



1000 VAN NESS AVENUE

SPACES AVAILABLE:

Retail and Entertainment
Spaces from 450-10k SF



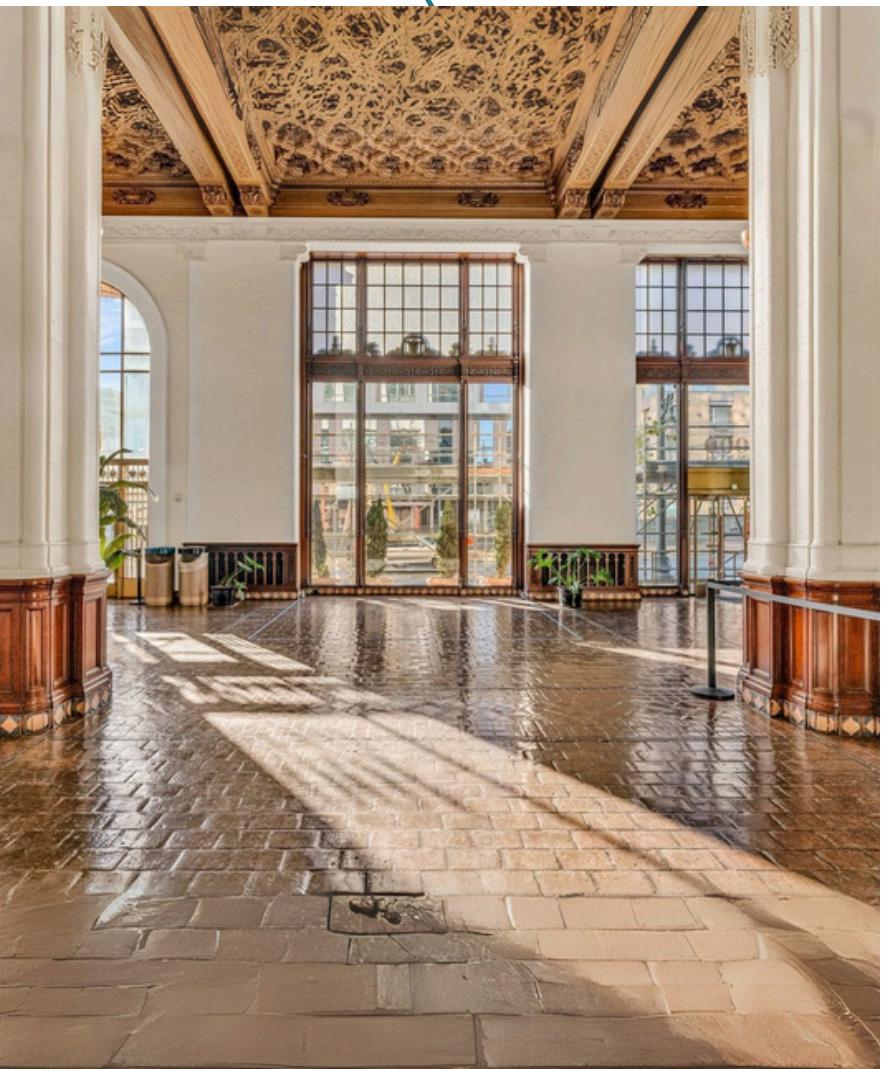
THE BUILDING

1000 Van Ness Ave, a beautifully maintained retail/entertainment 156,320 SF building built in 1921. This historic landmark, formerly home to a Cadillac dealership, is now on the National Registry of Historic Places. Now it boasts a vibrant mix of modern amenities, including:

- A recently renovated 92,724 square feet theater
- A 35,537 square feet fitness center
- Various retail and entertainment spaces

HIGHLIGHTS

- Up to 6 months of free rent.
- Anchored by the newly opened Apple Cinemas 14-screen movie theater, drawing consistent daily foot traffic and entertainment-focused audiences.
- Retail, entertainment, & creative spaces in a landmark building.
- Expansive fitness center opening soon.
- Modern interiors, classic details.
- High visibility on Van Ness Ave (US 101).
- Near Tesla, CVS, Whole Foods & more!

