

AVAILABLE FOR LEASE



# Premier Auditorium and Conference

SPACES AVAILABLE FOR LEASE



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# Executive Summary

ASKING RATE  
**\$0.49/mo NNN**

PROPERTY TYPE  
**1,736-92,724 SF**

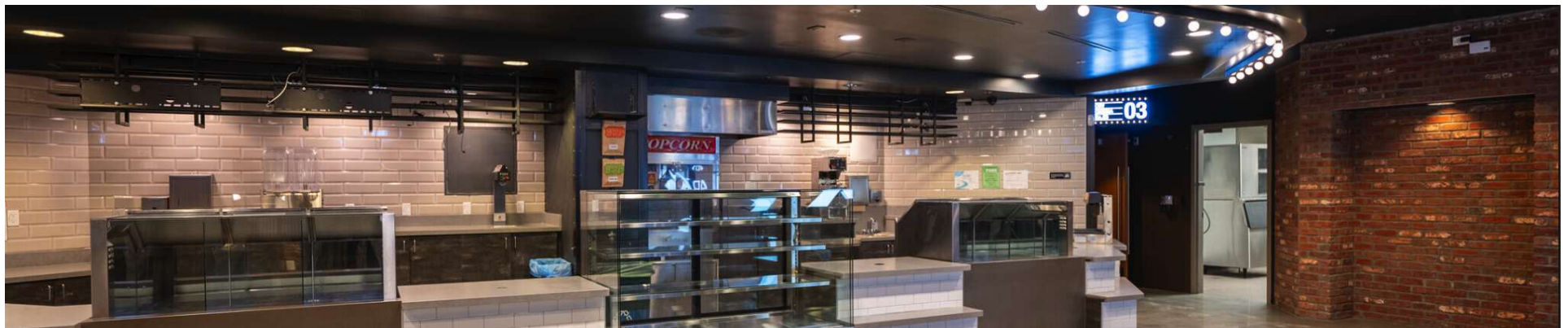
ASKING TERM  
**1-10 Years**

## Other Details

<b>Zoning</b>	R-4
<b>Property Type</b>	Retail
<b>Address</b>	1000 Van Ness Ave, CA 94109
<b>Year Built:</b>	1920

## Property Highlights

- Ready for immediate use, well-maintained, and recently renovated
- Tenant can lease a single auditorium or an entire floor, with 3 floors and a total of 14 auditoriums available.
- Advanced audio-visual systems and comfortable seating for an enhanced viewing experience
- Potential for private events, film festivals, and other activities
- Located in an area with significant pedestrian activity, boasting a 99 Walk Score and easy access to public transportation



# Property Description



## Property Description

1000 Van Ness is one of the largest structures north of the Civic Center, along Van Ness Avenue and O'Farrell Street in San Francisco, California. Developed by the architectural firm Weeks and Day, the property was one of the city's most successful buildings in the 1920s. The property was famously used as the Don Lee automotive showroom (a former Cadillac dealership) until the 1950s. After that, the property was added to the National Register of Historic Places.

1000 Van Ness was converted by TMG Partners into a modern, 147,528-square-foot mixed-use complex. The newly repurposed property houses the first 92,724-square-foot multi-screen movie theater developed in San Francisco within the past 20 years. The property also includes a 33,222-square-foot health club, 7,500 square feet of retail space, 14,000 square feet of office space, 50 luxury loft condominiums, and a 450-car garage.

1000 Van Ness is walkable to several shopping, dining, and entertainment amenities. This retail destination is walkable to public transit through multiple MUNI, Caltrain, and BART lines. Several educational institutions are in the neighboring Civic Center neighborhood, including UC Law San Francisco (formerly known as the UC Hastings College of the Law), the Art Institute of California San Francisco, and the San Francisco Conservatory of Music.

