



1000 VAN NESS AVENUE

SPACES AVAILABLE:

Retail and Entertainment
Spaces from 450-35,537 SF



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THE BUILDING

1000 Van Ness Ave, a beautifully maintained retail/entertainment 156,320 SF building built in 1921. This historic landmark, formerly home to a Cadillac dealership, is now on the National Registry of Historic Places.

Now it boasts a vibrant mix of modern amenities, including:

- A recently renovated 92,724 square feet theater
- A 35,537 square feet fitness center
- Various retail and entertainment spaces

HIGHLIGHTS

- Up to 6 months of free rent.
- Anchored by the newly opened Apple Cinemas 14-screen movie theater, drawing consistent daily foot traffic and entertainment-focused audiences.
- Retail, entertainment, & creative spaces in a landmark building.
- Near Tesla, CVS, Whole Foods & more.
- Modern interiors and classic details.
- 125,000+ daily traffic on Van Ness Ave.



RETAILER MAP

1000
VAN NESS AVENUE



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

AVAILABLE UNIT

Mezzanine Suite

8,143 SF | 4 Private Rooms | Breakroom
Kitchen | 3 Bathrooms

- Open floor plan, high ceilings, polished concrete floors, and ample natural light
- Private access via ornate double stairwell and dedicated elevator
- Type 1 hood ducting in place—ideal for a high-end restaurant or lounge
- Perfect for experiential retail, events, or an upscale venue



RENTABLE SF

8,143

RENT (SF/MO)

\$1.74 MG

[Click for 3D Walkthrough](#)





1000 VAN NESS AVENUE

AVAILABLE UNIT Grand Lobby Suite

Soaring ceilings, dramatic architectural details, and floor-to-ceiling windows make it one of the most prominent and visible spaces in the building. This signature corner storefront will activate the lobby and enhance the tenant experience with a high-quality retail presence.



RENTABLE SF	RENT (SF/MO)
3,726	\$1.99 MG



1000 VAN NESS AVENUE

AVAILABLE UNIT Lobby Cafe

This conveniently located 1500 square foot coffee stand boasts high ceilings and enjoys the buzz of heavy foot traffic directly off Van Ness Avenue. Perfect for your morning pick-me-up or a casual catch-up.



RENTABLE SF	RENT (SF/MO)
1,500	\$2.49 MG



1000 VAN NESS AVENUE

AVAILABLE UNIT

Lobby Kiosk

450 SF | Prime Window-Front Space

- Open layout with 34' ceilings, polished marble floors, and abundant natural light
- High visibility and strong foot traffic
- Ideal for luxury kiosks, premium goods, sweets stands, and specialty retail



RENTABLE SF

RENT (SF/MO)

450

\$2.49 MG

*Build out in images are rendered for example only



1000

VAN NESS AVENUE

AVAILABLE UNIT

Grand Gallery Suite

3,516-10,462 SF | 10 Private Rooms

- Open floor plan with high ceilings
- Perfect for retail, entertainment, bars, arcades, VR, and immersive experiences
- Flexible layout—can be divided into smaller spaces
- Prime location next to a 14-screen movie theater with strong foot traffic

[Click for 3D Walkthrough](#) ➤

RENTABLE SF

RENT (SF/MO)

10,462 SF

\$1.74 MG





1000

VAN NESS AVENUE

AVAILABLE UNIT

Fitness Center

This expansive fitness studio encompasses 35,537 square feet and features high ceilings, offering a versatile floor plan ideal for the creation of customized workout experiences.

- 7 Private Rooms
- 13-ft Ceiling Heights
- 4 Bathrooms
- 2 Locker Rooms - m/w 35-ft Climbing Wall
- Full HVAC
- Polished Concrete Floors



RENTABLE SF

RENT (SF/MO)

35,537

\$1.49 MG



1000 VAN NESS AVENUE

COMING SOON Skyline Suite

+/-31,348 SF Across Floors 6-8

- Prime Entertainment Synergy directly above a newly opened nine-screen Apple Cinemas drawing 4,000–5,000 daily visitors
- Ideal for Experiential Uses such as immersive art, VR/AR arenas, bowling, esports, golf simulators, or entertainment-driven tenants
- Available Spring 2027 following completion of Apple's theater renovations
- Flexible Deal Terms including TI allowance, free rent, and customizable delivery
- Excellent Transit + Parking Access with a 422-car onsite garage connected to the Van Ness corridor