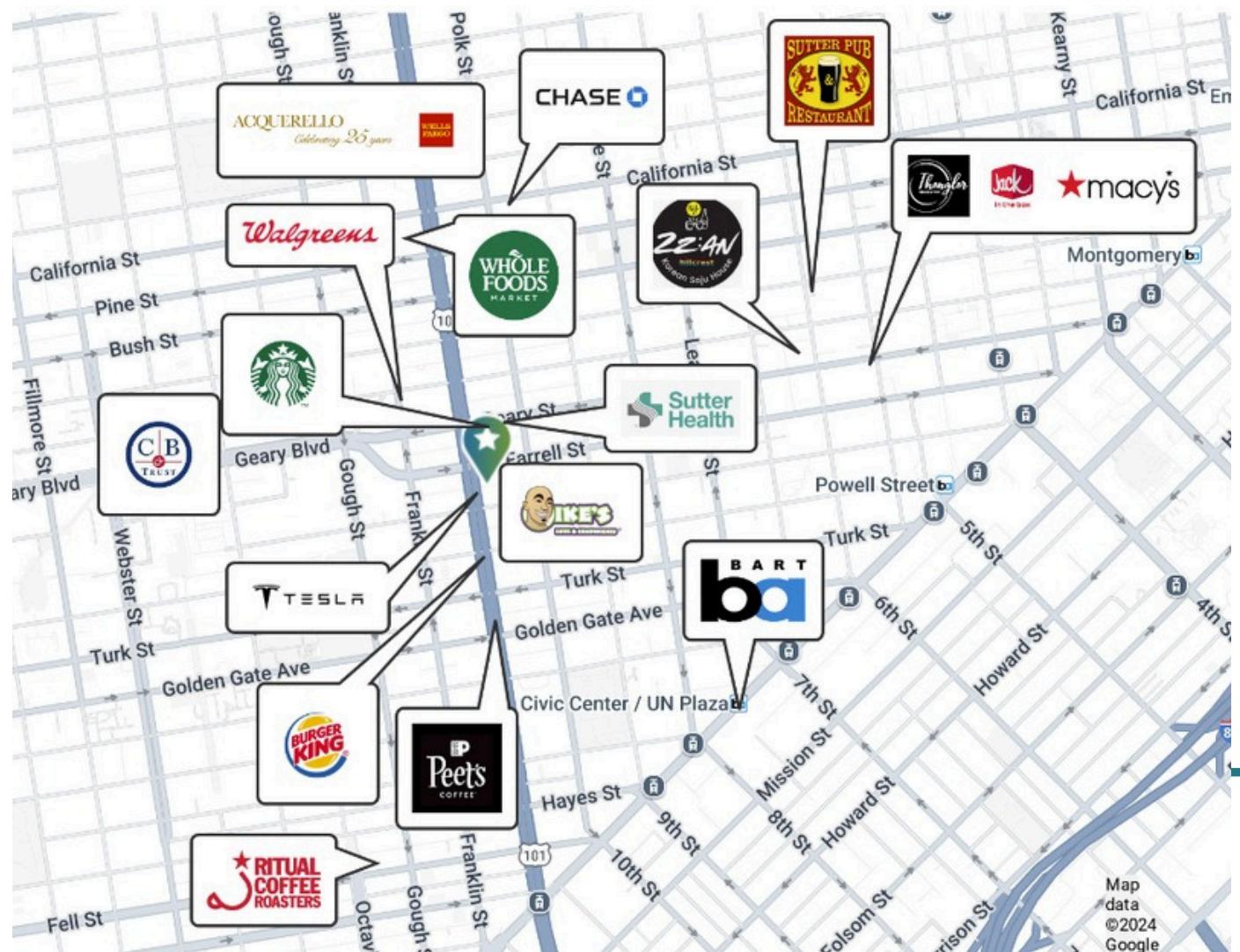




RETAILER MAP

1000

VAN NESS AVENUE





1000

VAN NESS AVENUE



AVAILABLE UNIT

Mezzanine Suite

8,696SF | 4 Private Rooms | Breakroom
Kitchen | 3 Bathrooms

- Open floor plan, high ceilings, polished concrete floors, and ample natural light
- Private access via ornate double stairwell and dedicated elevator
- Type 1 hood ducting in place—ideal for a high-end restaurant or lounge
- Perfect for experiential retail, events, or an upscale venue