# Lease Spaces



## Lease Information

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	1-10 Years
<b>Total Space:</b>	1,218 - 92,724 SF	<b>Lease Rate:</b>	\$0.49 SF/month

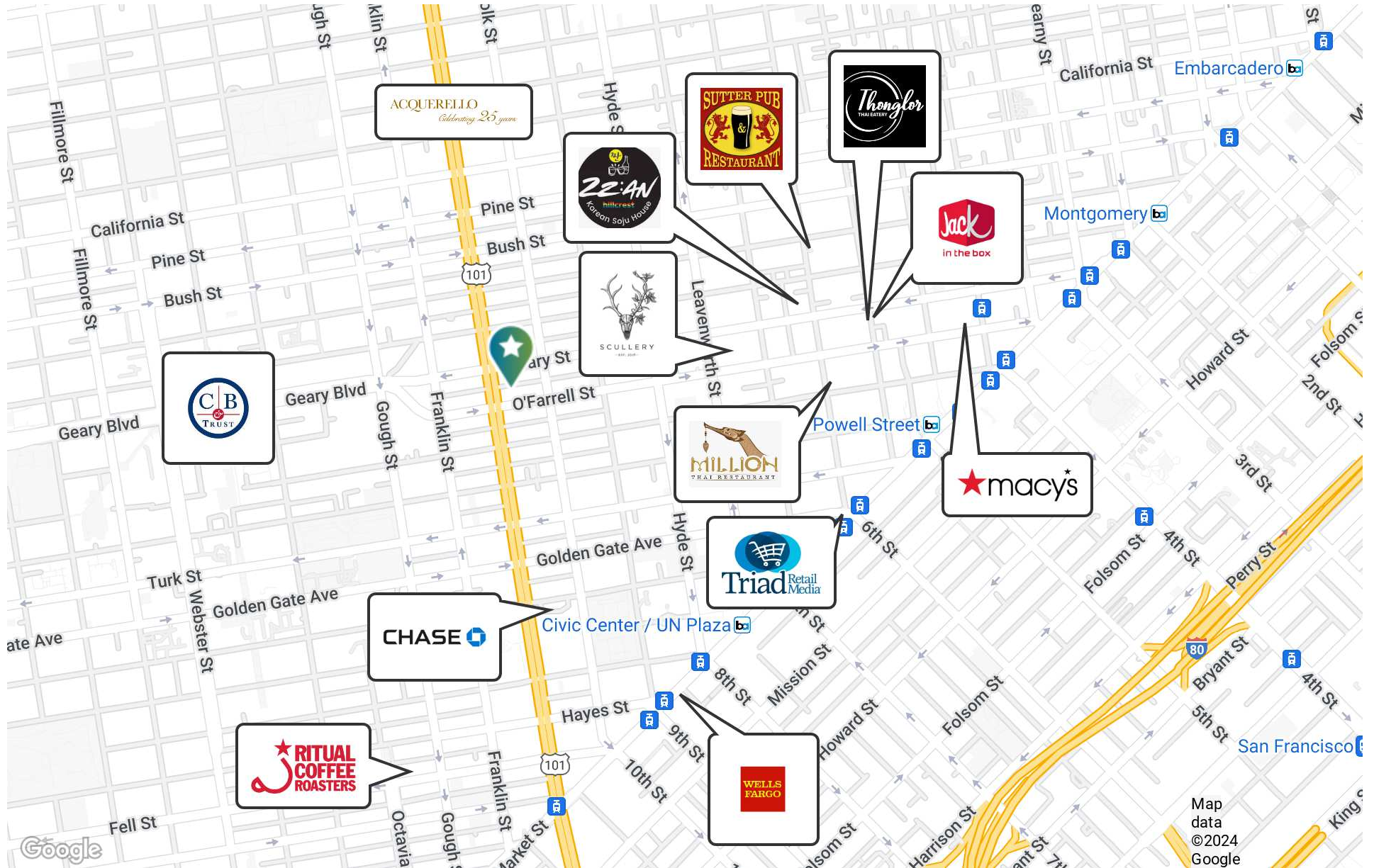
## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Theatre 1	Available	1,736 SF	NNN	\$0.49 SF/month	Theatre with 115 seats
Theatre 2	Available	2,793 SF	NNN	\$0.49 SF/month	Theatre with 220 seats
Theatre 3	Available	3,190 SF	NNN	\$0.49 SF/month	Large theatre with 251 seats
Theatre 4	Available	1,847 SF	NNN	\$0.49 SF/month	Small theatre with 96 seats

