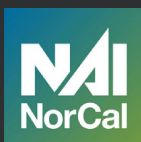




AVAILABLE FOR LEASE

Mezzanine Suite

SPACE AVAILABLE FOR LEASE



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Executive Summary

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

SUITE SIZE
8,696 SF

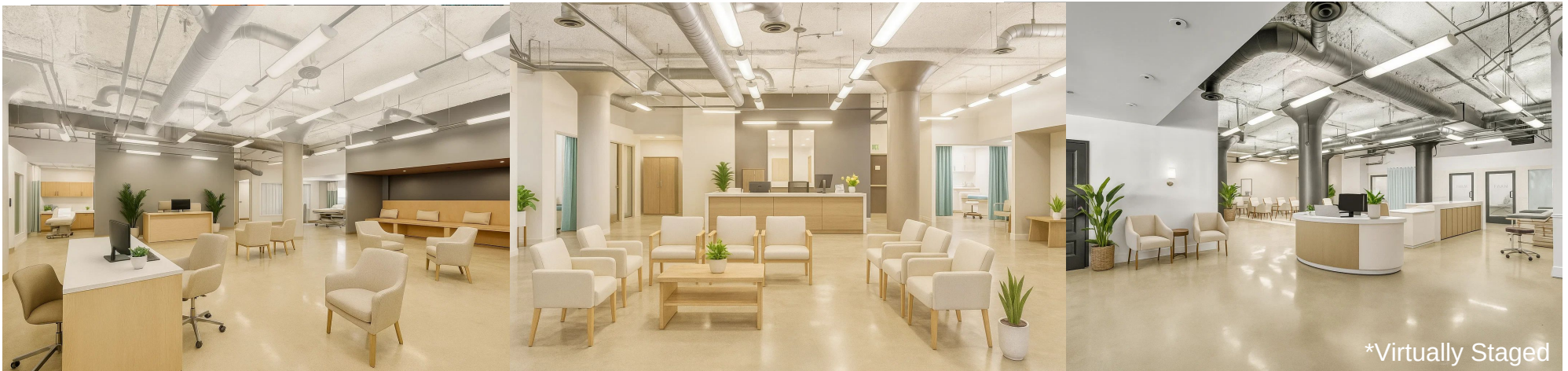
ASKING TERM
1-10 YEARS

Other Details

Zoning	RC-4
Suite Size	Zoning Control Table Formula Retail Exemption
Zoning Updates	Recent legislation has officially cleared the way for formula retail on Van Ness, opening the corridor to national brands, franchises, and chain retailers.

Property Highlights

- Anchored by the newly opened Apple Cinemas 14-screen movie theater, drawing 125,000 daily foot traffic and entertainment-focused audience.
- Private suite located in the grand lobby of a historic landmark building in the center of San Francisco.
- Newly renovated with an expansive open floor plan featuring high ceilings, polished concrete floors, and abundant natural light.
- Features 3 private rooms, 3 bathrooms, a bar area, and a breakroom kitchen.
- Exclusive access via an ornate double stairwell and dedicated elevator.
- Type 1 hood ducting in place—suitable for a high-end restaurant, upscale lounge, boutique retail, or entertainment venue.
- 24/7 onsite security and access to seven levels of underground parking
- Prime setup for medical offices, offering ample space for exam rooms and patient care areas.