RENTABLE SF

8,696

RENT (SF/MO)

\$0.99 MG

[Watch Here 3D Walkthrough](#) ➤

1000 VAN NESS AVENUE

AVAILABLE UNIT
Grand Gallery Suite

3,516-10,462SF | 10 Private Rooms

- Open floor plan with high ceilings
- Perfect for retail, entertainment, bars, arcades, VR, and immersive experiences
- Flexible layout—can be divided into smaller spaces
- Prime location next to a 14-screen movie theater with strong foot traffic

[Click for 3D Walkthrough](#) ➤

RENTABLE SF	RENT (SF/MO)
3,516-10,462 SF	\$0.99 MG





**1000
VAN NESS AVENUE**



AVAILABLE UNIT Lobby Kiosk

450 SF | Prime Window-Front Space

- Open layout with 34' ceilings, polished marble floors, and abundant natural light
- High visibility and strong foot traffic
- Ideal for luxury kiosks, premium goods, sweets stands, and specialty retail

RENTABLE SF	RENT (SF/MO)
450	\$0.99 MG

*Build out in images are rendered for example only



**1000
VAN NESS AVENUE**



AVAILABLE UNIT

Fitness Center

This expansive fitness studio encompasses 35,537 square feet and features high ceilings, offering a versatile floor plan ideal for the creation of customized workout experiences.

- 7 Private Rooms
- 13-ft Ceiling Heights
- 4 Bathrooms
- 2 Locker Rooms - m/w 35-ft Climbing Wall
- Full HVAC
- Polished Concrete Floors

RENTABLE SF

35,537

RENT (SF/MO)

