

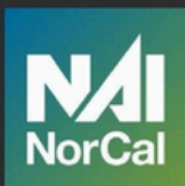
AVAILABLE FOR LEASE



*Virtually Staged

Grand Gallery Suite

AVAILABLE FOR LEASE



James Kilpatrick
President
james@nainorcal.com
510.290.9647
CalDRE #01277022

Seth Hubbert
Investment Advisor
shubbert@nainorcal.com
510.332.9389
CalDRE #02158135

Damon Gerstein
Investment Advisor
dgerstein@nainorcal.com
415.465.4907
CalDRE #02268840

Tim Marshall
Investment Advisor
tmarshall@nainorcal.com
408.502.5363
CalDRE #02325164

Ian Cruda
Investment Advisor
icruda@nainorcal.com
408.204.2287
CalDRE ##02250093

Executive Summary

ASKING RATE(MG)
\$ 1.74/SF/mo

SUITE SIZE
10,462 SF

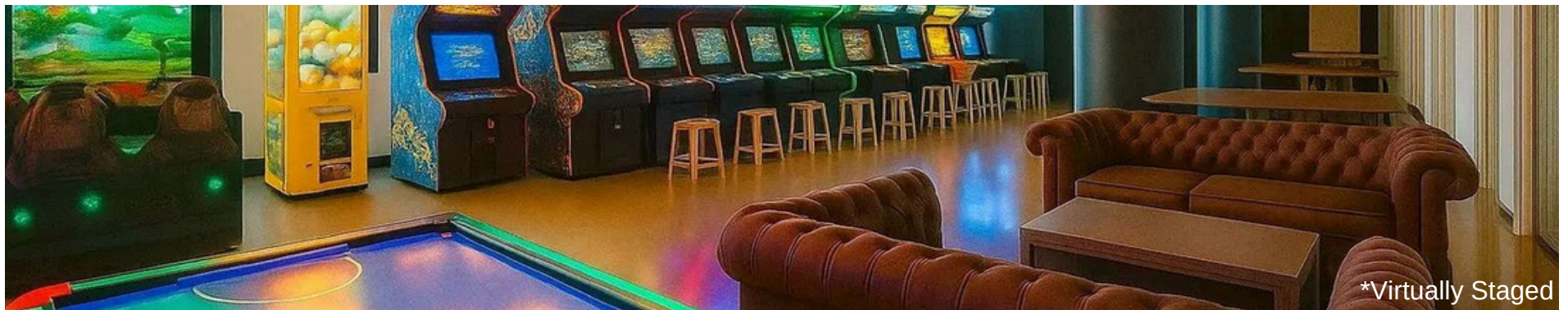
ASKING TERM
1-10 Years

Other Details

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

Property Highlights

- **Grand Lobby Experience:** 34-foot ceilings, ornate architecture, and a new café create a striking first impression.
- **Ample Parking:** 422-car garage provides rare convenience in the urban core.
- **Tenant-Friendly Terms:** Up to six months free rent, tenant improvement allowance, and flexible deal structures.
- **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 excellent public transit connections.
- **Apple 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.