Property Description



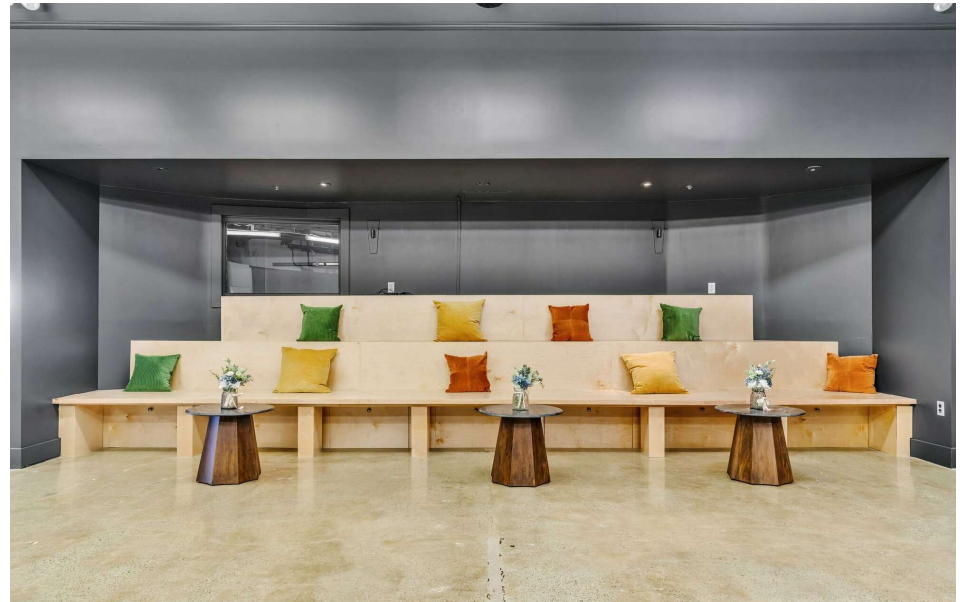
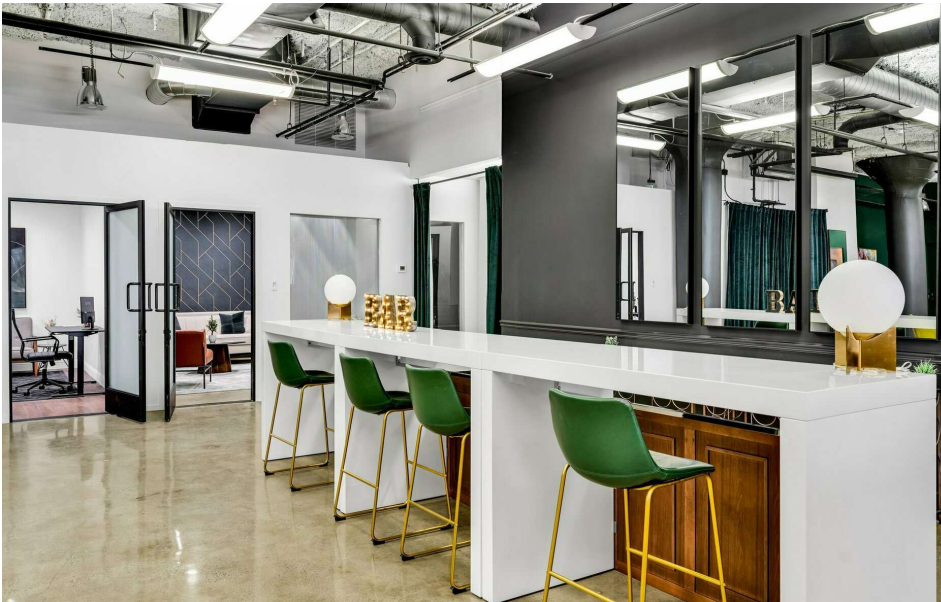
Property Description

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.

