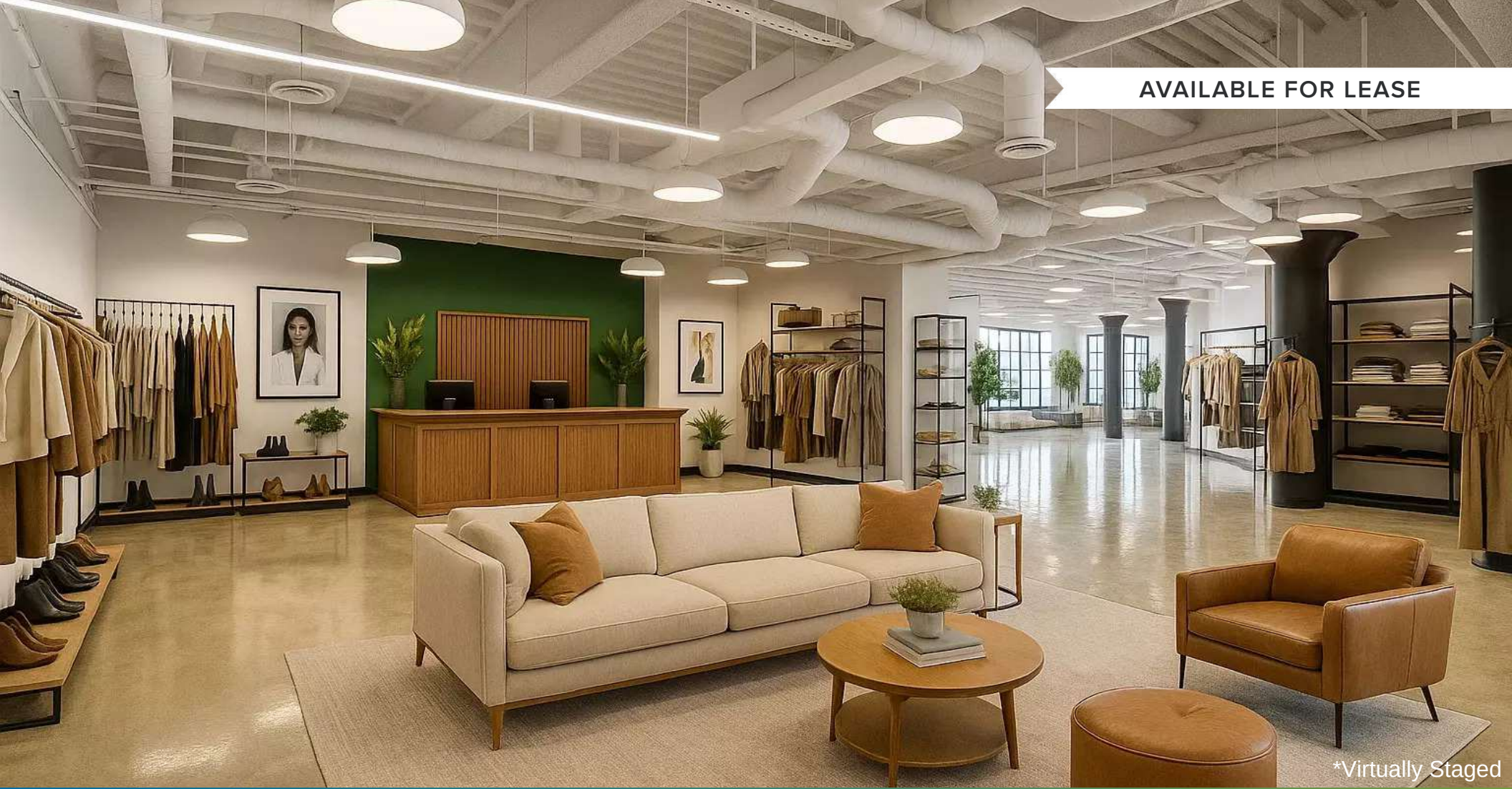


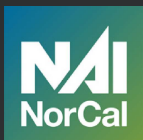
AVAILABLE FOR LEASE



*Virtually Staged

Grand Gallery Suite

SPACE AVAILABLE FOR LEASE



NAI Northern California
NAINORCAL.COM

James Kilpatrick
President
james@nainorcal.com
510.290.9647
CalDRE #01277022

Seth Hubbert
Investment Advisor
shubbert@nainorcal.com
510.332.9389
CalDRE #02158135

