



# FOR SALE

OFFERED AT \$3,300,000

AUTOMOTIVE & BILLBOARD

## 165 South Van Ness

### SOMA/Van Ness | San Francisco

**Exclusive  
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# Confidentiality Agreement

Colliers International San Francisco., a Delaware Corporation, (COLLIERS) has been retained by CLJ Sisters, LLC, on an exclusive basis to act as agent with respect to the potential sale of 165 South Van Ness, San Francisco, California and as described herein with all improvements now or hereafter made on or to the real property (collectively, the "Property"). Owner has directed that all inquiries and communication with respect to the contemplated sale of the Property be directed to COLLIERS.

COLLIERS has available for review certain information concerning the Property which may include brochures, operating statements, financial information and other materials (collectively, Informational Materials). COLLIERS will not make such Informational Material available to a potential Purchaser until the potential Purchaser has executed a Confidentiality Agreement and, thereby, becomes a Registered Potential Purchaser and agrees to be bound by its terms. Upon receipt of this Offering Memorandum, you further agree to be bound by the terms set forth herein. COLLIERS is prepared to provide the Informational Material for the reader of this Offering Memorandum, or Registered Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

All Informational Materials relating to the Property, which may be furnished to the Registered Potential Purchaser by Owner or COLLIERS shall continue to be the property of the Owner and COLLIERS. The Informational Materials will be used by the Registered Potential Purchaser and may not be copied or duplicated without COLLIERS' and Owner's written consent and must be returned to COLLIERS or Owner immediately upon COLLIERS' request or when the Registered Potential Purchaser declines to make an offer for the Property or terminates any discussion or negotiations with respect to the Property. Registered Potential Purchaser shall not make any Informational Materials available to, or disclose any of the contents thereof, or discuss any transaction involving the Property with any person other than the Registered Potential Purchaser, unless COLLIERS and Owner have approved, in writing, such disclosure provided, however, that the Informational Material may be disclosed to the Registered Potential Purchaser's partners, employees, legal counsel and institutional lenders (Related Parties) who, in the Registered Potential Purchaser's judgment, need to know such information for the purpose of evaluating the potential purchase of the Property or any interest therein by the Registered Potential Purchaser.

The Registered Potential Purchaser hereby indemnifies and saves harmless COLLIERS and the Owner and their respective affiliates and successors, and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any (1) breach of any of the terms of the Agreement by the Registered Potential Purchaser or any Related Party, and (2) claim or claims by Registered Potential Purchaser or any of their representatives for commissions, fees and other compensation for the sale or proposed sale of the Property to the Registered potential Purchaser. Registered Potential Purchaser will be responsible for any and all commissions, fees and other compensation to be paid to the Registered Potential Purchaser's Broker.

