



1350 & 1465

VAN NESS BUSH STREET

San Francisco, CA | Van Ness Corridor

±2,900 - 15,000 SF | FLAGSHIP COMMERCIAL OPPORTUNITY FOR LEASE OR SALE

±15,000

TOTAL SF

50,000+

DAILY TRAFFIC

40

FRONTAGE

RC-4

ZONING

A rare opportunity to lease or acquire a highly visible mixed-use commercial asset at the intersection of Van Ness Avenue and Bush Street in San Francisco. The offering combines flagship retail presence, creative office functionality, and dedicated parking within one of the city's most dynamic commercial corridors.

PROPERTY DETAILS

TOTAL BUILDING SIZE (SF)	±15,000
APN (1465 BUSH)	0670-019
APN (1350 VAN NESS)	0690-015
SALE PRICE	Contact

AVAILABILITES

1350 VAN NESS (RETAIL)	±6,300 SF	\$3.25 PSF
1465 BUSH ST (OFFICE)	± 3,000 SF	\$3.25 PSF
177 FERN ST (GARAGE)	± 5,700 SF	TBD
FULL CAMPUS	±15,000 SF	Contact



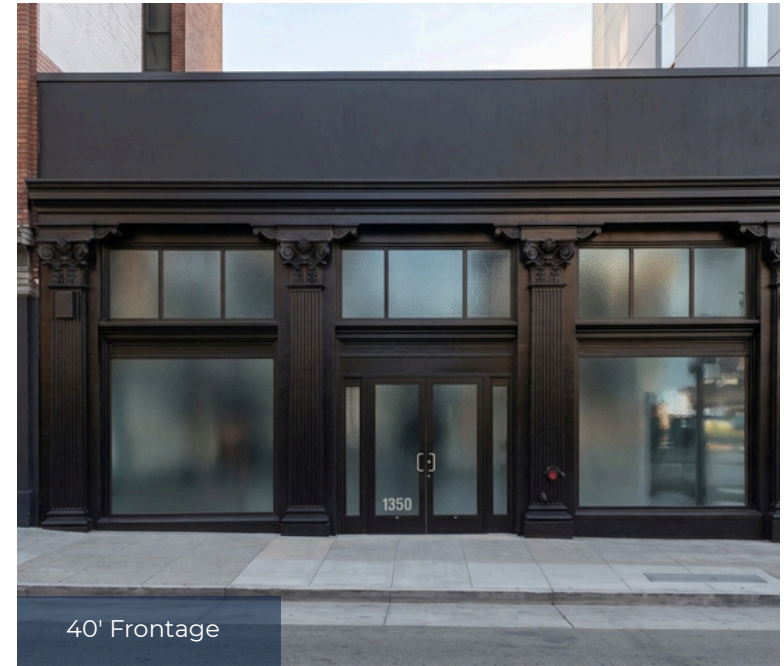
PROPERTY HIGHLIGHTS

1350 VAN NESS

Positioned along one of San Francisco's most heavily trafficked corridors, 1350 Van Ness Avenue was a vintage car dealership and offers a premier ground-floor opportunity with approximately 40 feet of frontage and exposure to over 50,000 vehicles per day. The space features a distinguished façade, vintage storefront windows, 14-foot ceilings, and a skylit atrium that enhances natural light and volume, creating a highly visible environment ideal for experiential technology, retail, creative office, and customer-facing operations in a central San Francisco location.

PROPERTY TYPE	Showroom / Office / Flex
SIZE (SF)	±6,300
POWER	600 Amps
PARKING	18 Car Private Garage
CEILING HEIGHT	±14 ft
LOADING	Rear Loading Dock
ZONING	RC-4
KITCHENTTE	Newly upgraded
LIGHTING	Skylight
FRONTAGE	±40 ft







PROPERTY HIGHLIGHTS

1465 BUSH STREET

PROPERTY TYPE Creative, open office

SIZE (SF) ±3,000

FURNITURE Included

PARKING 18 car private garage

KITCHNETTE Modern, upgraded

LIGHTING Dual window line

AESTHETIC Brick and timber

RESTROOMS Private with shower

A rare creative office opportunity offering a turnkey space designed for modern occupiers. The live/work premises features a highly efficient layout with strong natural light from a dual window line and a warm brick-and-timber aesthetic that blends character with functionality.

The space is configured to support immediate occupancy with high-quality existing improvements and a flexible open-plan environment.



