

AVAILABLE FOR LEASE

State-of-the-Art Fitness Center

SPACES AVAILABLE FOR LEASE



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Executive Summary

ASKING RATE
\$0.49/mo NNN

PROPERTY TYPE
1,218-33,222 SF

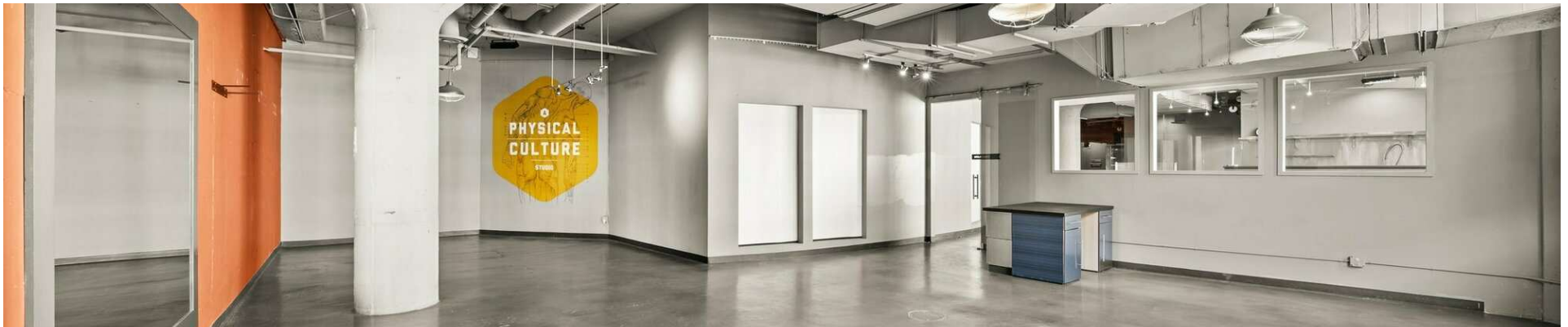
ASKING TERM
1-10 Years

Other Details

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

Property Highlights

- Spacious layout designed to accommodate a variety of fitness activities and classes
- Easy access to public transportation, including bus and BART stations
- High visibility and foot traffic from nearby retail and residential areas