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# Property Summary

## PROJECT DETAILS

**Address** 165 South Van Ness Ave  
San Francisco CA

**Building Area** ±4,500 SF

**Tenants** Big Brand Tire & Service and  
Clear Channel Billboard

**Lease Expiration** Big Brand Tire & Service  
(02/28/30) + 5 yr option  
Billboard: Clear Channel  
(06/30/36)

**Year Built** 1932

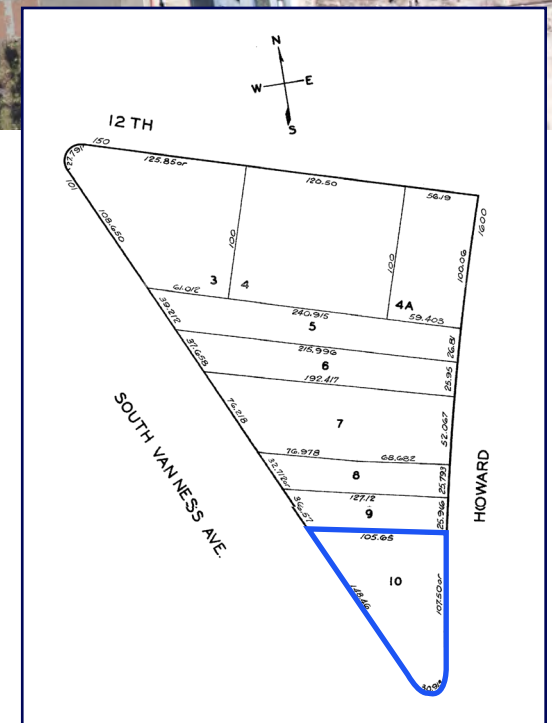
**Parcel Size** ±5,700 SF

**APN** 3514-010

**Zoning** NCT-3

**Permitted Use** Neighborhood-serving  
retail, commercial, and  
residential

**Parking** ±15 exterior spaces



# Tenant Rent Roll



## Building: Big Brand Tire & Service

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### 1st Option Period:

Year 1: March 1, 2025 - February 28, 2026 (\$12,799.44/monthly)

Year 2: March 1, 2026 - February 28, 2027 (\$13,055.43/monthly)

Year 3: March 1, 2027 - February 28, 2028 (\$13,316.54/monthly)

Year 4: March 1, 2028 - February 28, 2029 (\$13,582.87/monthly)

Year 5: March 1, 2029 - February 28, 2030 (\$13,854.53/monthly)

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2/28/25 – Expiration, Extended 5-years plus an additional 5 year option

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Expiration: February 28, 2030

Rent is NNN

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## Billboard: Clear Channel

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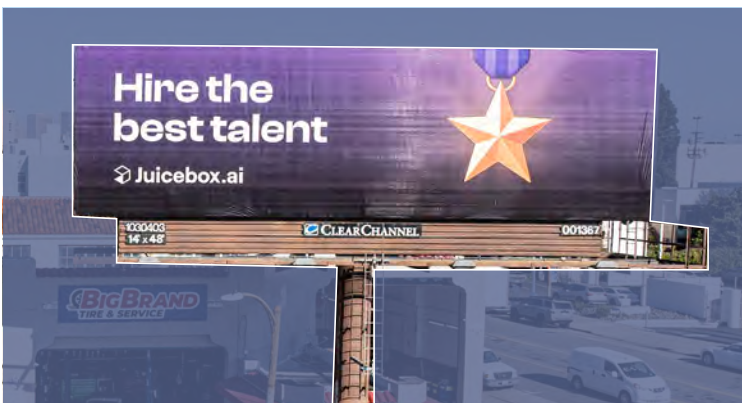
Base Term - (Five Years 7/1/26 - 6/30/31): \$36,000.00/annually

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Option Period - (Five Years 7/1/31 - 6/30/36): \$39,600.00/annually