Street View



Creative Office



Window Line

LOCATION & AMENITIES

TRANSIT & ACCESS

Van Ness Muni Station | Bus Lines 47, 49, 38

US-101 via Van Ness | I-80 via Market St

RETAIL & GROCERY

Trader Joe's, 1095 Hyde St	6-8 min
Whole Foods Market, 1765 California St	9-11 min
BevMol, 1301 Van Ness Ave	4-5 min
Guitar Center, 1645 Van Ness Ave	9-11 min

DINING

Swan Oyster Depot, 1517 Polk St	7-9 min
Liholiho Yacht Club, 871 Sutter St	3-4 min
Mensho Tokyo SF, 672 Geary St	4-5 min
Ike's Love & Sandwiches, 901 Polk St	5-7 min
Tommy's Joynt, 1101 Geary Blvd	4-6 min

SERVICES & HEALTH

FedEx Office, 1 Daniel Burnham Ct	4-5 min
Saint Francis Memorial Hospital, 900 Hyde St	6-8 min

92

WALK SCORE

98

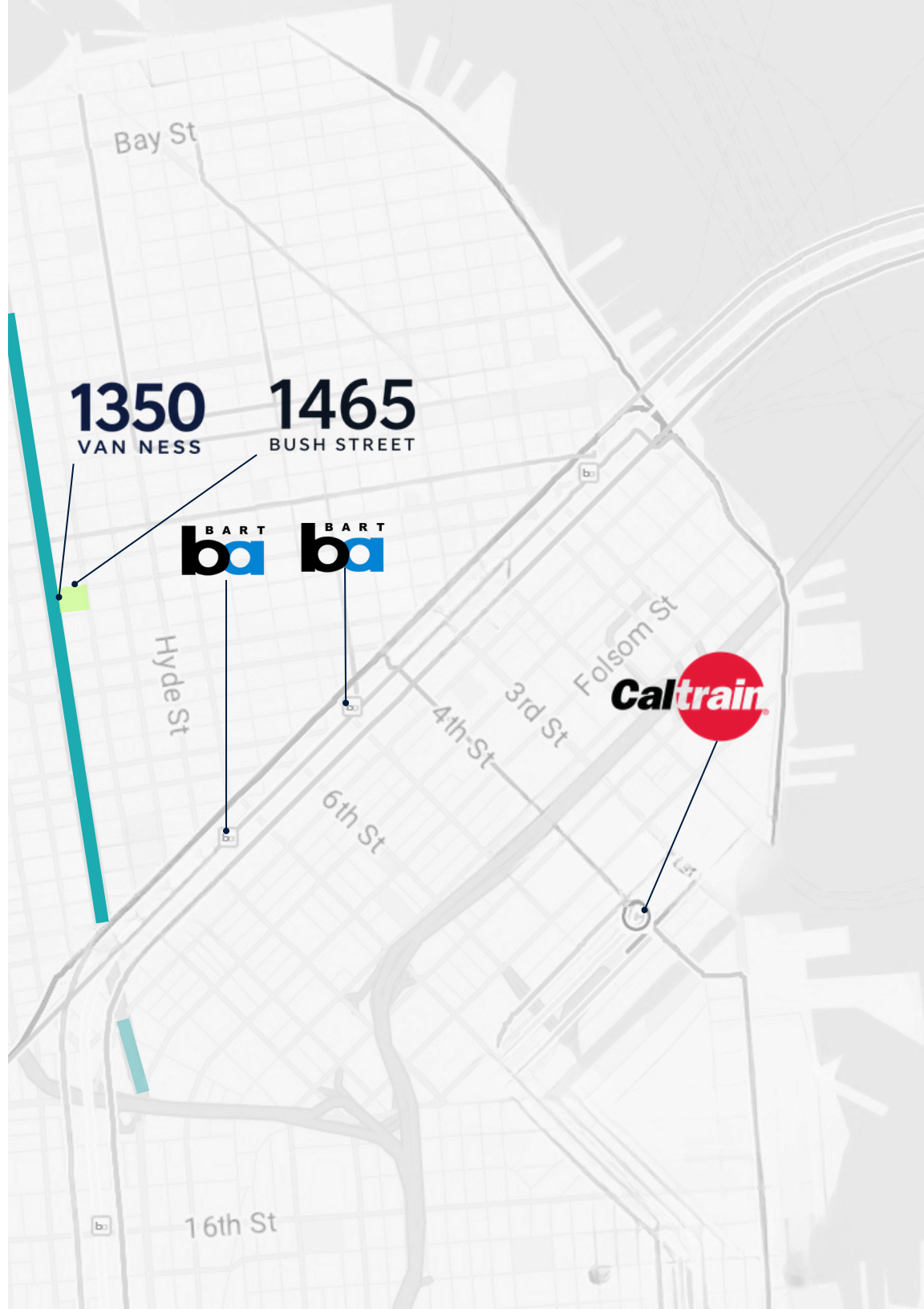
TRANSIT SCORE

95

BIKE SCORE

VAN NESS CORRIDOR

San Francisco's primary north-south arterial connecting the Marina to the Mission. A major transit corridor with transit, high-density residential, and strong daytime population supporting ground-floor commercial.





Arthur Coelho

Commercial Real Estate Advisor

P 650 483 7805

E acoelho@cdbcurlingame.com



Will La Herran

Commercial Real Estate Advisor

P 650 288 5692

E wherran@cdbcurlingame.com