

AVAILABLE FOR LEASE

## SKYLINE SUITE

### SPACE AVAILABLE FOR LEASE



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# Executive Summary

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

SPACE SIZE  
31,348 SF

ASKING TERM  
1-10 Years

## Other Details

Zoning:	RC-4
Property Type:	Zoning Control Table
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

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## 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.

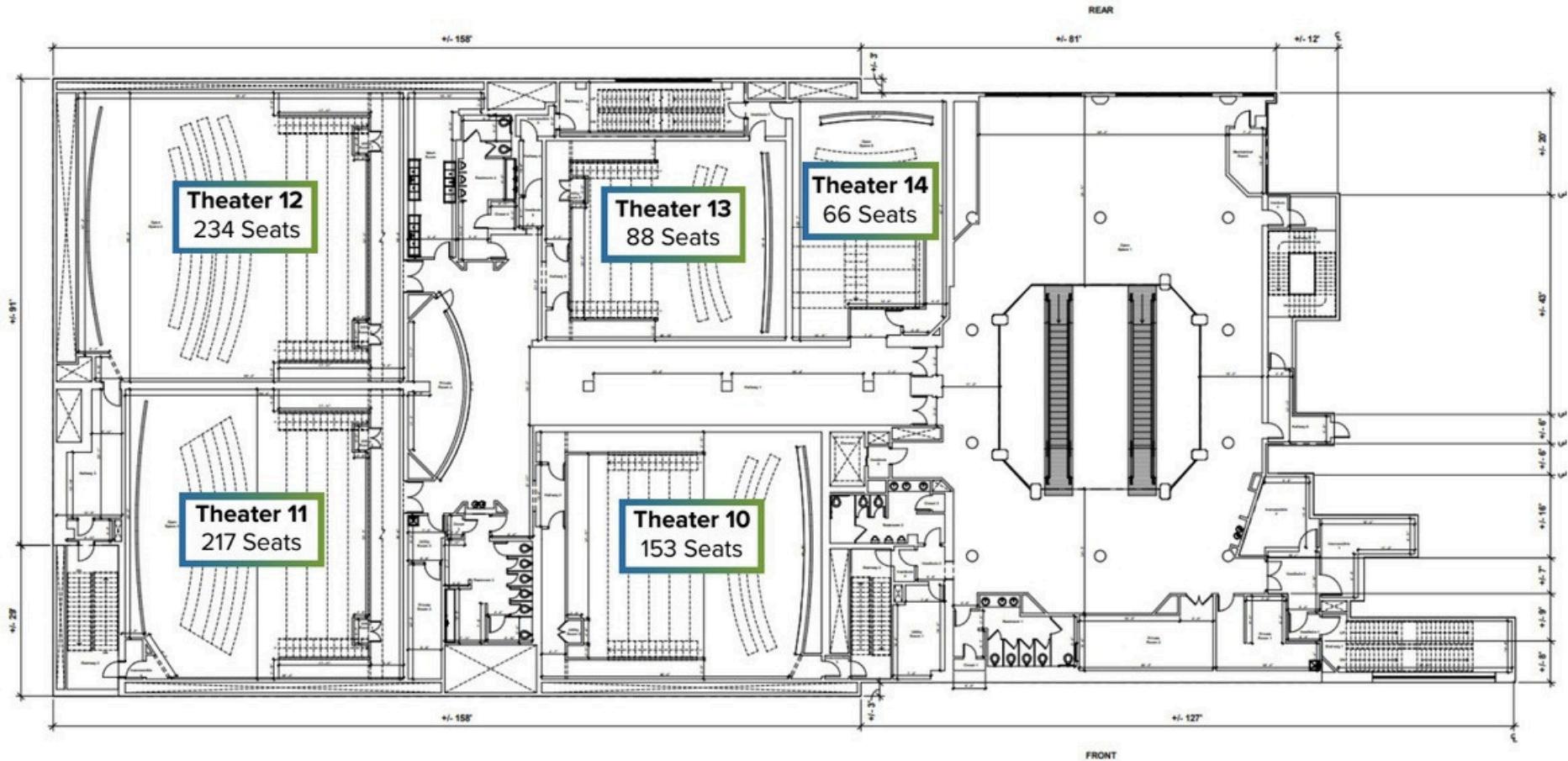
## Additional Photos

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# Floor Plans