Rent is NNN

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# Amenity Map

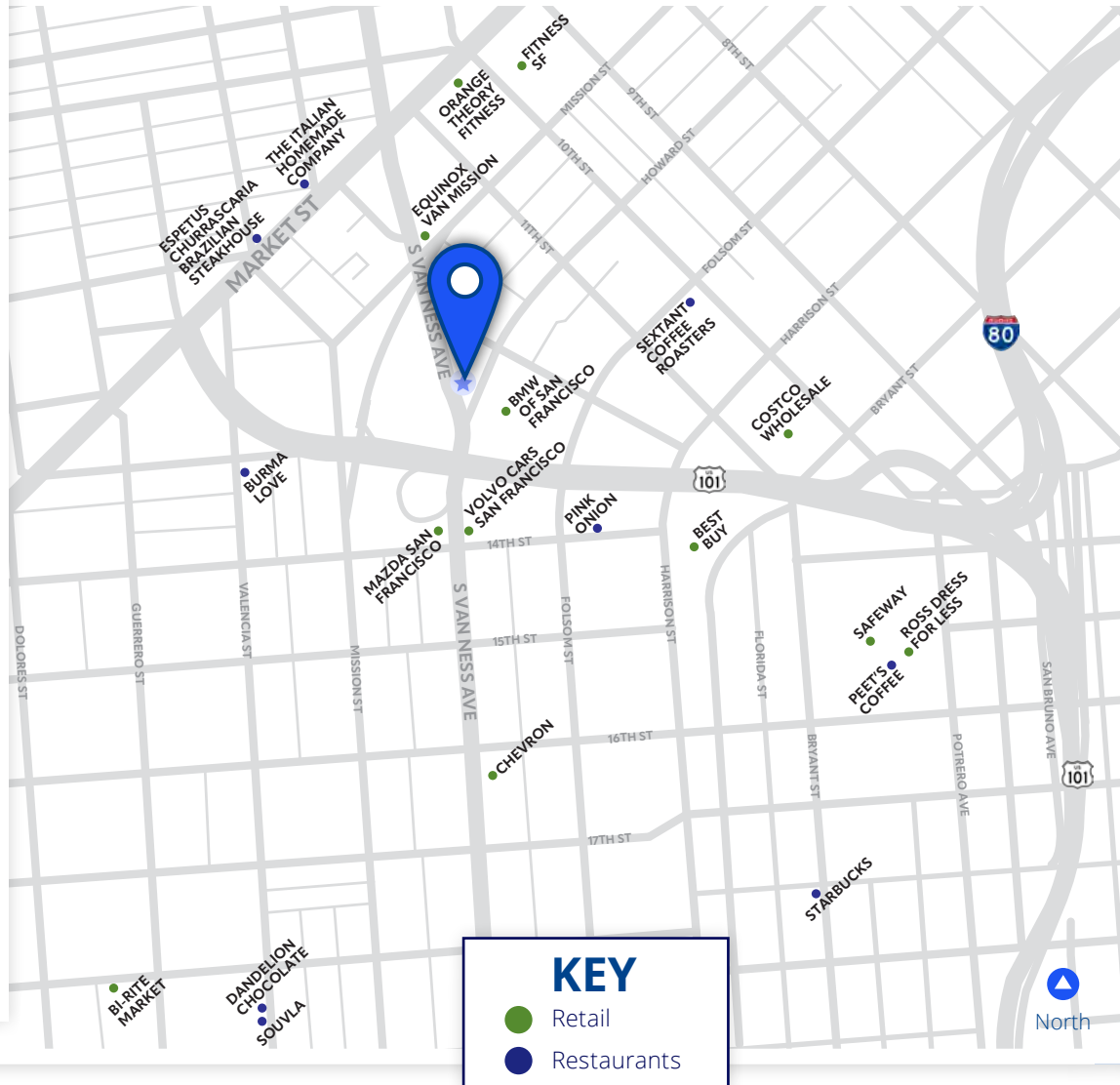


165 S Van Ness Ave

Select SOMA/Van Ness  
Tenant Lineup