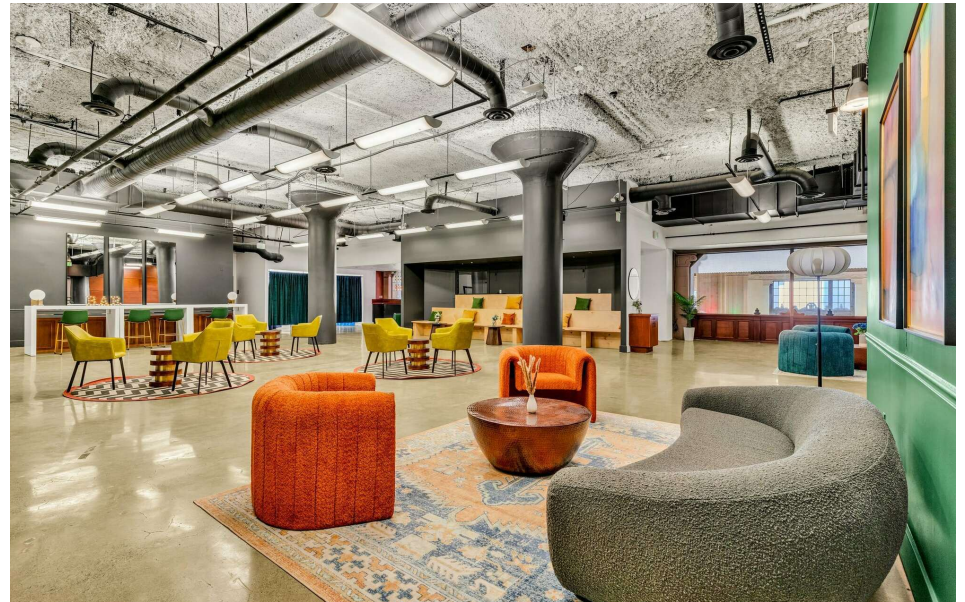
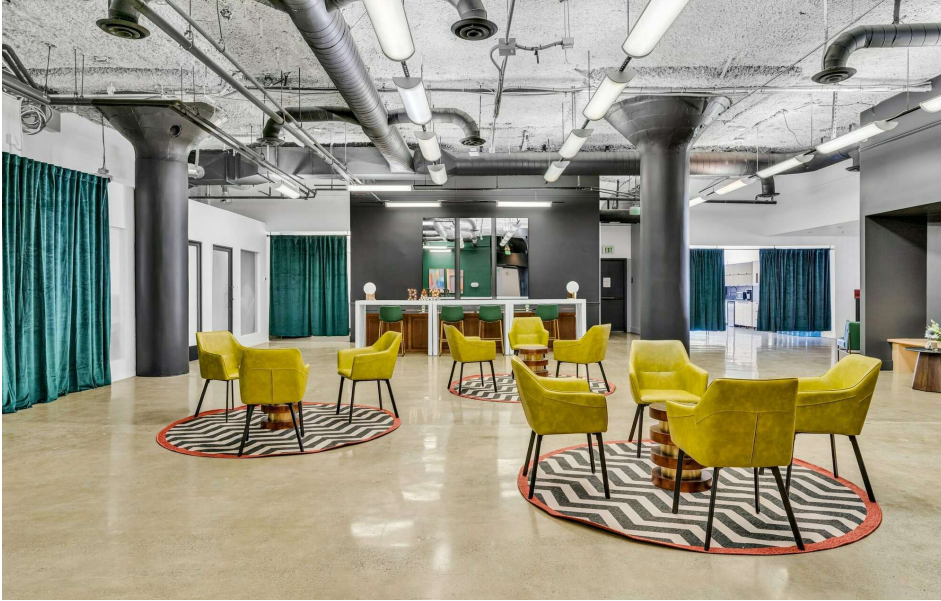
1000 Van Ness was converted by TMG Partners into a modern, 156,320-square-foot mixed-use complex. The newly repurposed property houses the first 92,724-square-foot multi-screen movie theater developed in San Francisco within the past 20 years. The property also includes a 35,537-square-foot fitness center,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

