

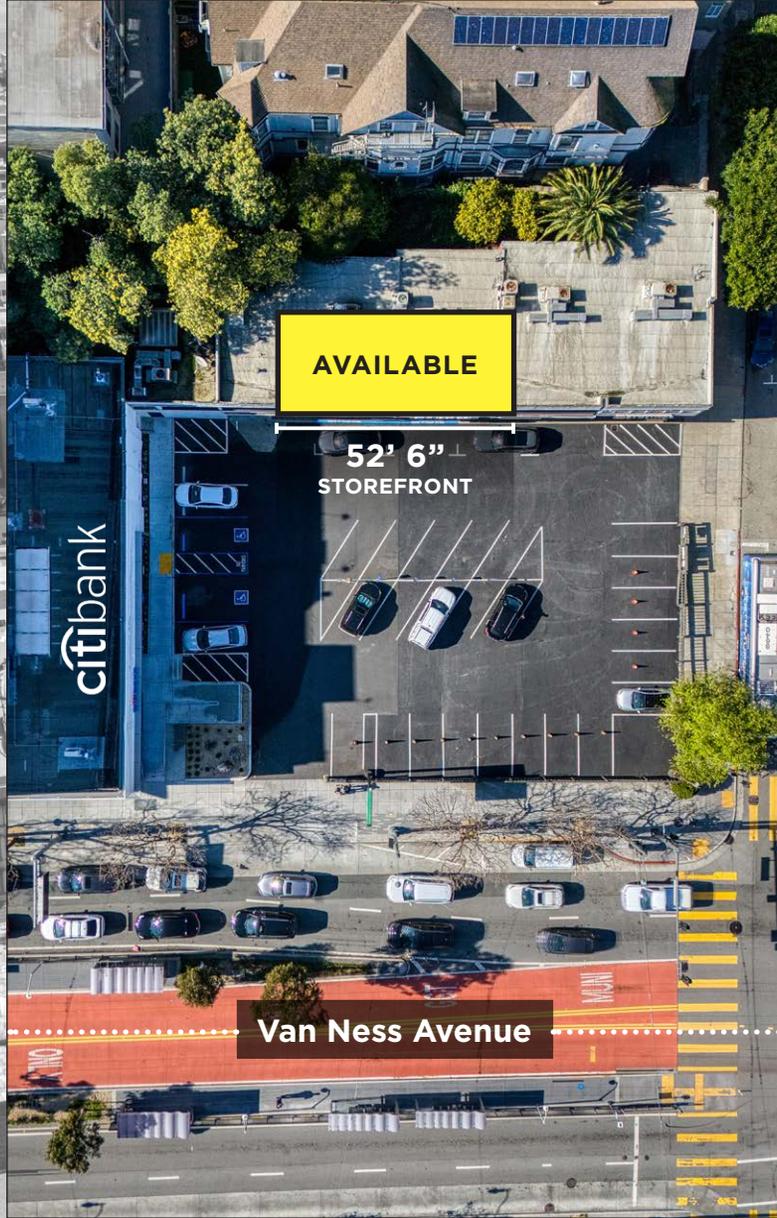


GROUND FLOOR RETAIL

# 2045 VAN NESS AVENUE

SAN FRANCISCO, CA

**maven**  
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## FEATURES

- +/- 1,000 SF
- Open floor plan
- Great signage opportunity
- 52' 6" Storefront
- High Visibility
- Customer parking
- Steps from Polk St corridor
- Nearby businesses include CitiBank, House of Prime Rib, CorePower Yoga, Harris' Restaurant, Cafe Reveille, Bay Breakers Boxing Gym, Cheese Plus, and many more .

