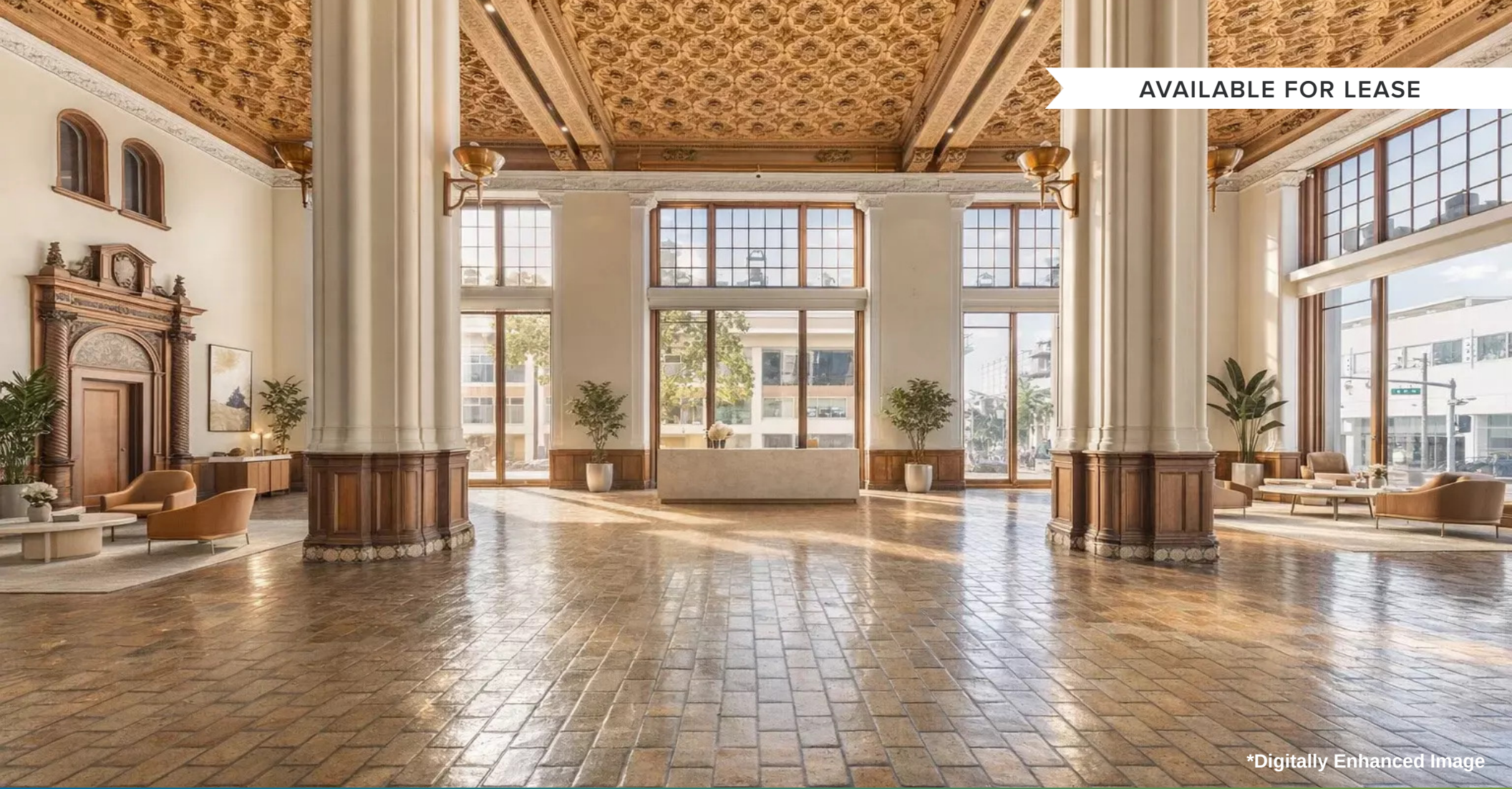


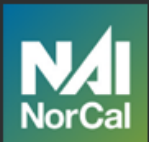
AVAILABLE FOR LEASE



*Digitally Enhanced Image

Grand Lobby Suite

SPACE AVAILABLE FOR LEASE



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Executive Summary

ASKING RATE(MG)
\$1.99/SF/mo

SUITE SIZE
3,726 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

- **Ample Parking:** 422-car garage provides rare convenience in the urban core.
- **Zoning Update – Formula Retail Allowed:** Recent legislation now permits national brands, franchises, and chain retailers along the Van Ness corridor.
- **Prime Location:** Highly trafficked Van Ness corridor with **approximately 125,000 daily vehicle traffic**, plus excellent public transit connections.