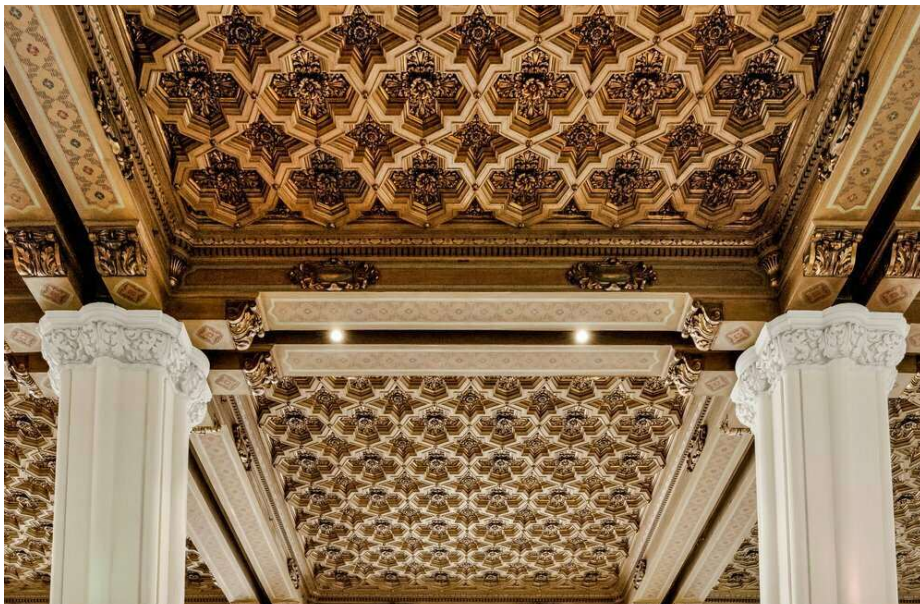
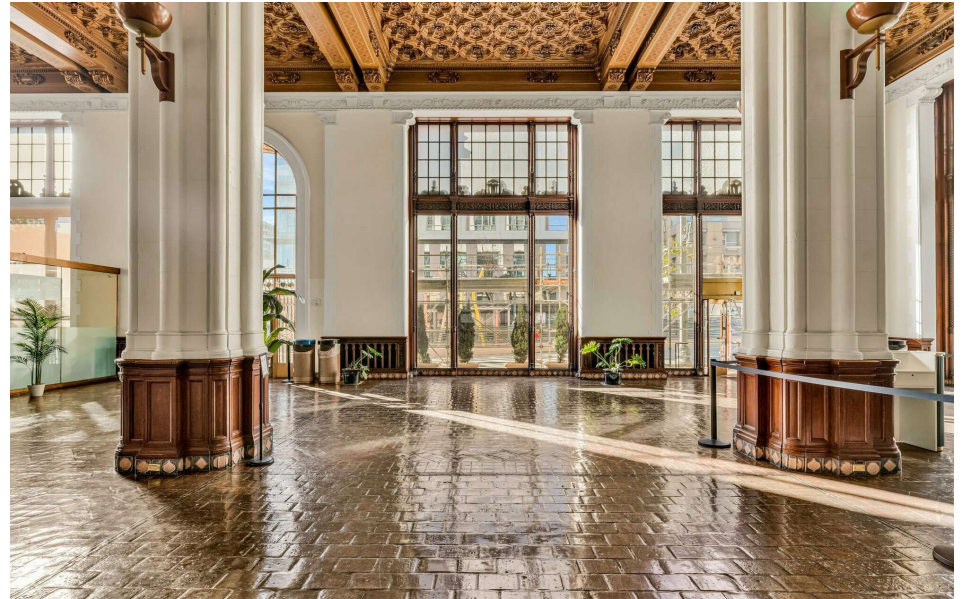
Suite Photos