\$0.74 MG



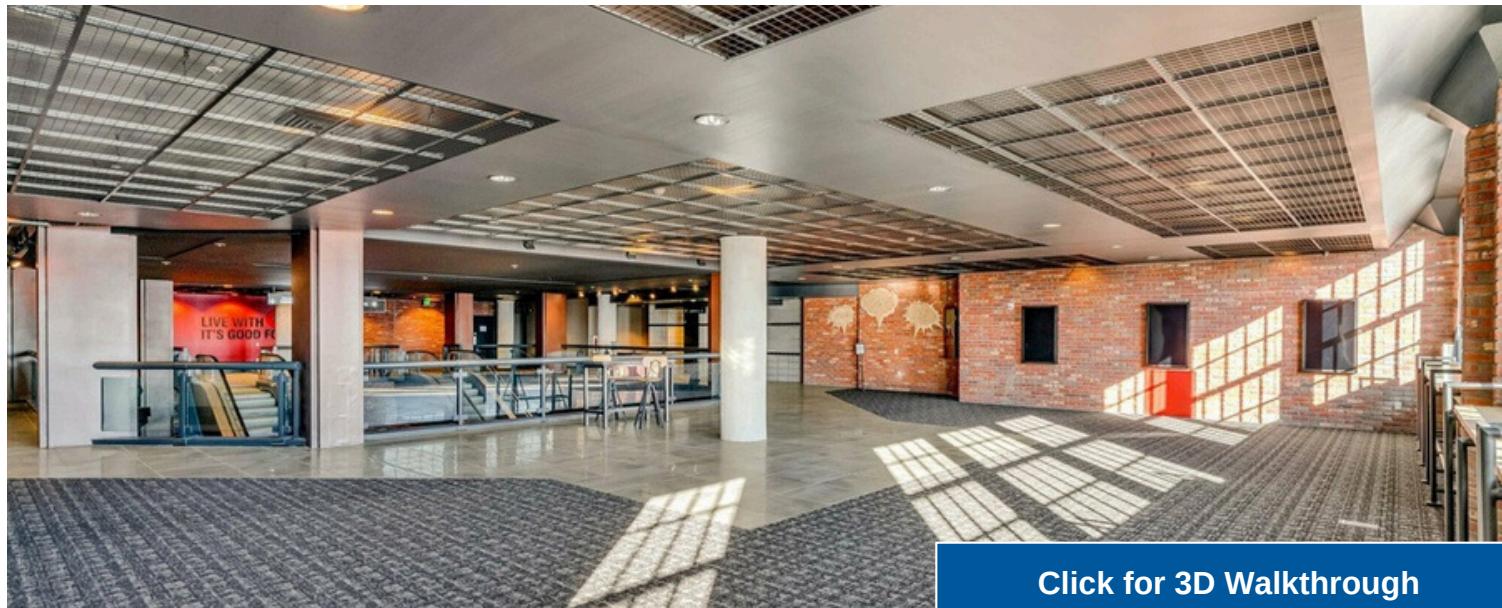
1000 VAN NESS AVENUE

AVAILABLE UNIT Skyline Suite

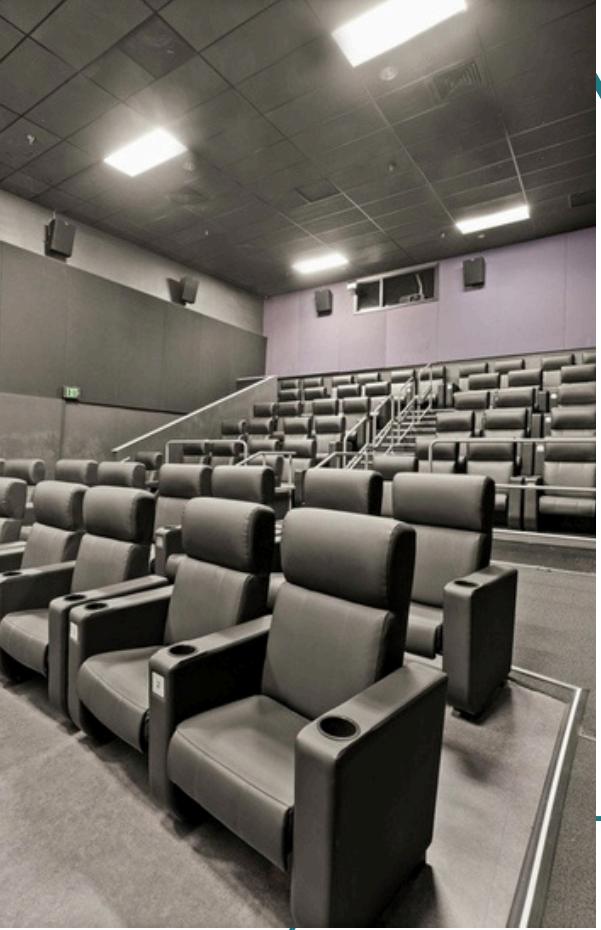
+/-31,348 SF Across Floors 6-8

- Prime Entertainment Synergy directly above a newly opened nine-screen Apple Cinemas drawing 4,000–5,000 daily visitors
- Ideal for Experiential Uses such as immersive art, VR/AR arenas, bowling, esports, golf simulators, or entertainment-driven tenants
- Available Spring 2027 following completion of Apple's theater renovations
- Flexible Deal Terms including TI allowance, free rent, and customizable delivery for the right tenant
- Excellent Transit + Parking Access with a 422-car onsite garage connected to the Van Ness corridor

RENTABLE SF	RENT (SF/MO)
+/-31,348 SF	\$0.74 MG



[Click for 3D Walkthrough](#)



