



1000 VAN NESS AVENUE

SPACES AVAILABLE:

Retail and Entertainment
Spaces from 450-35,537 SF



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

Ian Cruda
Investment Advisor
icruda@nainorcal.com
408.204.2287
CalDRE #02250093



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.
- Near Tesla, CVS, Whole Foods & more.
- Modern interiors and classic details.
- 125,000+ daily traffic on Van Ness Ave.



RETAILER MAP

1000
VAN NESS AVENUE



San Francisco's Resurgence

1000 Van Ness Avenue: Where Momentum Meets Opportunity



RESTAURANT BOOM

+21% Growth

SF restaurant reservations up 21% YoY

Consistent 15-20% monthly growth in 2024

Outperforming major metros nationwide



VAN NESS TRANSFORMATION

60% Ridership Surge

740,000+ monthly boardings on 49 line

Top 3 highest Muni ridership route

35% faster travel with BRT system



SF Standard: After-Hours Activity Data



SF Chronicle: Van Ness BRT Ridership Boom



ENTERTAINMENT LEADING RECOVERY

95% Recovered

After-hours activity at 95% of pre-pandemic

Weekend activity at 99.4% Entertainment

Zones: 700-1500% sales growth



MAJOR EVENTS COMING

Super Bowl + FIFA

Super Bowl LX (Feb 2026)

FIFA World Cup 2026 (Bay Area host)

Crime at 20-year low



SFMTA Report: Van Ness BRT Results



SF.gov: Entertainment Zones Success



1000

VAN NESS AVENUE

AVAILABLE UNIT

The Showroom Studio

The largest of the studio suites at 1000 Van Ness, offering 7,116 rentable square feet of open floor with its own dedicated corridor and a full wall of operable windows.

- 7,116 SF on the fourth floor, dedicated hallway access
- High impact rubber tile flooring throughout
- Full length mirror wall with mounted barres in place
- 13-ft ceilings, full HVAC, natural light on two sides



RENTABLE SF

7,116

RENT (SF/MO)

\$1.49 MG



1000 VAN NESS AVENUE

AVAILABLE UNIT The Pavilion Studio

One continuous room of 5,165 rentable square feet, the largest uninterrupted floor plate among the studio suites. Maple hardwood, glass partition walls and an exposed brick feature wall give the space an open, light filled character.

- 5,165 SF in a single contiguous room
- Maple hardwood flooring with full mirror walls
- Glass partition walls and exposed brick feature wall
- 13-ft ceilings, full HVAC and overhead fans

RENTABLE SF

5,165

RENT (SF/MO)

\$1.49 MG



1000

VAN NESS AVENUE



AVAILABLE UNIT

The Loft Studio

A 3,767 square foot studio with its own corridor, finished in bamboo flooring with full mirror walls and tall operable windows looking out over the Van Ness corridor.

- 3,767 SF on the fourth floor, dedicated hallway access
- Bamboo flooring with full length mirror walls
- Tall operable windows on two exposures
- Glass entry with curtain privacy and 13-ft ceilings

RENTABLE SF

3,767

RENT (SF/MO)

\$1.49 MG



1000

VAN NESS AVENUE

AVAILABLE UNIT

Climbing Gym

A two level specialty suite spanning the mezzanine and fourth floor, built around a 35-ft climbing wall that remains in place. Rare vertical volume inside a 1921 landmark building.

- 1,045 SF across the mezzanine and fourth floor
- 35-ft climbing wall in place
- Suited to climbing, ninja and vertical fitness concepts
- Shared access to locker rooms and restrooms



RENTABLE SF

RENT (SF/MO)

1,045

\$1.49 MG

*Images shown are of the adjoining Fitness Center. Suite photography forthcoming.



1000 VAN NESS AVENUE

AVAILABLE UNIT The Atelier

An efficient private suite of 559 rentable square feet on the fourth floor, sized for a single practitioner or small operator who wants a Van Ness address without a large floor commitment.