EQUINOX



Daytime Population

5 MIN WALK  
**8,846**

10 MIN WALK  
**44,835**

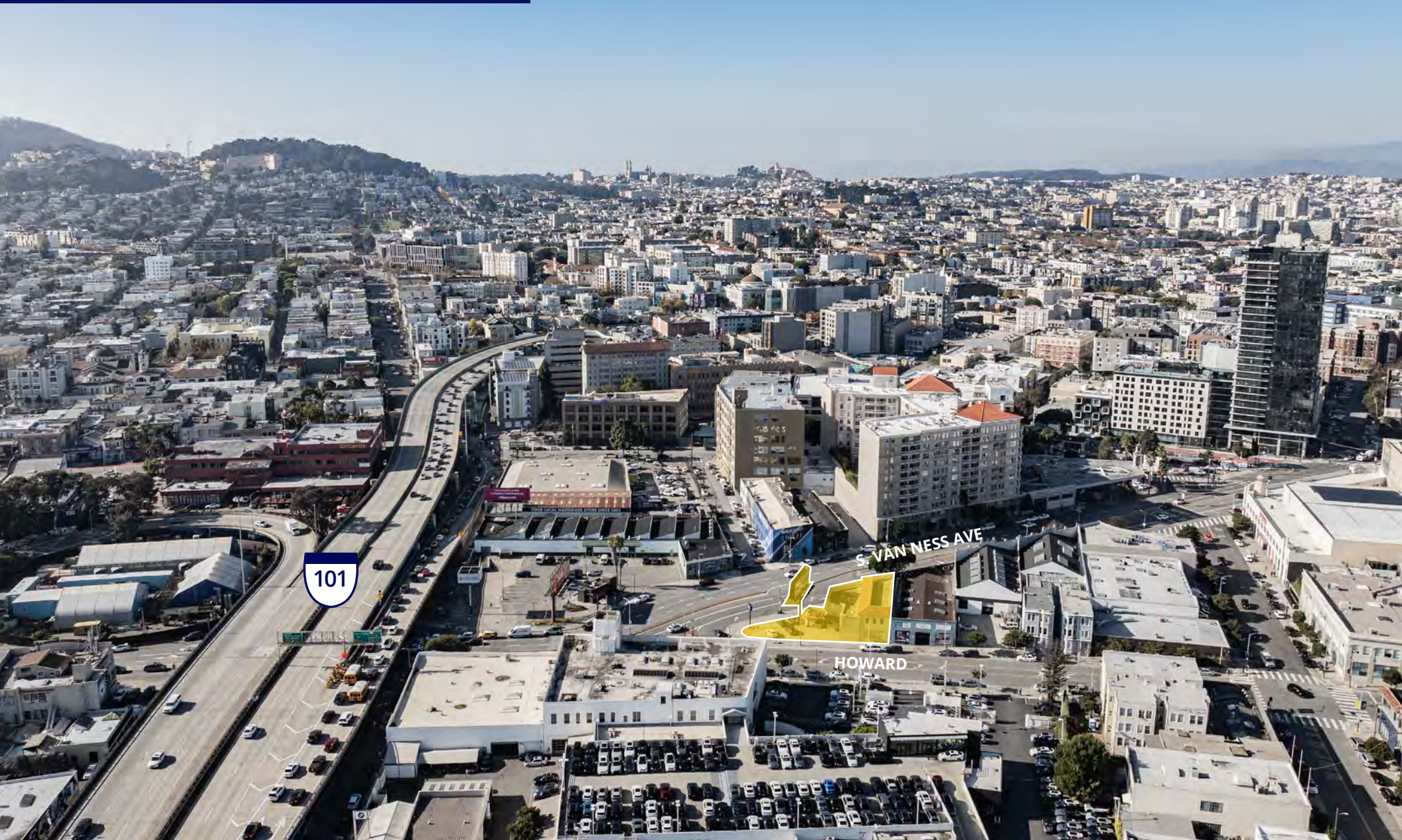
15 MIN WALK  
**83,998**



# South View Aerial



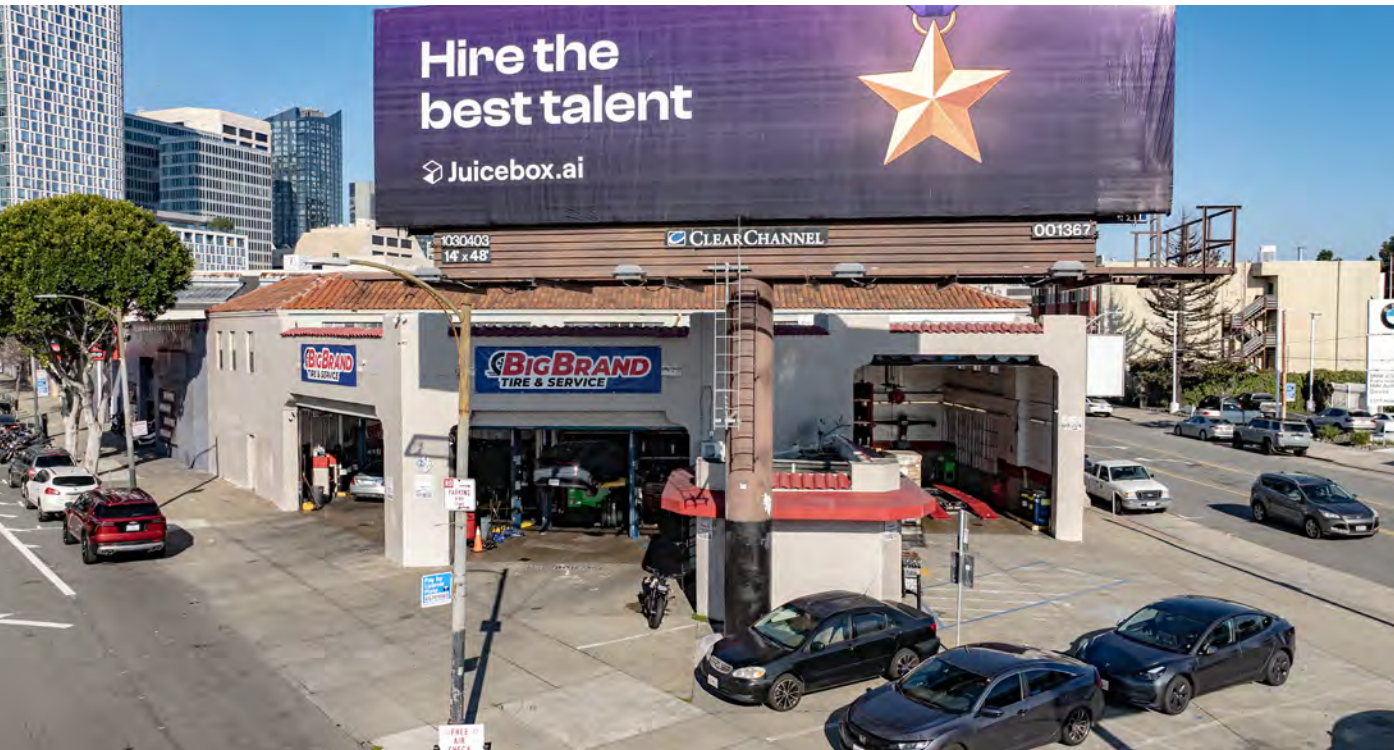