1000
VAN NESS AVENUE

LEASED
Movie Megaplex
Apple Cinemas

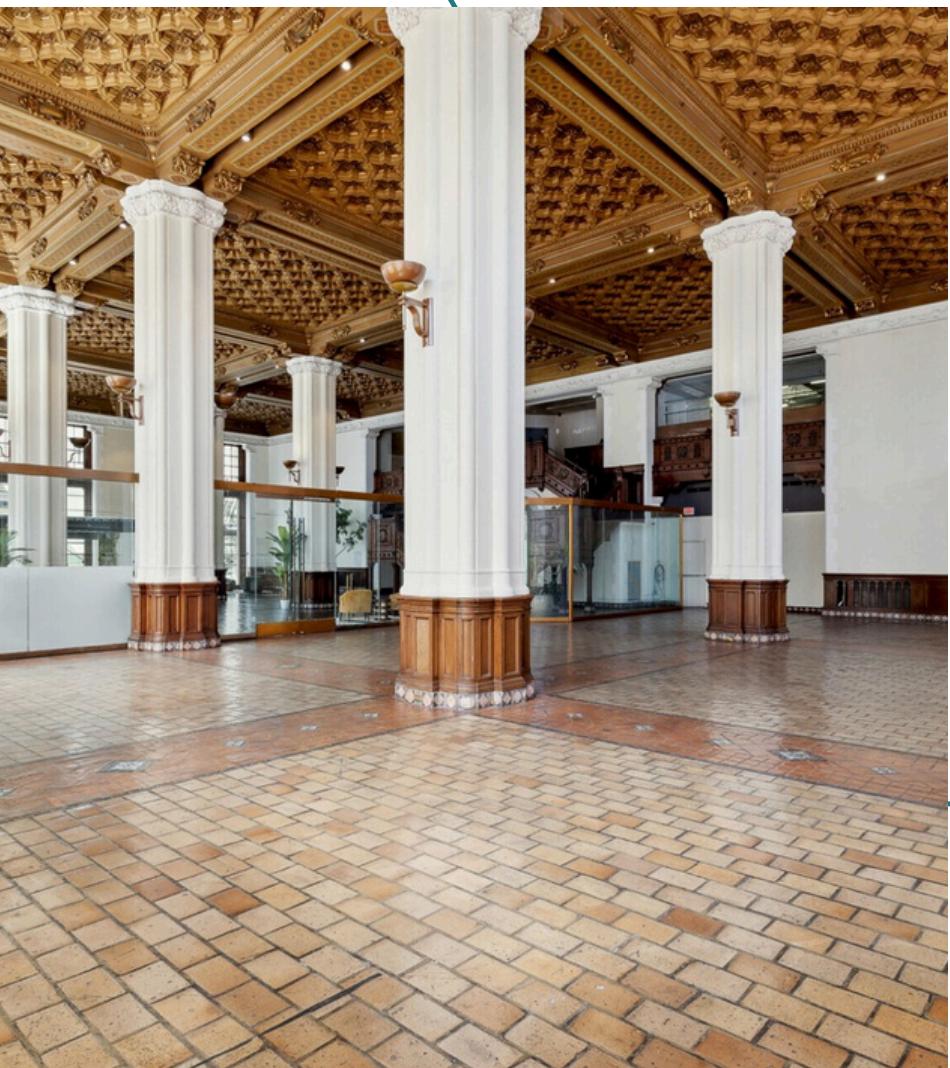
92,724 SF | 3 Levels | 14 Auditoriums (96–251 Seats)

- Recently renovated with premium leather seats, modern finishes, updated projectors, screens, and advanced AV systems
- Features theaters with IMAX & ACX
- Includes a concessions area and a staff kitchen equipped with Type 2 hoods





**1000
VAN NESS AVENUE**



**LEASED
GrandLobby Suite**

The Grand Lobby Suite is now leased to a premier retail showroom opening soon. Soaring ceilings, dramatic architectural details, and floor-to-ceiling windows make it one of the most prominent and visible spaces in the building. This signature corner storefront will activate the lobby and enhance the tenant experience with a high-quality retail presence.



1000 VAN NESS AVENUE



LEASED Lobby Cafe

This conveniently located 1500 square feet coffee stand boasts high ceilings and enjoys the buzz of heavy foot traffic directly off Van Ness Avenue. Perfect for your morning pick-me-up or a casual catch-up.



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VAN NESS AVE

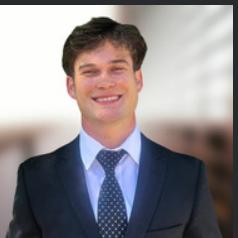
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