Damon Gerstein
Investment Advisor
dgerstein@nainorcal.com
415.465.4907
CalDRE #02268840

Tim Marshall
Investment Advisor
tmarshall@nainorcal.com
408.502.5363
CalDRE #02325164

Executive Summary

ASKING RATE(MG)
\$0.74/SF/mo

SUITE SIZE
3,516-10,462 SF

ASKING TERM
1-10 Years

Other Details

Zoning	RC-4
Permitted Uses	Zoning Control Table
Zoning Update	Formula Retail Exemption: Recent legislation has officially cleared the way for formula retail on Van Ness, opening the corridor to national brands, franchises, and chain retailers. Other Details

Property Highlights

- Directly adjacent to the newly opened Apple Cinemas 14-screen movie theater, drawing 125,000 daily foot traffic and entertainment-focused audience.
- Newly renovated with an expansive open floor plan, high ceilings, polished concrete floors, abundant natural light, and rows of windows.
- Includes 10 private rooms and a spacious staff area.
- Flexible layout can be easily divided into smaller spaces if desired.
- Ideal for retail, entertainment, bars, arcades, VR, or immersive experiences.
- 24/7 onsite security and access to seven levels of underground parking.



Property Description



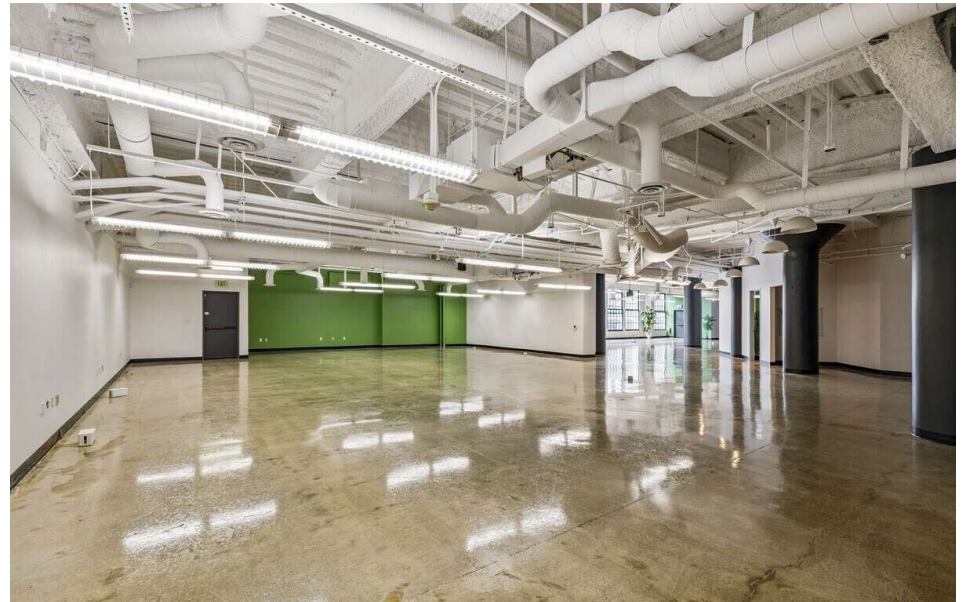
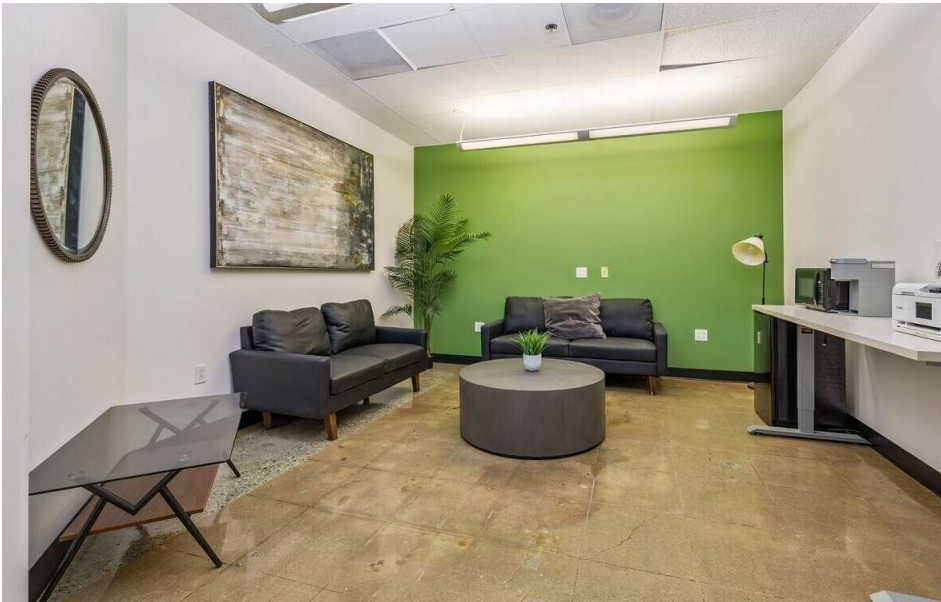
Property Description