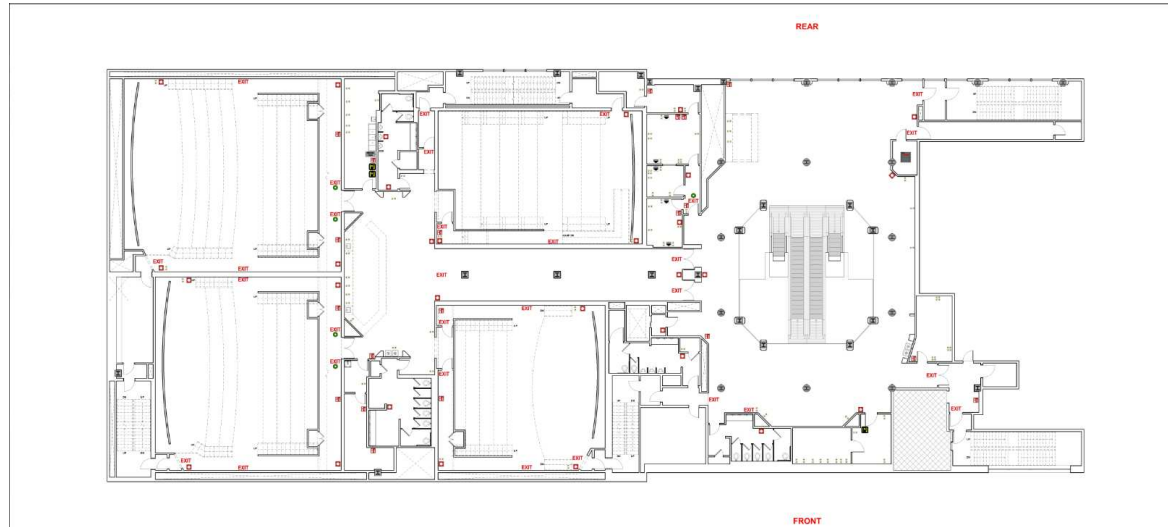
# Additional Photos



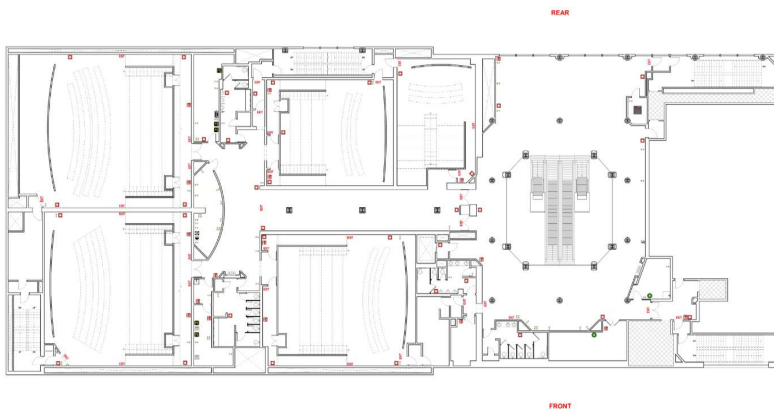
# Retailer Map



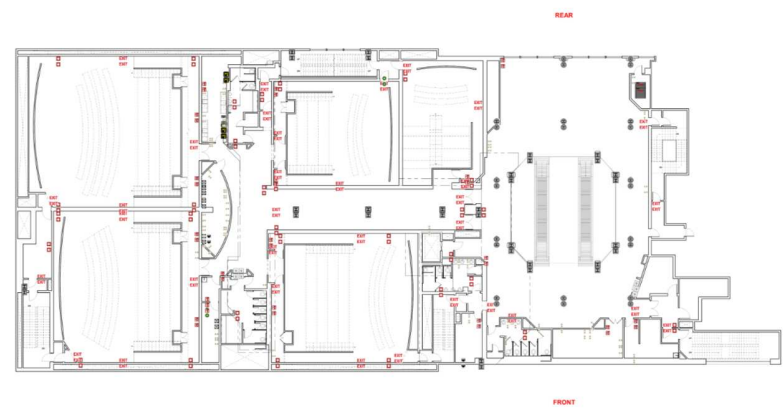
# Floor Plans



Level 2



Level 4



Level 7

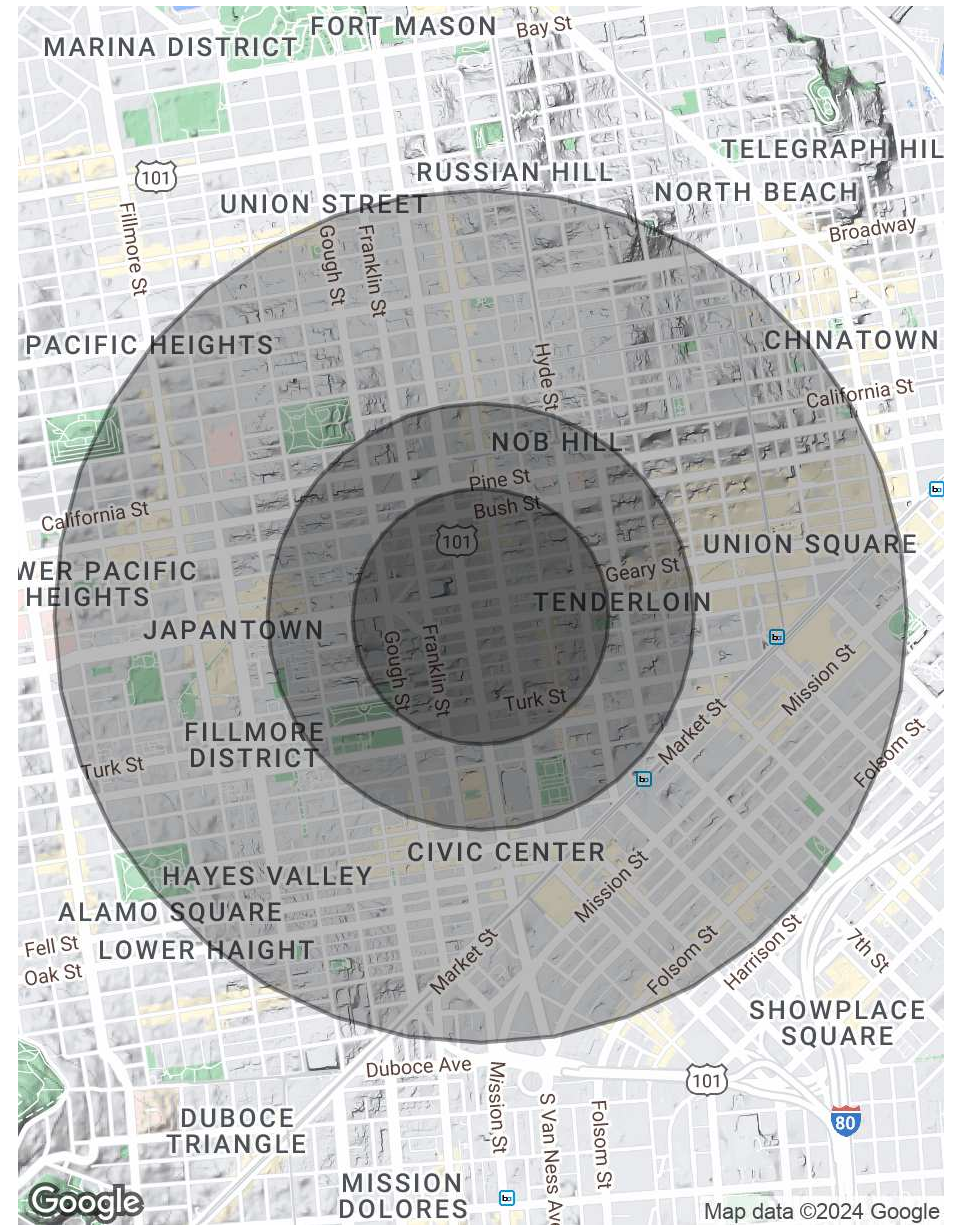
# Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	18,179	50,830	148,888
<b>Average Age</b>	45	45	43
<b>Average Age (Male)</b>	45	45	43
<b>Average Age (Female)</b>	45	45	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	10,245	27,912	79,582
<b># of Persons per HH</b>	1.8	1.8	1.9
<b>Average HH Income</b>	\$109,110	\$106,457	\$149,586
<b>Average House Value</b>	\$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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