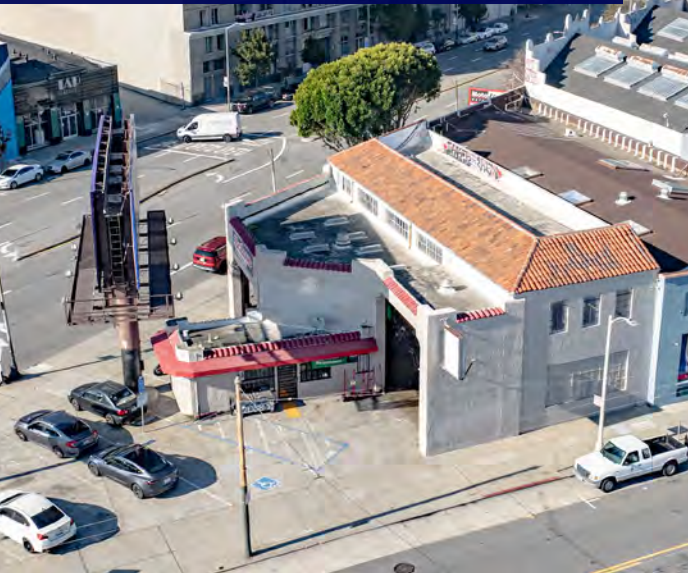
# West View Aerial



# North View Aerial



# Photo Gallery





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