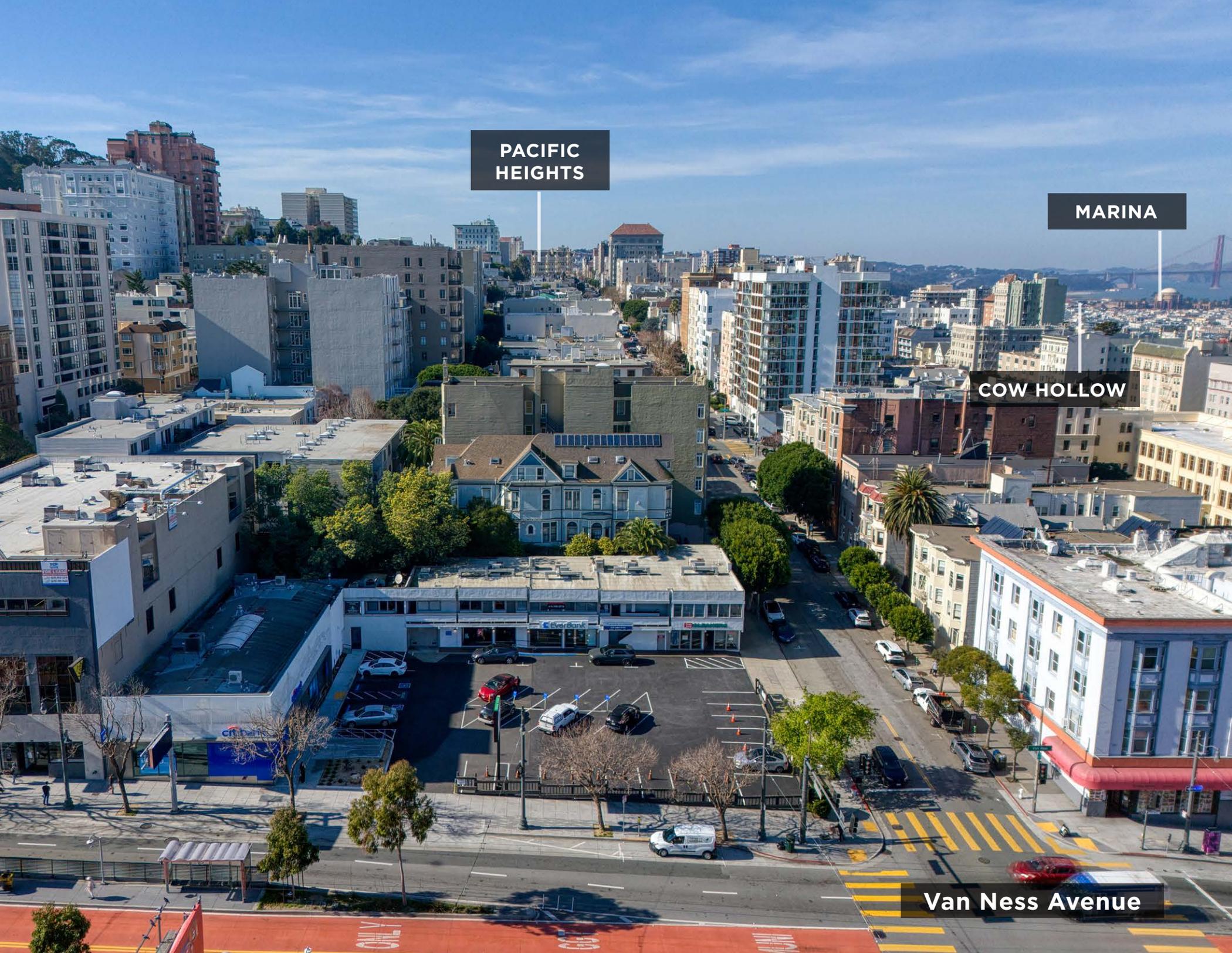
Located along the highly trafficked Van Ness Avenue corridor, 2045 Van Ness offers an excellent ground-floor retail opportunity with strong visibility and accessibility. The approximately 1,000 square foot space features an open floor plan, prominent signage potential, and convenient customer parking. Just steps from the vibrant Polk Street corridor and surrounded by well-known neighboring businesses such as House of Prime Rib, CorePower, Café Reveille, and Cheese Plus, this location provides an ideal setting for businesses seeking strong exposure and consistent traffic.