Property Description



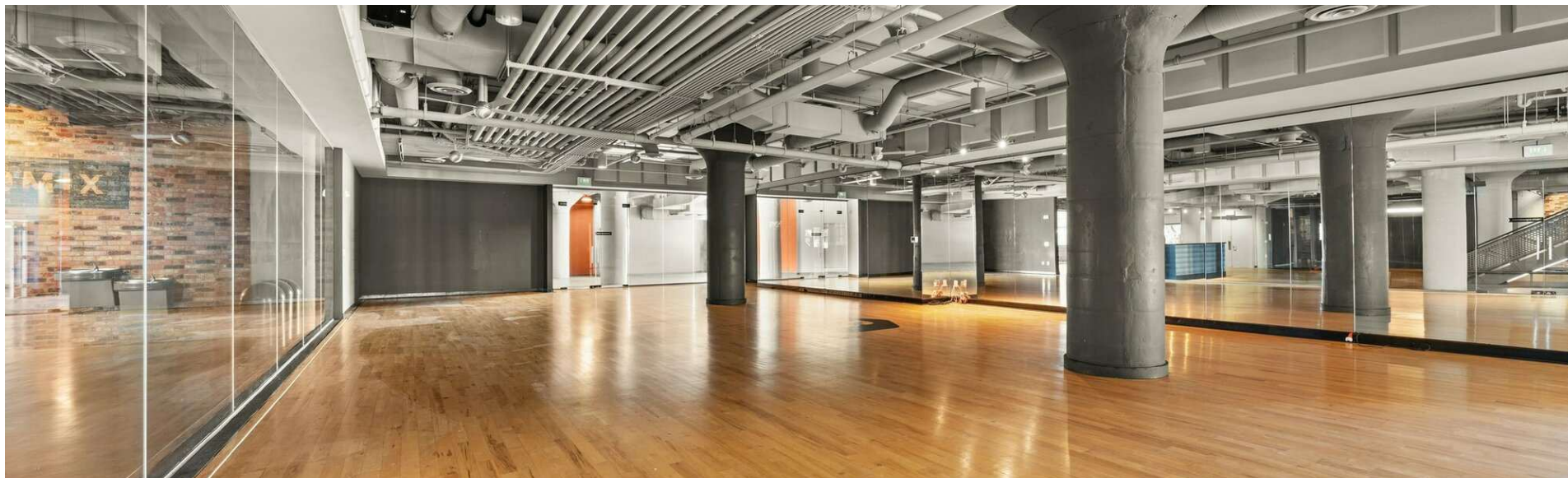
Property Description

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



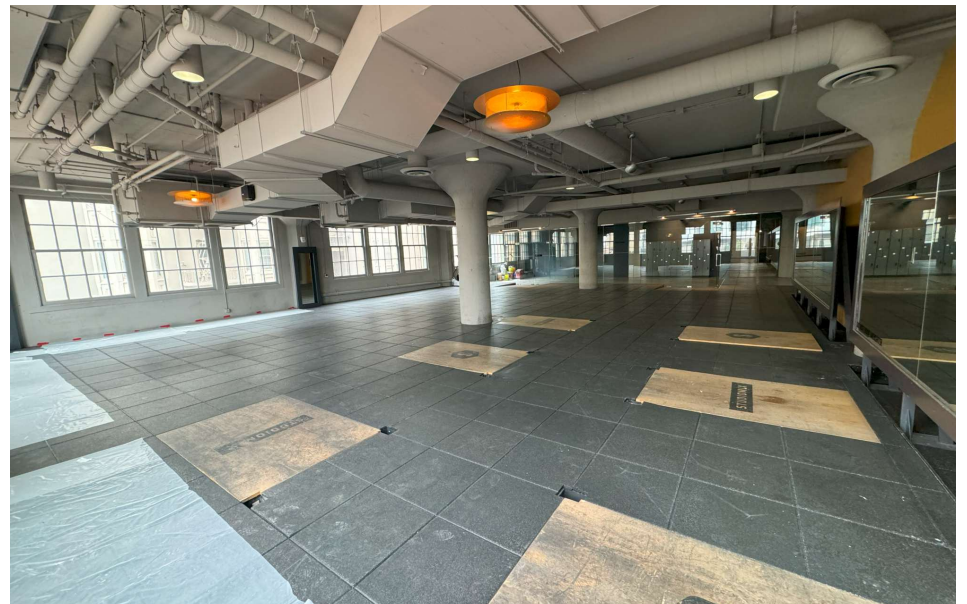
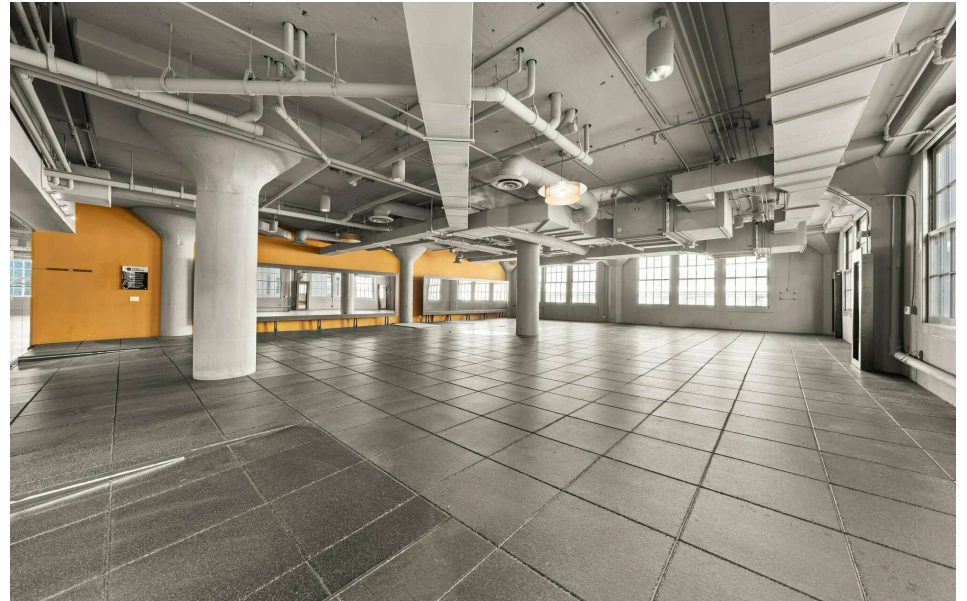
Lease Information

Lease Type:	NNN	Lease Term:	1-10 Years
Total Space:	1,218 - 33,222 SF	Lease Rate:	\$0.49 SF/month

