



# 1350 & 1465

VAN NESS BUSH STREET

San Francisco, CA | Van Ness Corridor

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

## THE OFFERING | 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

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

### AVAILIBILITIES

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



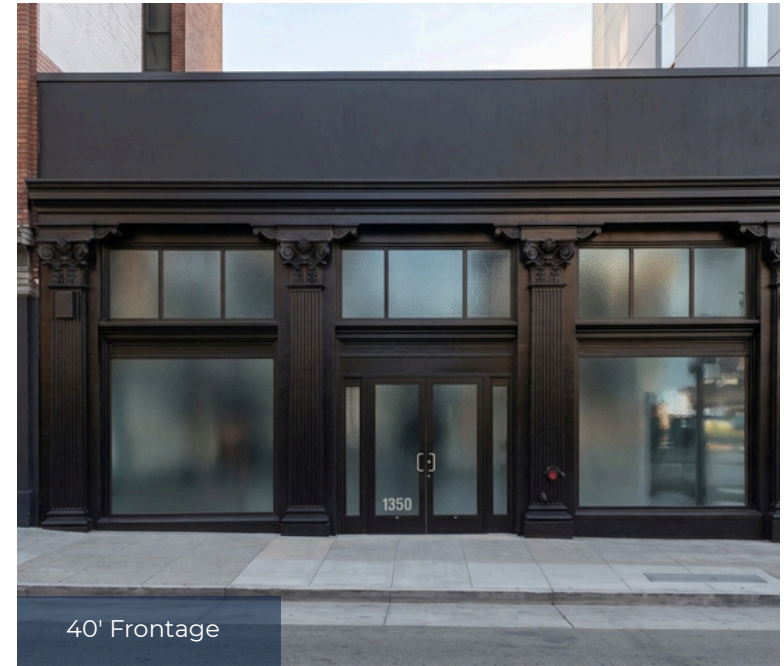
## PROPERTY HIGHLIGHTS

# 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.

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

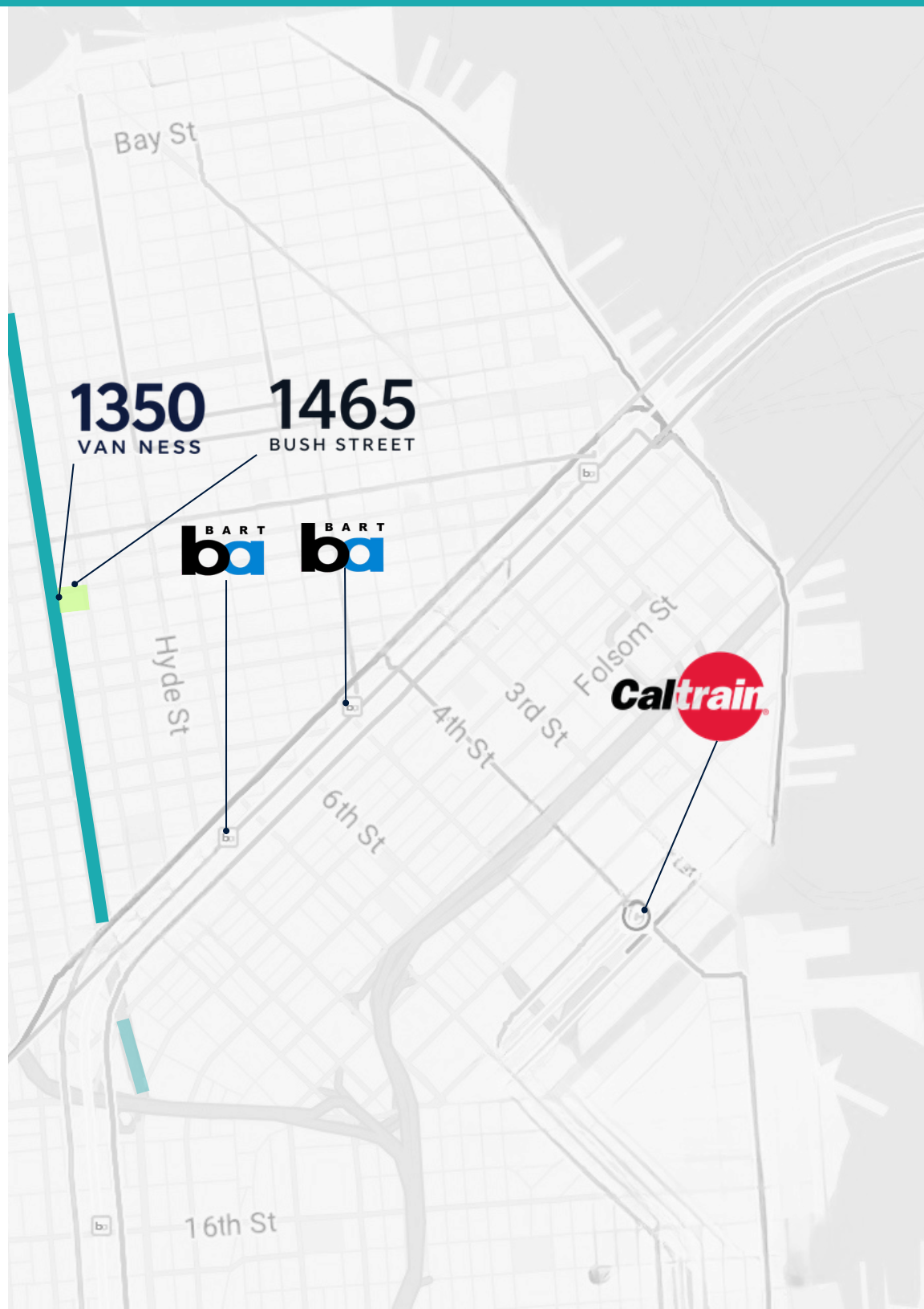
TRANSIT SCORE

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.





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