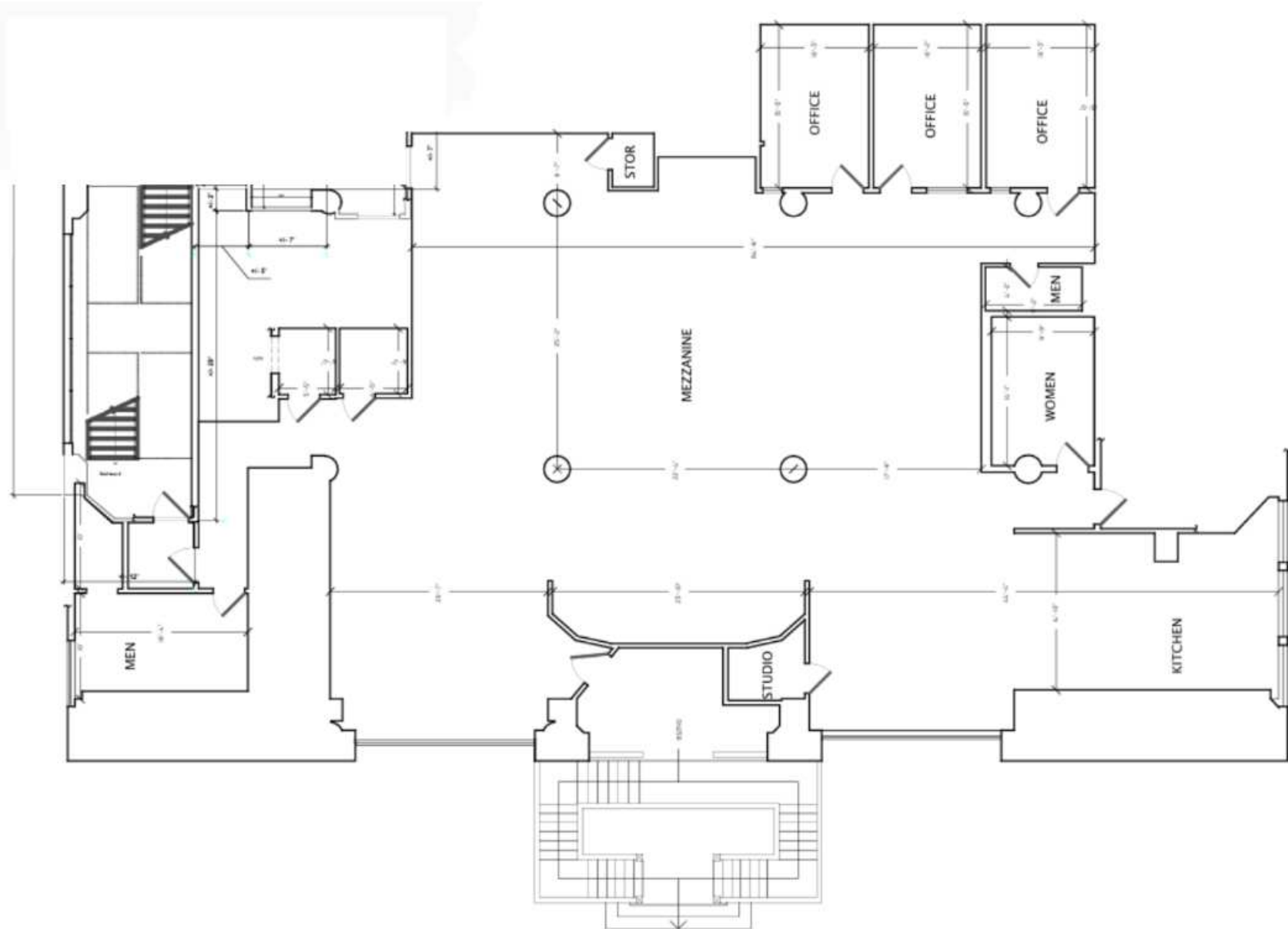
Suite Photos



Building Photos



Floor Plans



Other Available Spaces



Lobby Cafe
1,500 SF



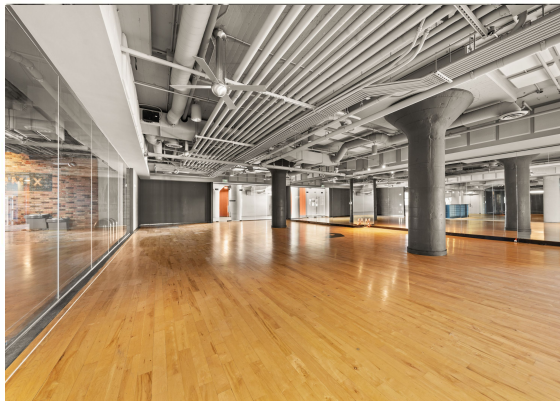
Lobby Prime Retail
3,726 SF



Lobby Kiosk
450 SF



Grand Gallery