- **Captive Cinemas Anchor:** Newly opened 14-screen theater projected to attract 4,000–5,000 daily visitors. The cinema has averaged 17% month-over-month revenue growth over the past quarter.
- **Grand Lobby Presence:** Located within the building's historic lobby featuring **34-foot ceilings, intricate architectural detailing, and abundant natural light**, offering a distinctive setting rarely available for retail concepts.
- **Event-Friendly Environment:** Direct adjacency to expansive common lobby areas provides opportunities for **activations, pop-ups, and event programming**, allowing tenants to leverage the building's gathering spaces.



Property Description



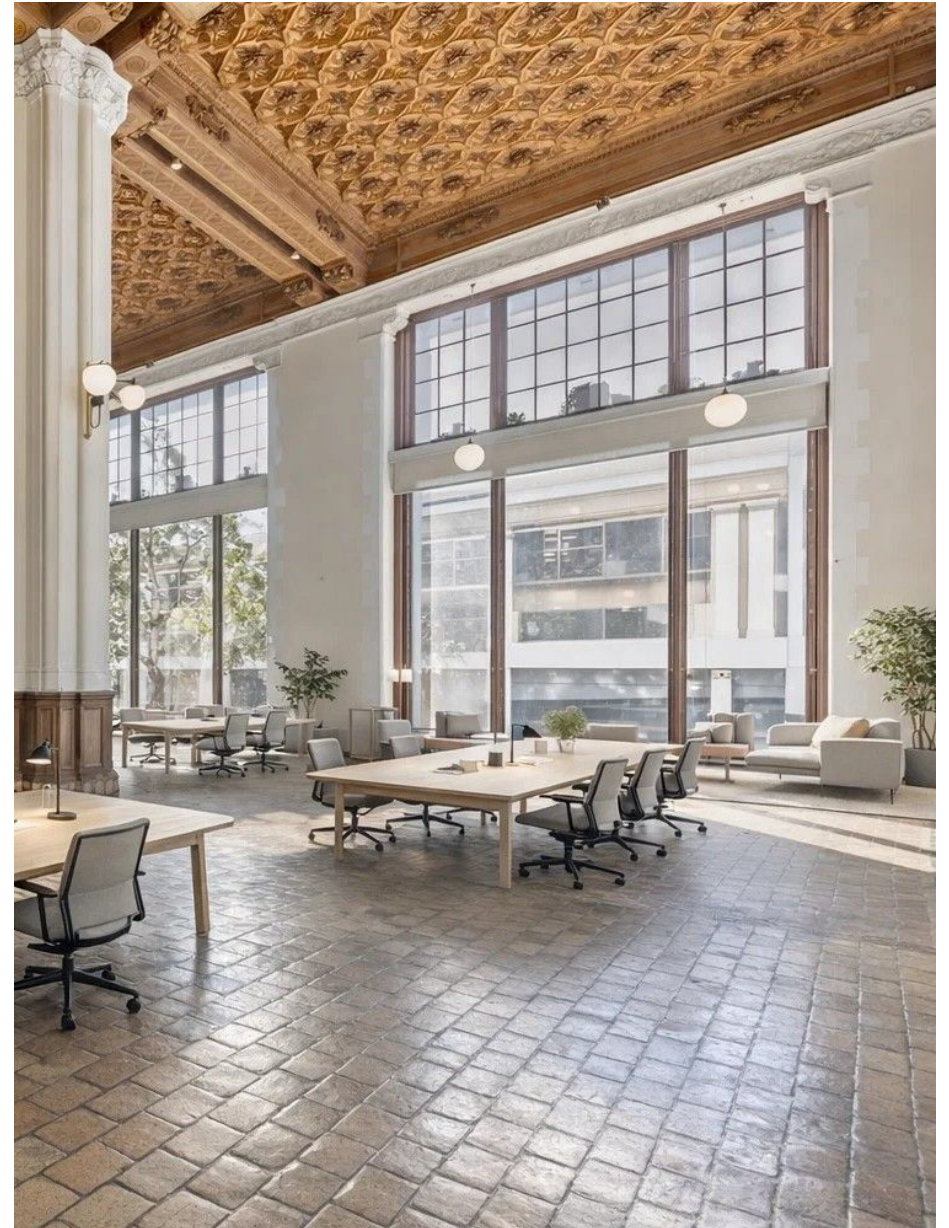
Property Description

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.