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.

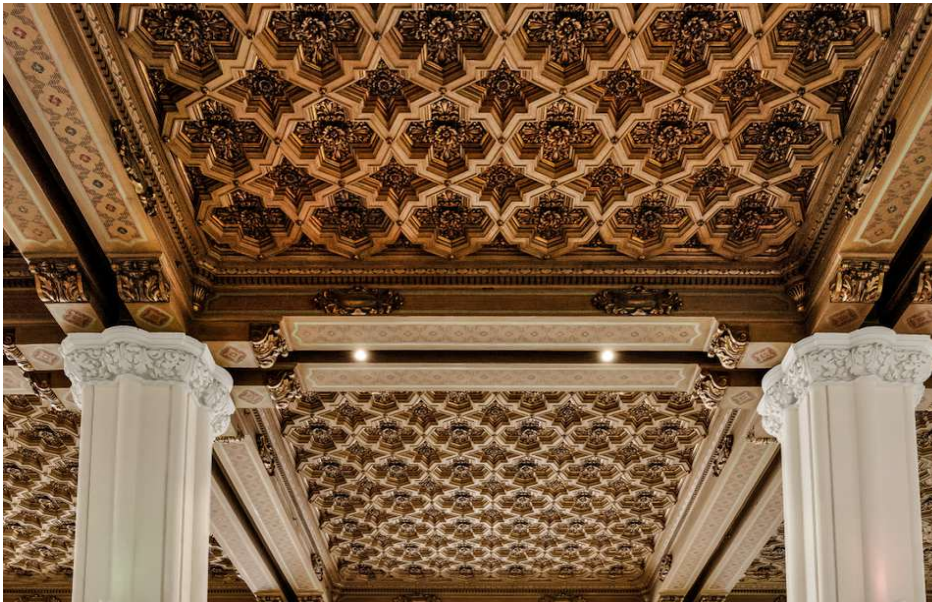
1000 Van Ness was converted by TMG Partners into a modern, 156,320-square-foot mixed-use complex. The newly repurposed property houses the first 92,724-square-foot multi-screen movie theater developed in San Francisco within the past 20 years. The property also includes a 35,537-square-foot fitness center, 28,059 square feet of retail space, 53 luxury loft condominiums, and a 422-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.