RENTABLE SF

RENT (SF/MO)

+/-31,348 SF

\$1.74 MG





1000
VAN NESS AVENUE

LEASED
Movie Megaplex
Apple Cinemas

92,724 SF | 3 Levels | 14 Auditoriums (96–251 Seats)

- Recently renovated with premium leather seats, modern finishes, updated projectors, screens, and advanced AV systems
- Features theaters with IMAX & ACX
- Includes a concessions area and a staff kitchen equipped with Type 2 hoods

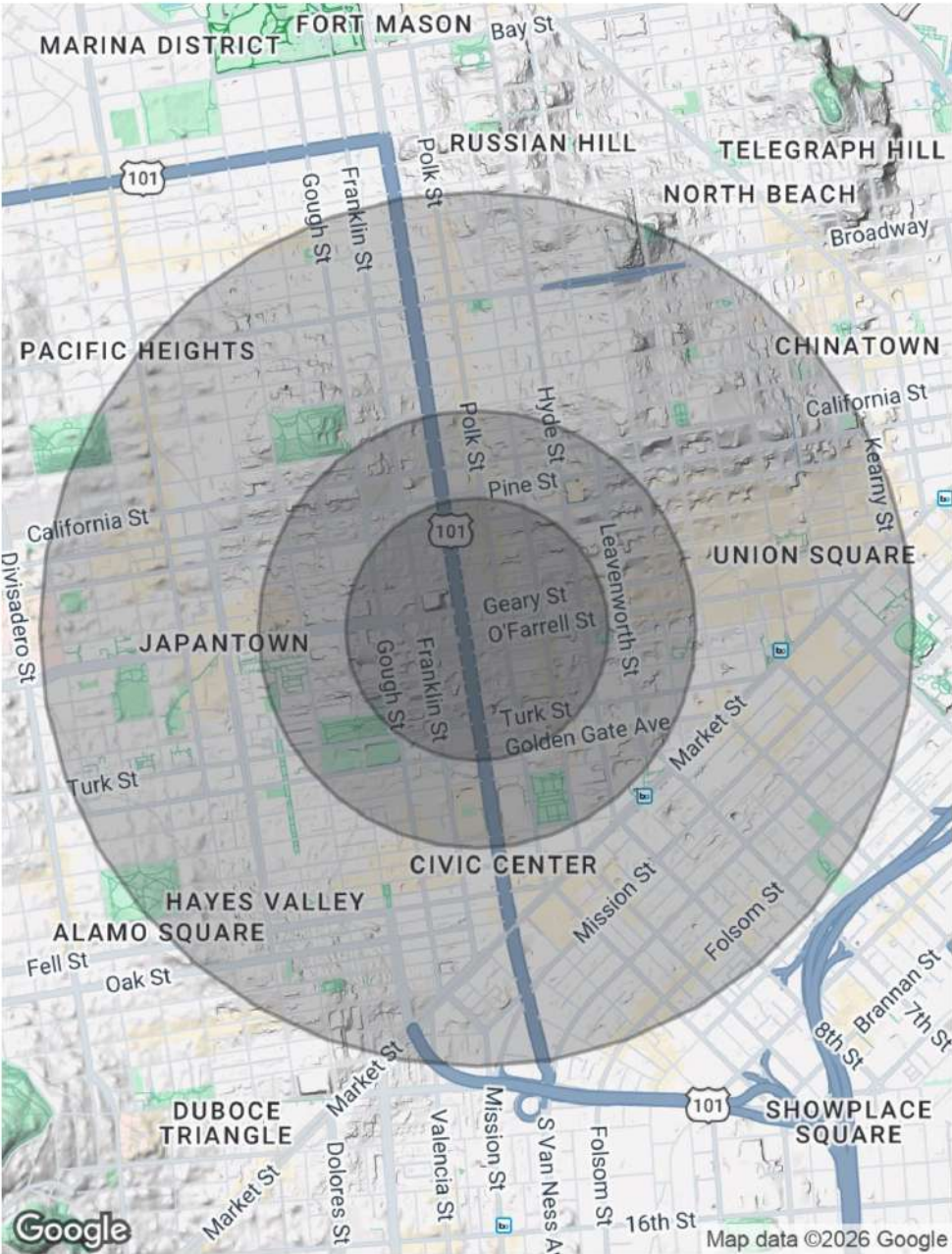


Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	18,179	50,830	148,888
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





1000 VAN NESS AVE

FOR LEASING INFORMATION



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