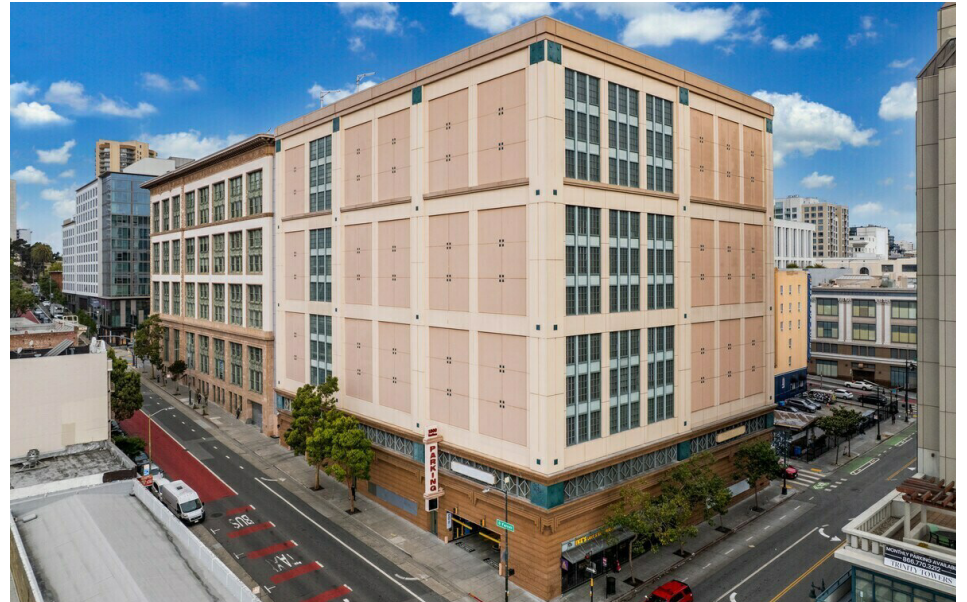
1000 Van Ness was converted by TMG Partners into a modern, 156,320-square-foot mixed-use complex. The newly repurposed property houses the first 92,724-square-foot multi-screen movie theater developed in San Francisco within the past 20 years. The property also includes a 35,537-square-foot fitness center,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

