are nearly 7,000 multifamily units in the surrounding neighborhood that were recently constructed or under construction currently, emphasizing the local economic commitment to this corridor.

Exceptional Access to Amenities & Transit

Van Ness Avenue serves as one of the primary arterials in the City, offering a high concentration of retail and restaurants. Additionally, the Property enjoys immediate access to the Bus Rapid Transit Systems (BRT) System: a \$346 million transportation project recently completed by the City that runs along Van Ness Avenue. The Building is also one mile from the Civic Center BART Station, and two miles from Highways 80 and 280, providing an easily accessible work destination for commuters in the greater region.

RESTAURANTS / BARS

1. Salty's
2. Brenda's French Soul Food
3. Hinata
4. Pronto Pizzeria
5. Son and Garden
6. Osha Thai
7. Saigon Sandwich
8. Outta Sight Pizza
9. Dragon Eats
10. Suppemkuche
11. Soulva
12. Dumpling House
13. Mastros
14. Shovels Bar & Grill
15. Smugglers Cove
16. Curio

NEARBY CAFES

1. Peet's Coffee and Tea
2. Starbucks
3. Starbucks
4. Philz Coffee
5. Starbucks
6. Blue Bottle Café
7. Starbucks
8. Jane on Larkin
9. Scullery
10. Angel Café

LOCAL AMENITIES

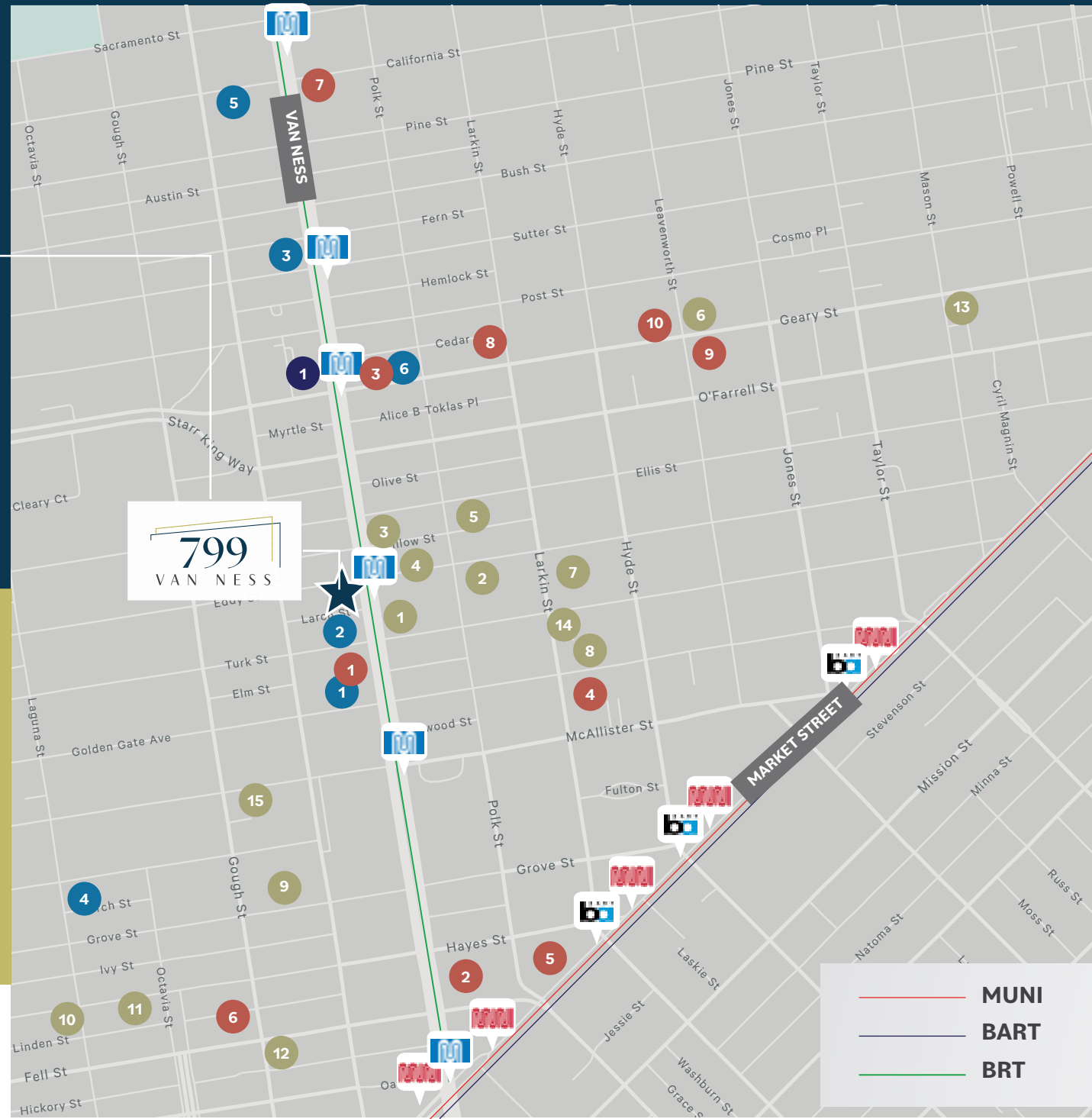
1. Books Inc.
2. CVS
3. Bevmo
4. Trader Joes
5. Whole Foods
6. Walgreens

MEDICAL

1. California Pacific Medical Center

99
WALK SCORE

100
TRANSIT SCORE



799 VANNESS

SAN FRANCISCO, CA

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