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7th Floor

# Other Available Spaces



**Lobby Cafe**  
1,500 SF



**Grand Gallery**  
10,462 SF



**Lobby Kiosk**  
450 SF

\*Virtually Staged



**Mezzanine Suite**  
8,696 SF



**Premier Gym**  
35,537 SF - 60,000 SF



**Movie Megaplex**  
61,376 SF

# Retailer Map



# San Francisco's Resurgence

1000 Van Ness Avenue: Where Momentum Meets Opportunity

**NAI** NorCal  
THE KILPATRICK TEAM



## 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

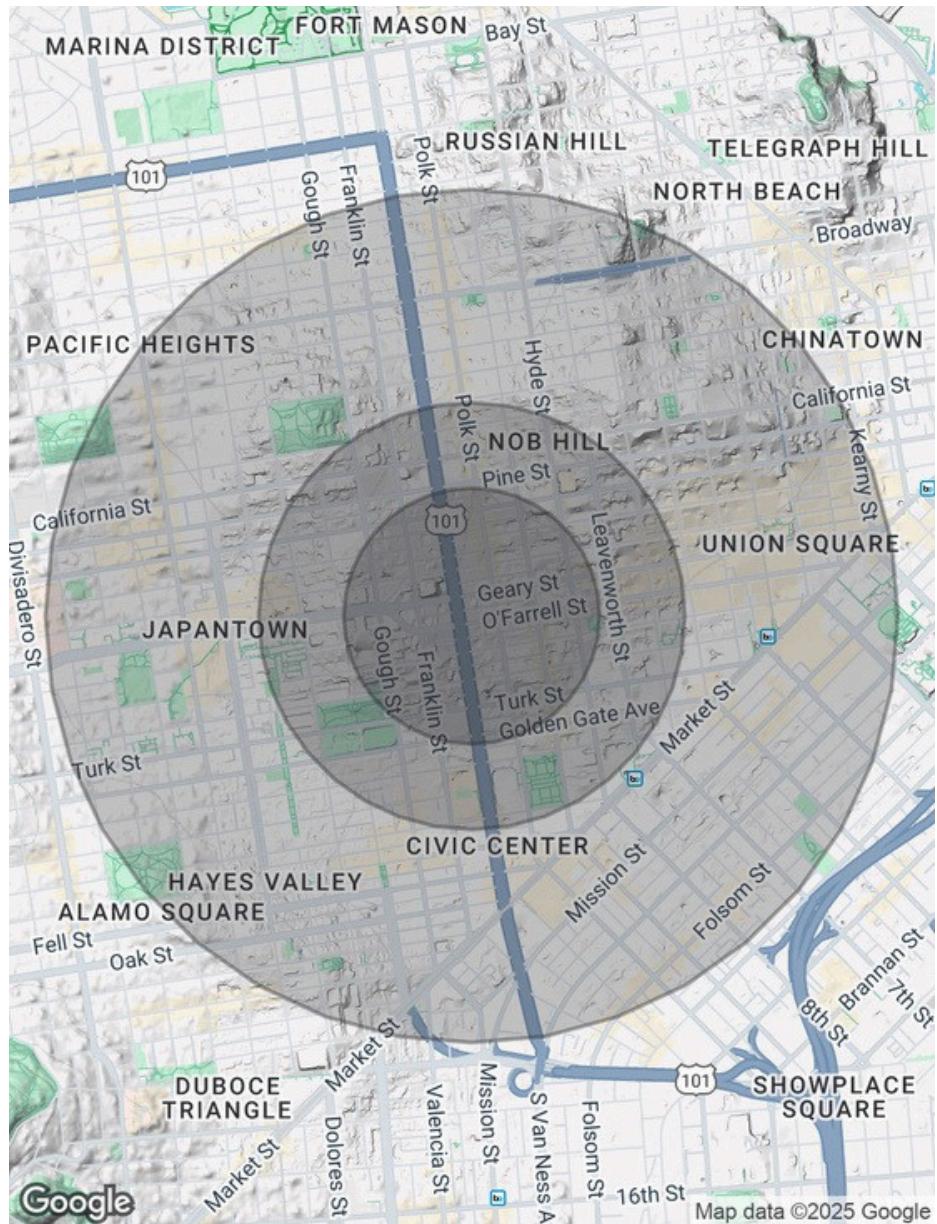
# Demographics Map & Report

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