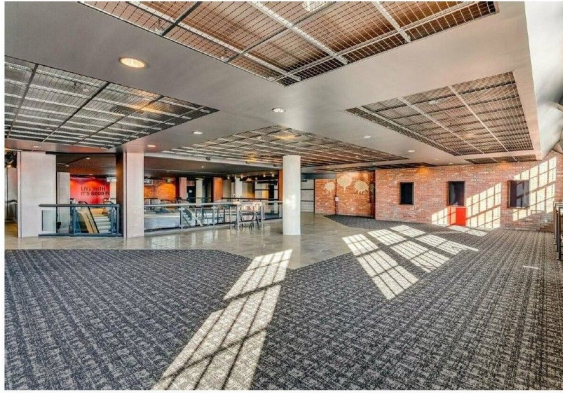
Additional Photos



Building Photos



Other Available Spaces



Skyline Suite
31,348 SF



Lobby Cafe
1,500 SF

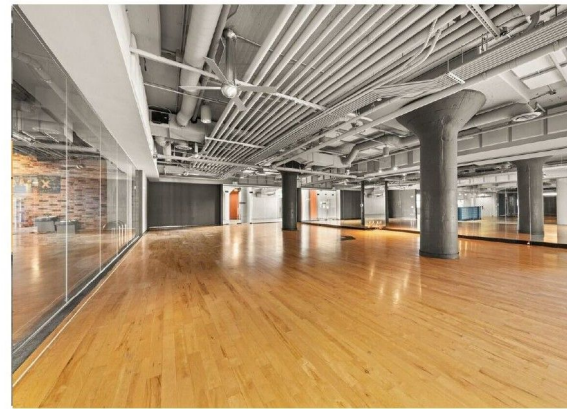


Lobby Kiosk
450 SF

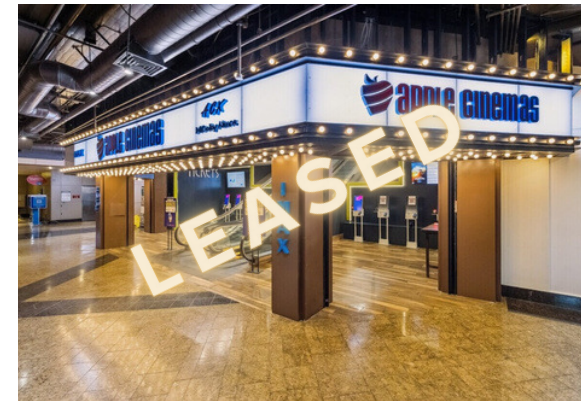
*Build out is a rendering



Mezzanine Suite
8,143 SF

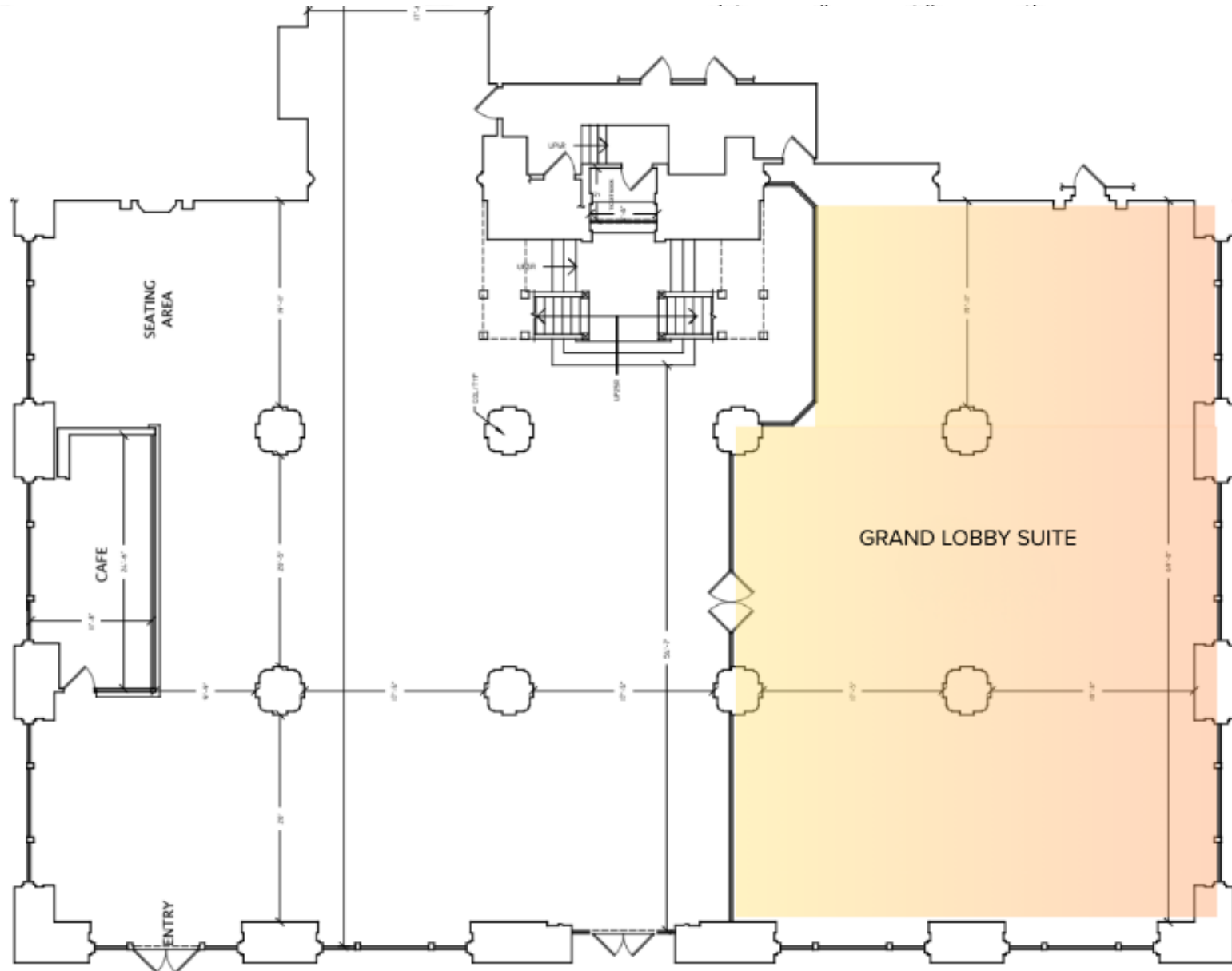