Additional Photos



Building Photos



Other Available Spaces



Lobby Cafe
1,500 SF

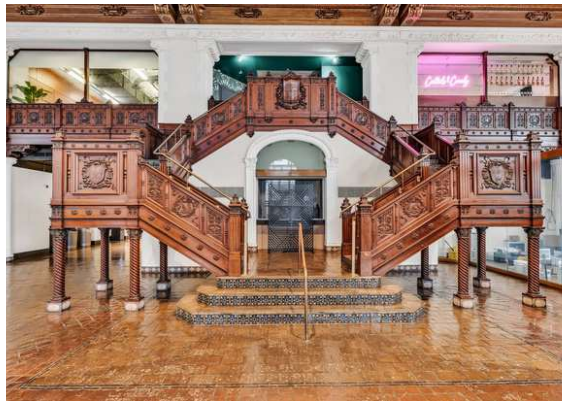


Lobby Prime Retail
3,726 SF

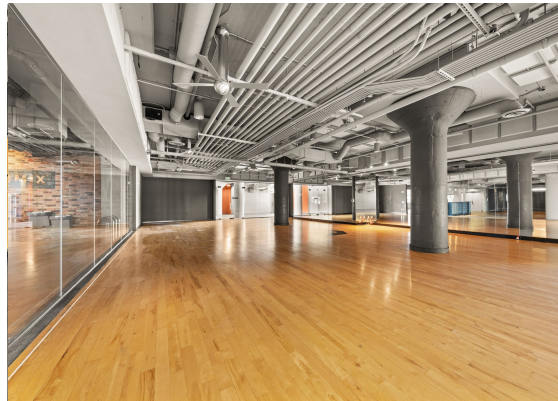


Lobby Kiosk
450 SF

*Build out is a rendering



Mezzanine Suite
8,696 SF



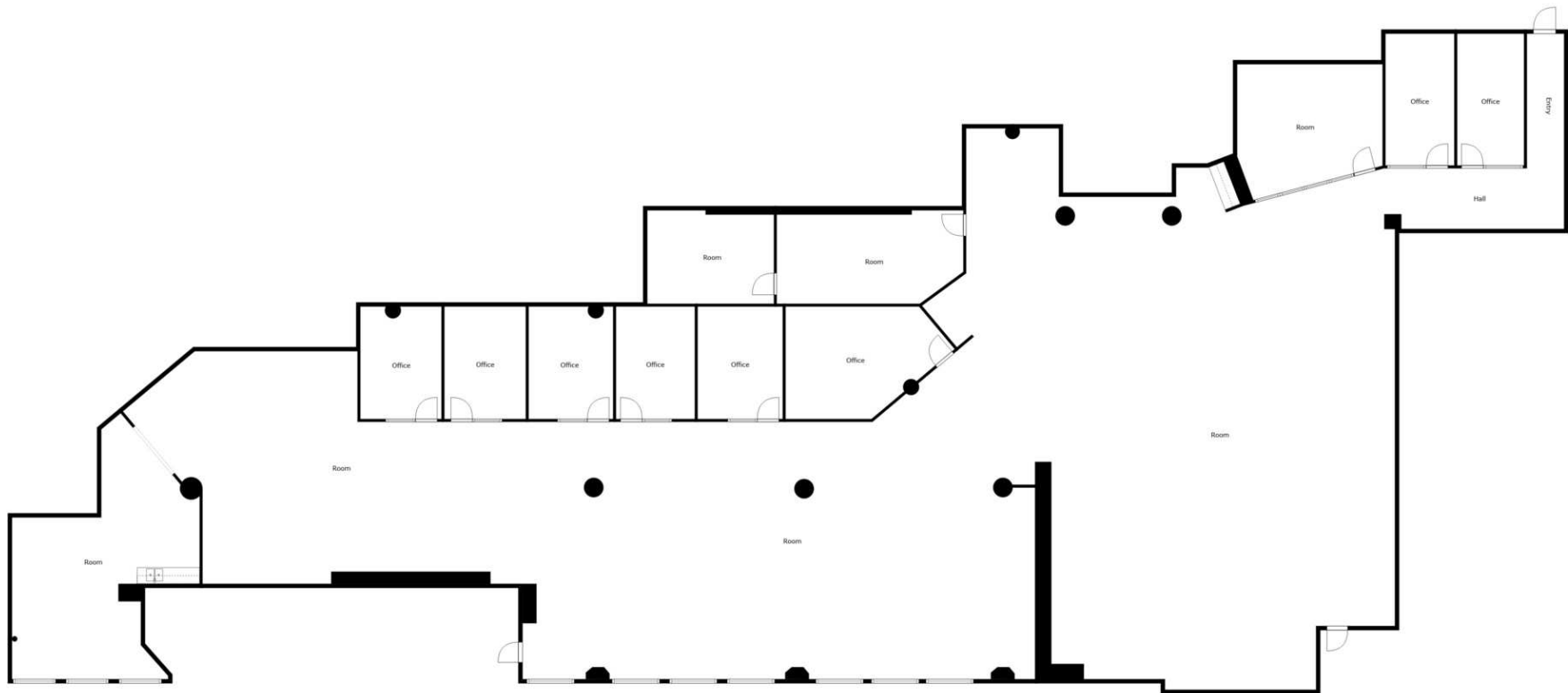
Premier Gym
35,537 SF



Movie Megaplex
92,724 SF

Floor Plans

360° VIRTUAL TOUR



Retailer Map

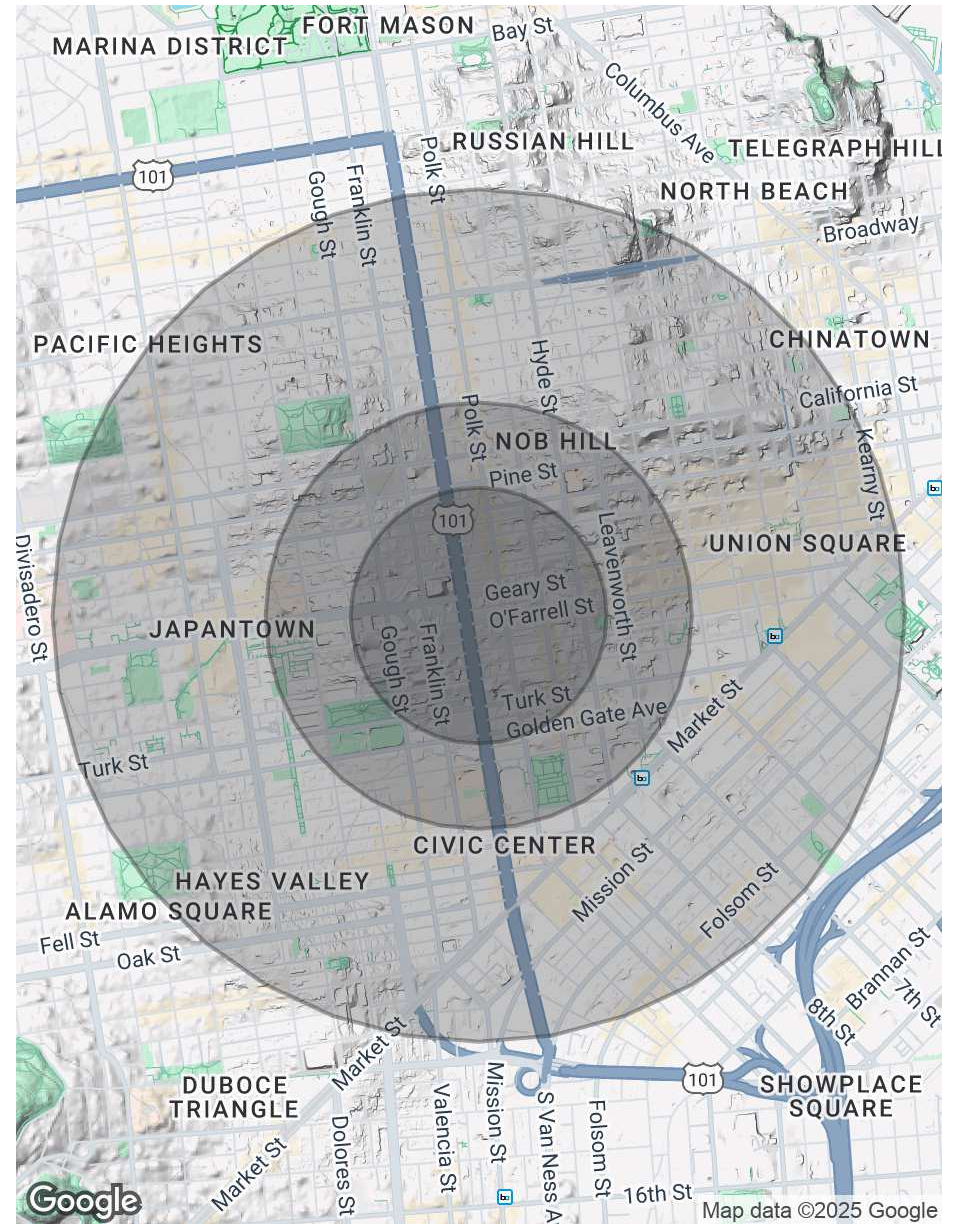


Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	18,179	50,830	148,888
Average Age	45	45	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



JAMES KILPATRICK

President

james@nainorcal.com
(510) 290-9647
DRE 01277022



SETH HUBBERT

Investment Advisor

shubbert@nainorcal.com
(510) 757-9929
DRE 02158135



DAMON GERSTEIN

Investment Advisor

dgerstein@nainorcal.com
(415) 465-4907
DRE 02268840



TIM MARSHALL

Investment Advisor

tmarshall@nainorcal.com
(408) 502-5363
DRE 02325164

THE KILPATRICK TEAM