Property Description



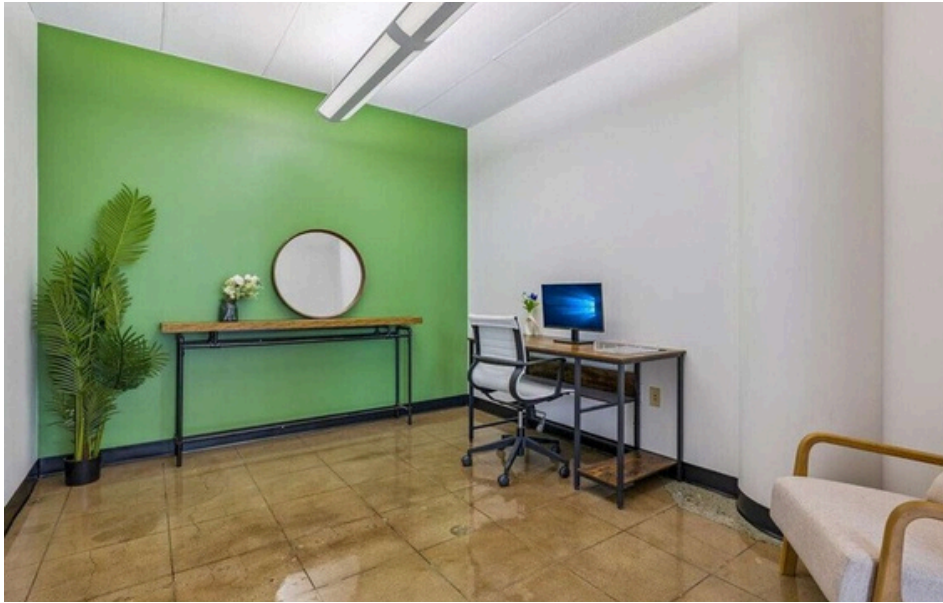
Property Description

1000 Van Ness is a premier mixed-use destination in San Francisco's Van Ness corridor, offering retail tenants unmatched visibility and access. Once home to the historic Cadillac dealership, the property today features a beautifully restored façade and a grand lobby with soaring 34-foot ceilings and a newly opened café.

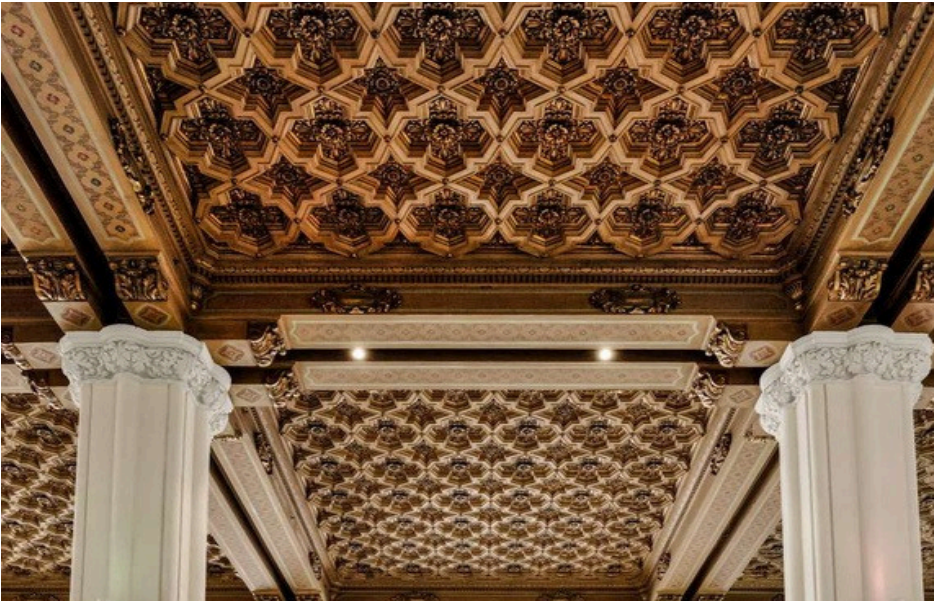
The centerpiece of the property is Apple Cinemas, a 14-screen theater projected to attract 4,000–5,000 daily visitors. Adding to the momentum, a 35,000-square-foot fitness center is leased and preparing to open, further anchoring the property as a hub for wellness and entertainment. Tenants also benefit from a rare 422-car garage, ensuring convenient access for customers and staff alike.

Positioned along one of San Francisco's busiest commercial corridors, 1000 Van Ness is highly visible, easily accessible by public transit, and cleared of formula retail restrictions. With flexible terms, tenant improvement allowances, and options for up to six months of free rent, this property offers an outstanding opportunity for retailers to join a dynamic destination with built-in foot traffic and long-term growth potential.