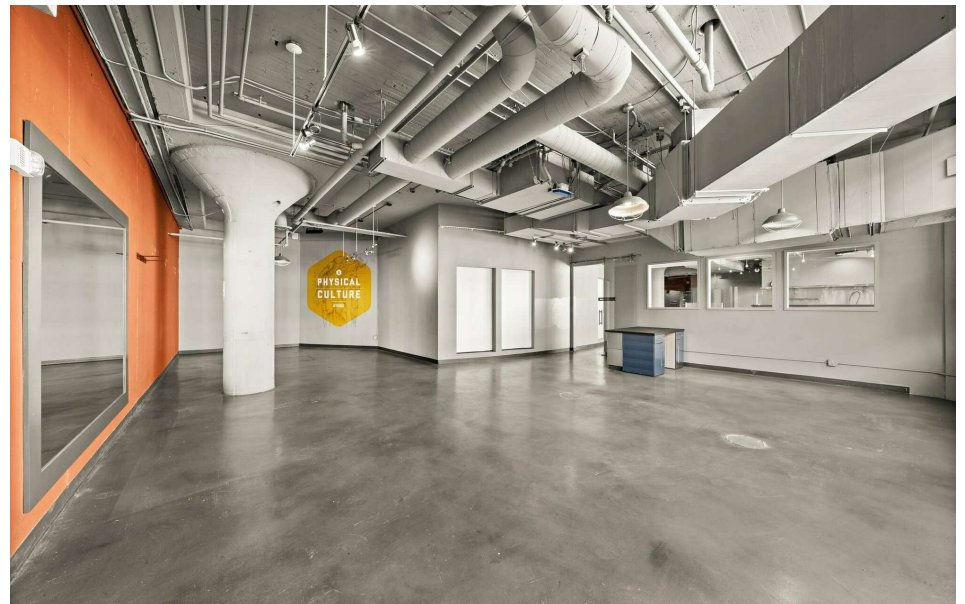
Available Spaces

Studio	Tenant	Size (SF)	Lease Type	Lease Rate
Strength Studio	Available	2,697 SF	NNN	\$0.49 SF/month
Cycle Studio	Available	1,247 SF	NNN	\$0.49 SF/month
Power Studio	Available	1,218 SF	NNN	\$0.49 SF/month
Core Studio	Available	1,392 SF	NNN	\$0.49 SF/month
Performance Studio	Available	1,677 SF	NNN	\$0.49 SF/month