10,462 SF



Premier Gym
35,537 SF



Movie Megaplex
92,724 SF

Retailer Map

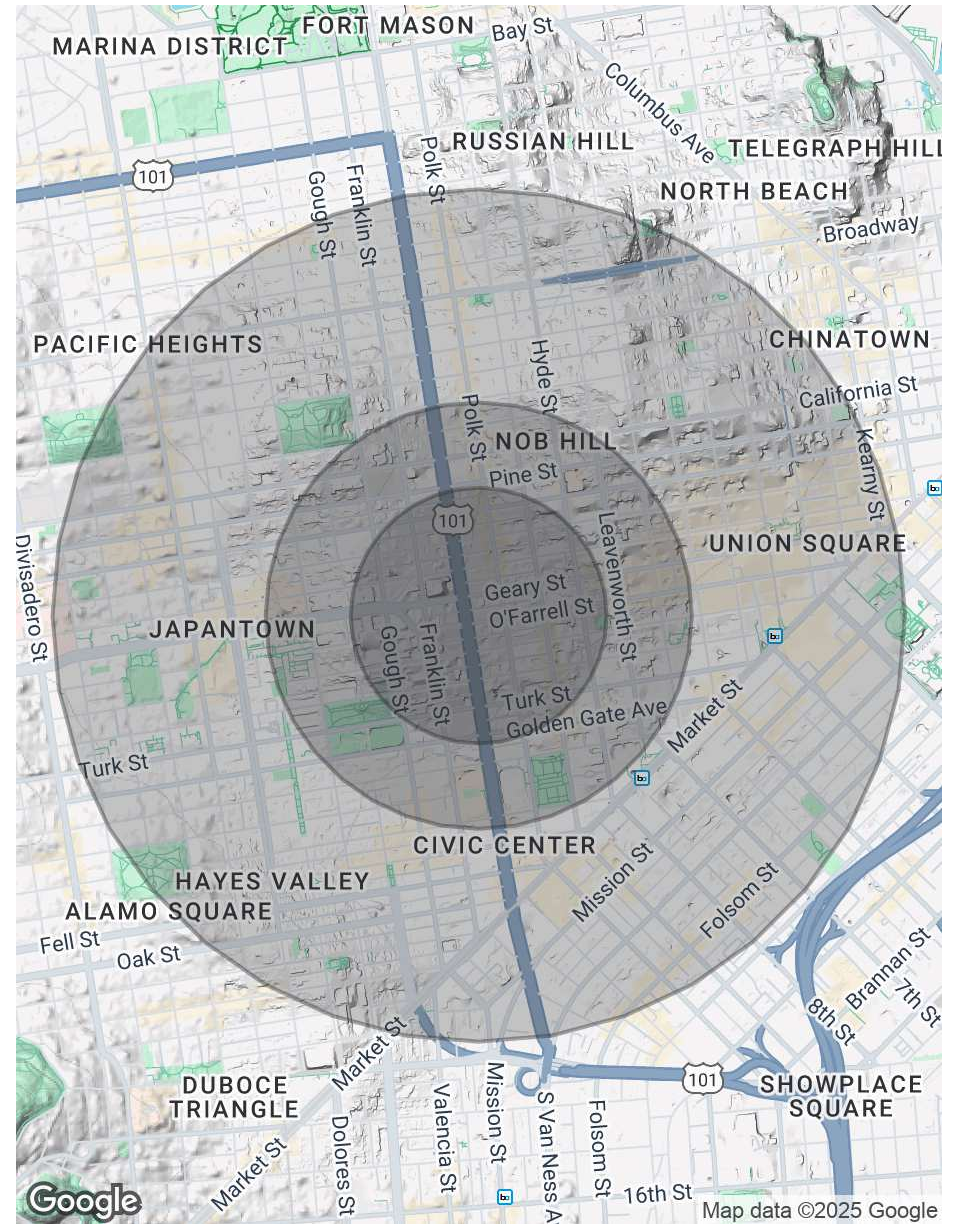


Demographics Map & Report

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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