- 559 SF fully enclosed private suite
- Suited to personal training, bodywork or coaching
- Shared access to locker rooms and restrooms
- Immediate occupancy with up to 6 months free rent



RENTABLE SF	RENT (SF/MO)
559	\$1.49 MG

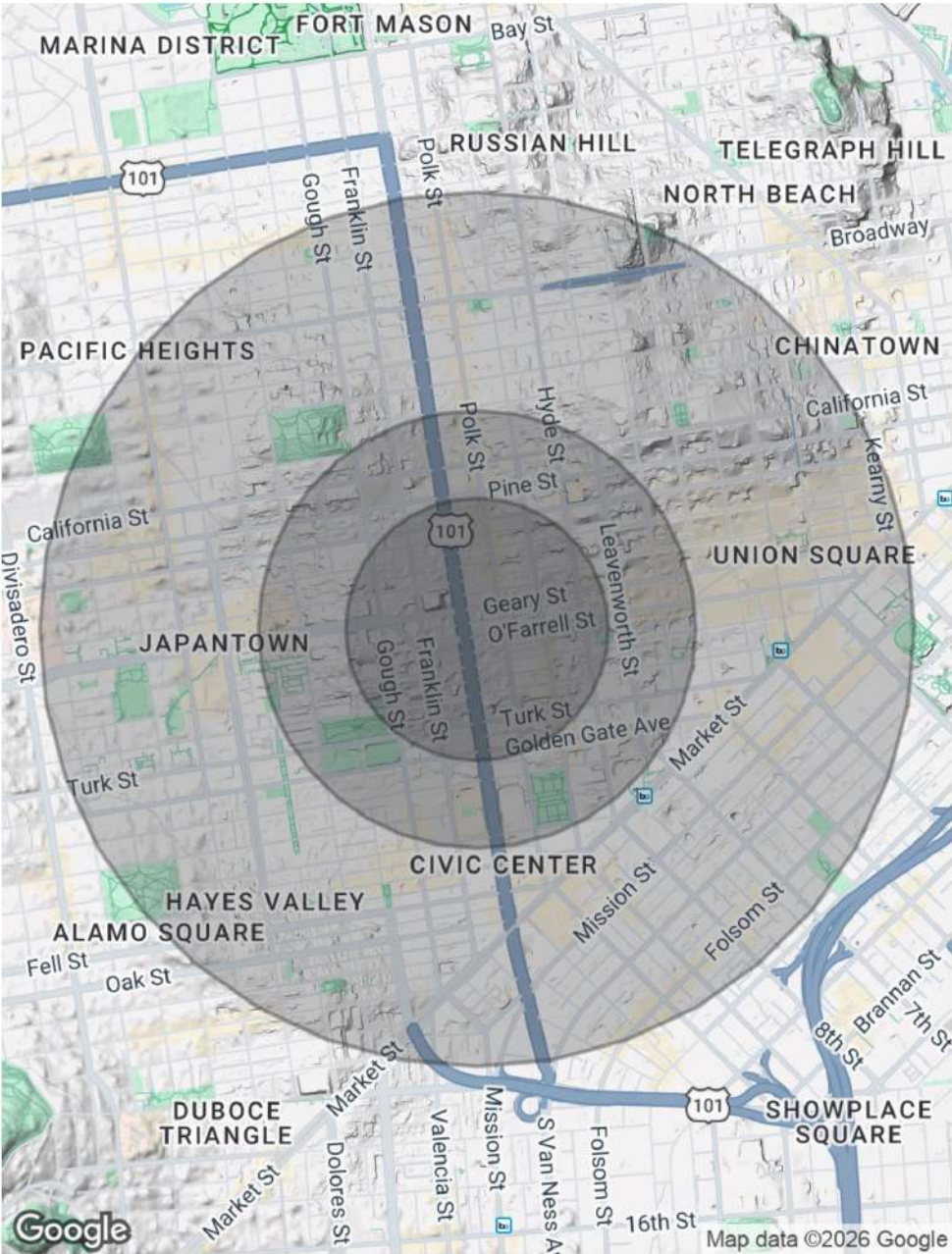
*Images shown are of the adjoining Fitness Center. Suite photography forthcoming.

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





1000 VAN NESS AVE

FOR LEASING INFORMATION



James Kilpatrick
james@nainorcal.com
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