**PACIFIC  
HEIGHTS**

**MARINA**

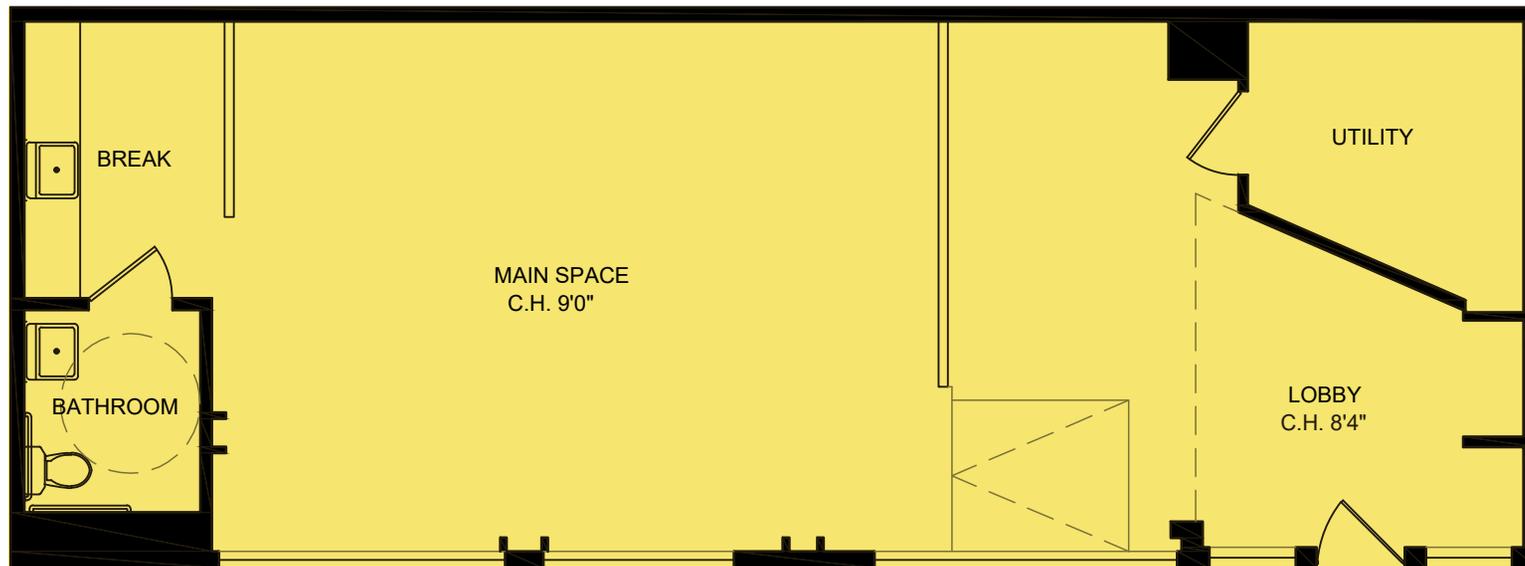
**COW HOLLOW**

**Van Ness Avenue**

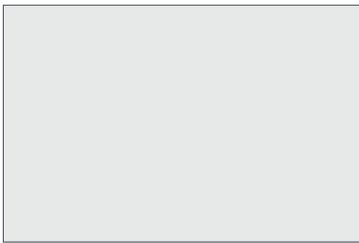


# FLOOR PLAN

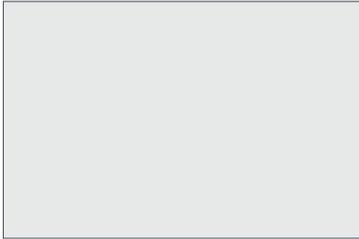
## GROUND FLOOR



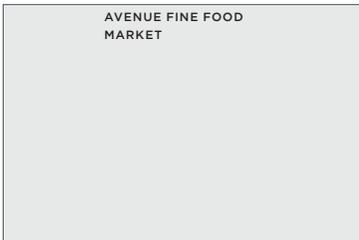
VAN NESS AVENUE



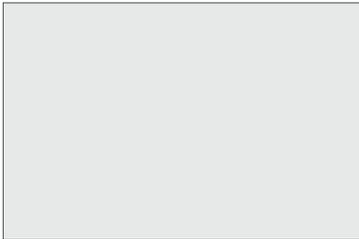
BROADWAY



PACIFIC



JACKSON



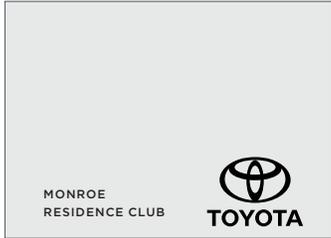
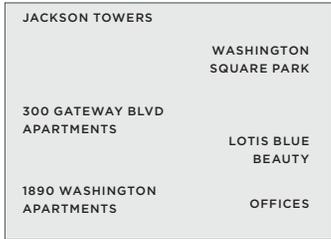
WASHINGTON



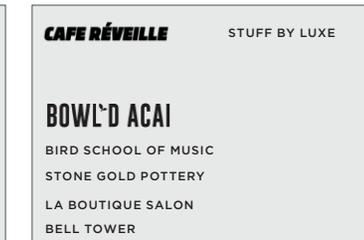
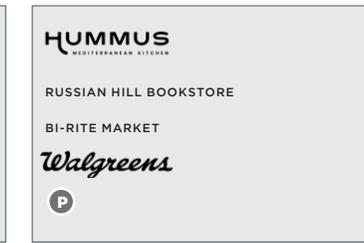
CLAY



← LAFAYETTE PARK



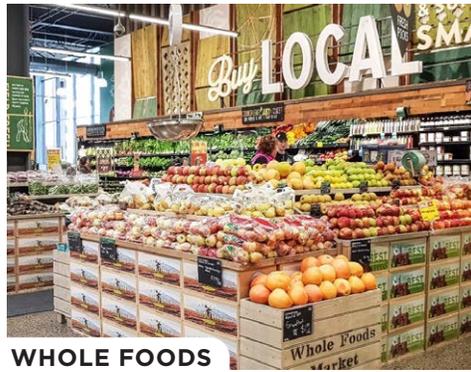
VAN NESS



# VAN NESS AVENUE



**HARPER & RYE**



**WHOLE FOODS**



**BOB'S DONUTS**



**REGENCY BALL ROOM**



**HOUSE OF PRIME RIB**



**SORELLA**



**THE CREPE HOUSE**



**CAFE REVEILLE**



**BODYROK**



**STONE GOLD POTTERY**

**VAN NESS**

**Van Ness Avenue** is one of San Francisco's most iconic and vital thoroughfares, stretching from the vibrant Civic Center area to the scenic waterfront of the Marina District. Serving as a key north-south corridor, it connects a diverse mix of neighborhoods including SoMa, Tenderloin, Nob Hill, and Russian Hill.

Lined with historic buildings, auto row showrooms, cultural landmarks, and multifamily residences, Van Ness reflects the city's layered urban character. Its recent transformation with the Van Ness Bus Rapid Transit (BRT) system has enhanced mobility and revitalized the corridor—cementing its role as a dynamic, high-visibility destination in the heart of San Francisco.



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