Premier Gym
35,537 SF



Movie Megaplex
92,724 SF

Floor Plans



Retailer Map



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

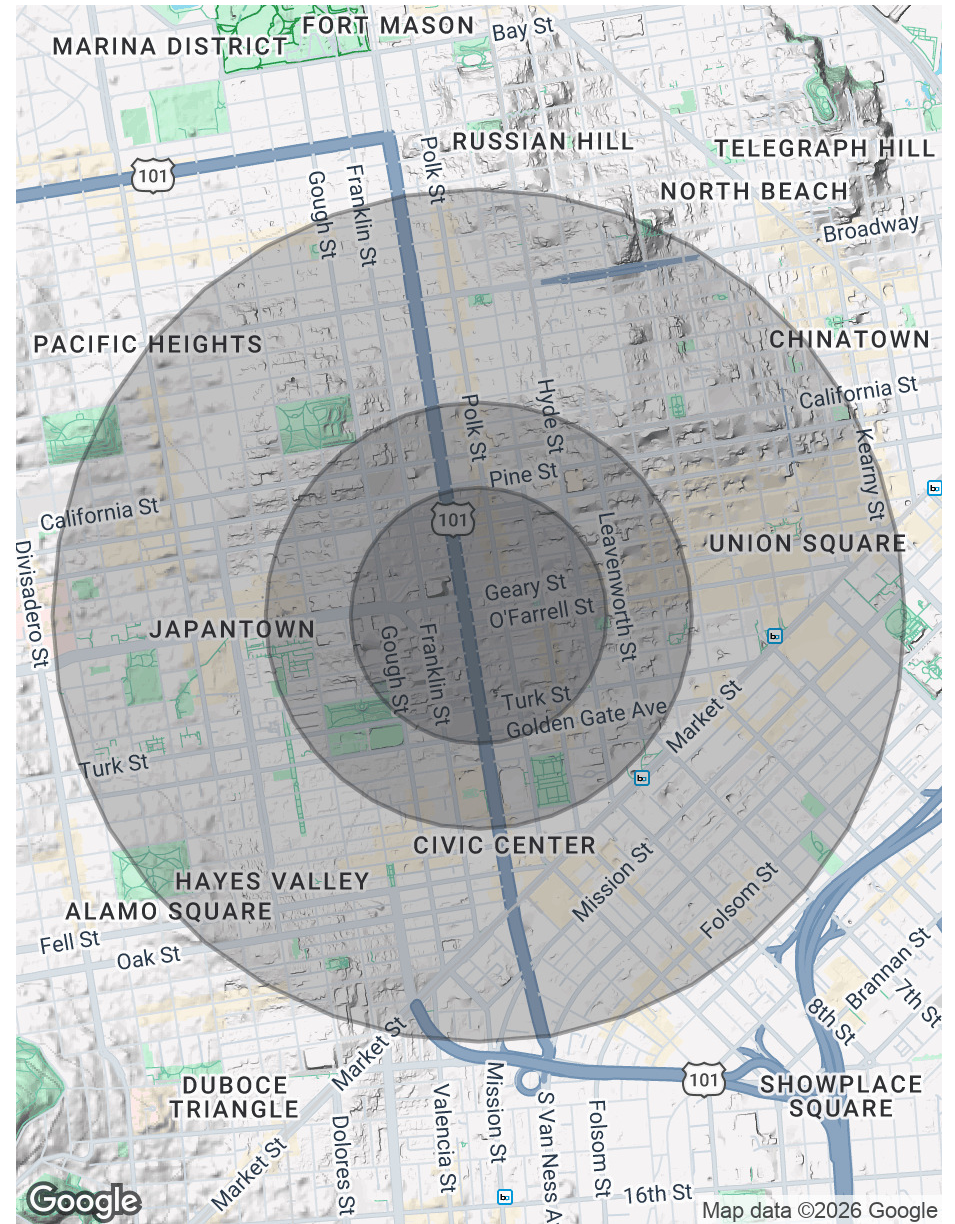
1000 Van Ness Avenue | Hayes Valley Proximity | Regional Connectivity

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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