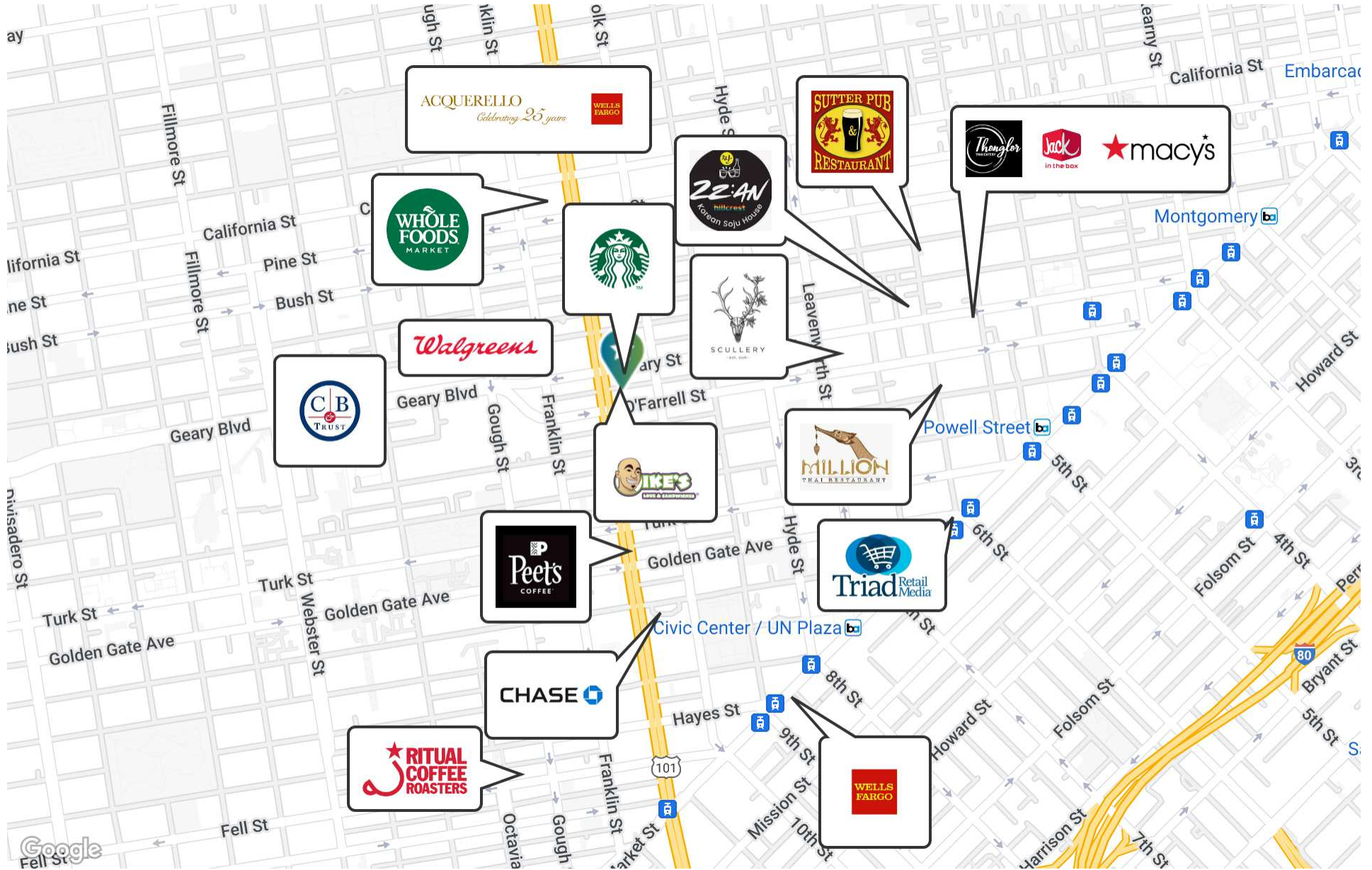
Strength and Core Studio



Power And Pilates Studio



Retailer Map

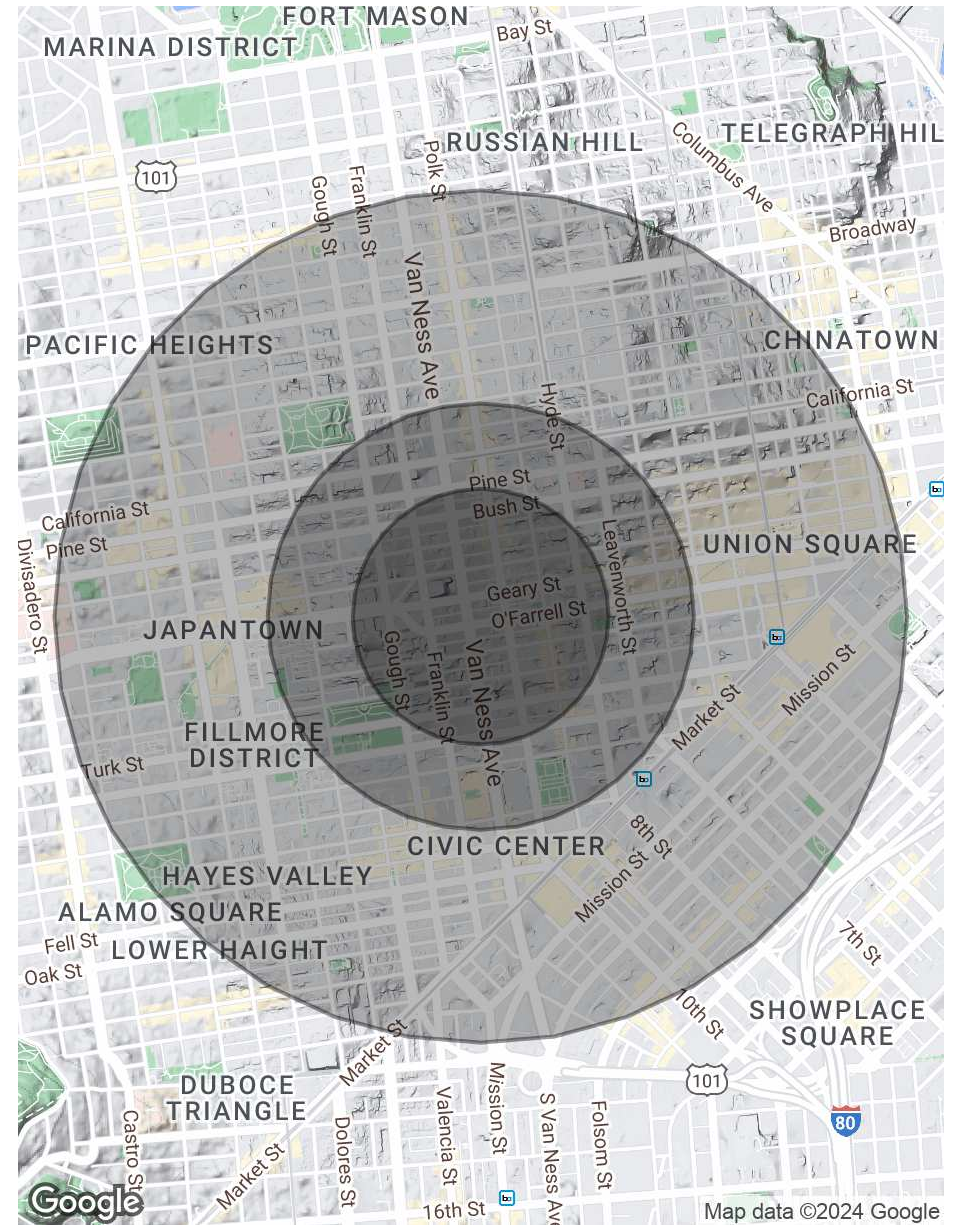


Demographics Map & Report

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



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