Additional Photos



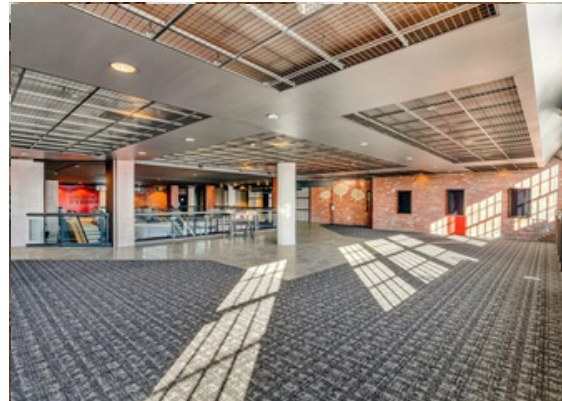
Building Photos



Other Available Spaces



Lobby Cafe
1,500 SF



Skyline Suite
31,348 SF

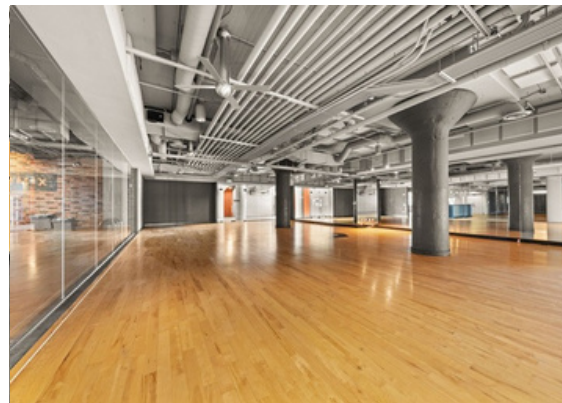


Lobby Kiosk
450 SF

*Virtually Staged



Mezzanine Suite
8,143 SF



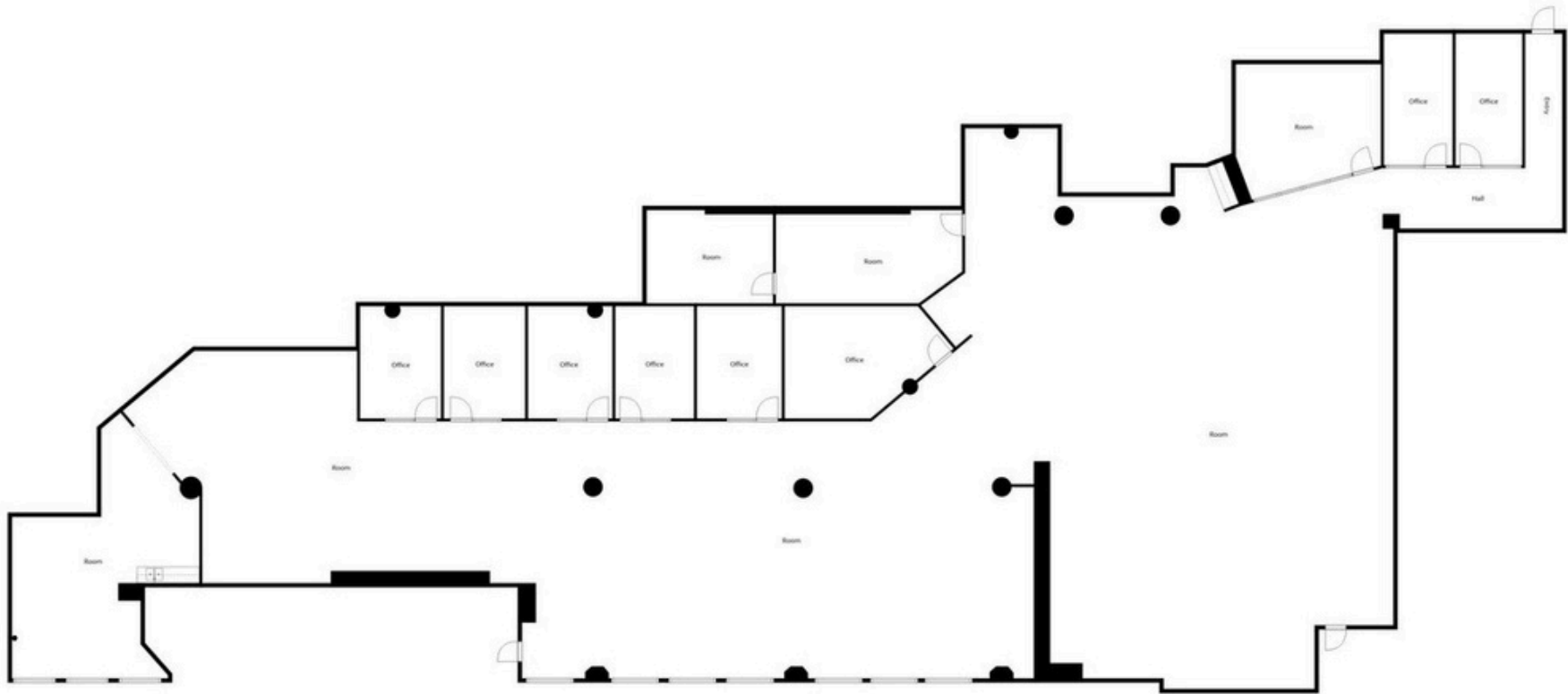
Premier Gym
35,537 SF



Movie Megaplex
61,376 SF

Floor Plans

360° VIRTUAL TOUR



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

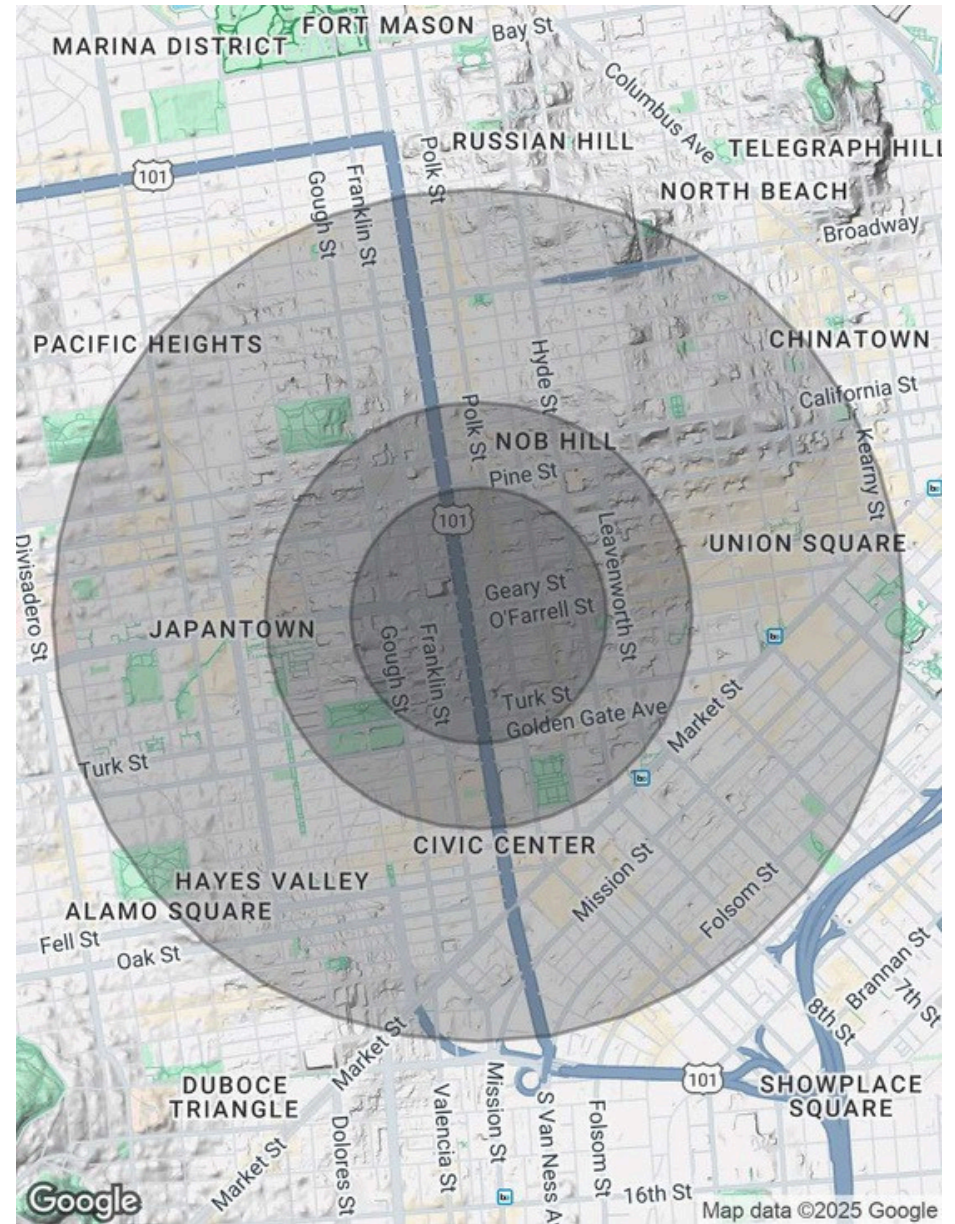
1000 Van Ness Avenue | Hayes Valley Proximity | Regional Connectivity

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	18,179	50,830	148,88
Average Age	45	45	8 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



JAMES KILPATRICK
President

james@nainorcal.com
(510) 290-9647
DRE 01277022



SETH HUBBERT
Investment Advisor

shubbert@nainorcal.com
(510) 332-9389
DRE 02158135



DAMON GERSTEIN
Investment Advisor

dgerstein@nainorcal.com
(415) 465-4907
DRE 02268840



TIM MARSHALL
Investment Advisor

tmarshall@nainorcal.com
(408) 502-5363
DRE 02325164



IAN CRUDA
Investment Advisor

icruda@nainorcal.com
(408) 204-2287
DRE 02250093

THE KILPATRICK TEAM

