

PRIME SPACE - NEWLY PRICED TO MEET THE MARKET!

SPECTACULAR VAN NESS AVENUE FRONTAGE



CLICK HERE FOR VIDEO



COMMERCIAL GROUND FLOOR

1100 VAN NESS AVENUE | SUITE A

SAN FRANCISCO, CA 94109 | VAN NESS CORRIDOR | CORNER OF VAN NESS AVE & GEARY ST

PROPERTY DESCRIPTION

±1,090 RSF

- Flagship Opportunity
- Corner Space
- High Ceilings
- Signage Available
- Food Use Strongly Desired (No Hood)
- Entrance on Van Ness & From Interior Lobby
- Located Near Starbucks
- Tenant Improvement Dollars Available for Qualified Tenants
- Just steps away from City Hall, War Memorial Opera House, Davies Symphony Hall, Polk Street and the affluent Pacific Heights and Russian Hill neighborhoods.

The NEW 1100 Van Ness Avenue Medical Office Building is now open and serves as a major support facility for the new California Pacific Medical Center across the street.

Located at one of the most dynamic intersections in San Francisco, Van Ness Avenue (HWY 101) is one of the top 3 highest traveled major arterials in San Francisco. Geary Street runs from Downtown San Francisco through the Richmond District—all the way to the Pacific Ocean.

Listing may not include certain utilities, building services and property expenses.



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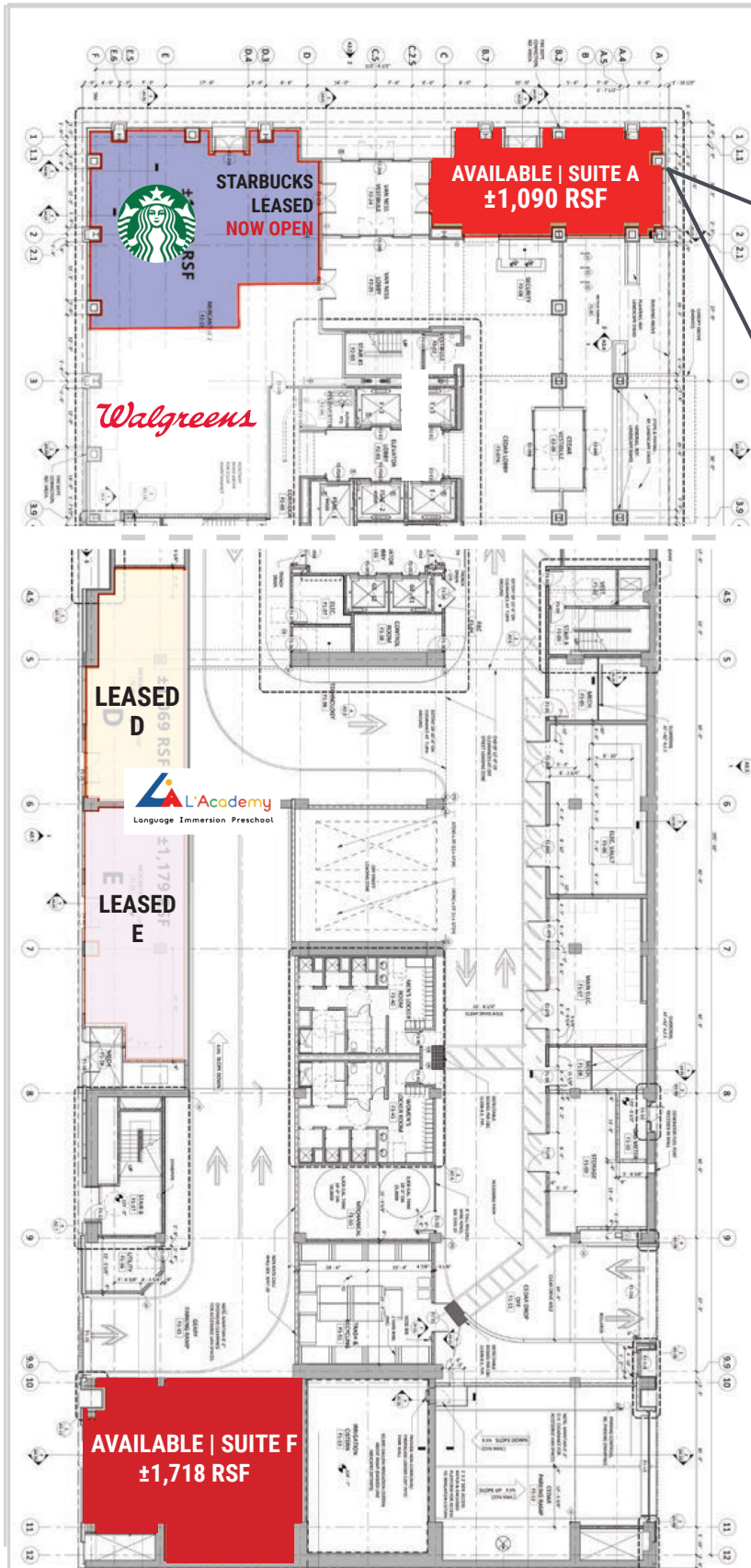
CARL WARD

415.321.7487

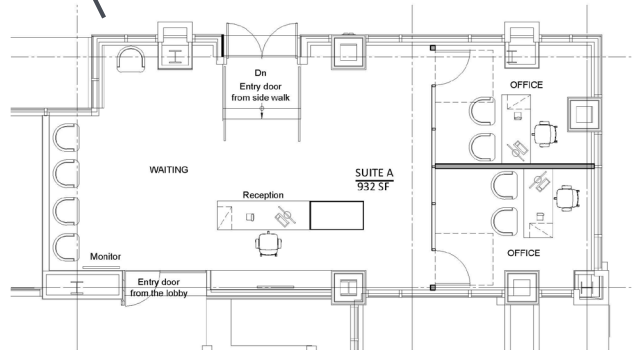
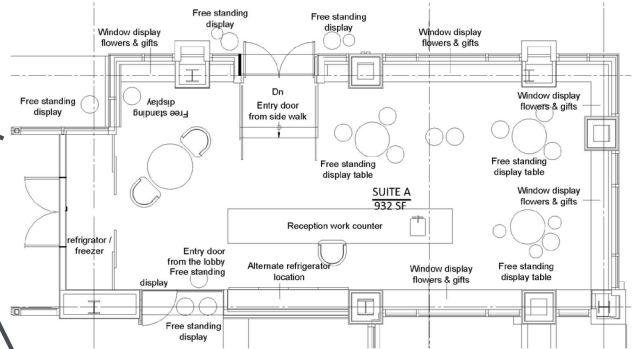
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SUITE A PROPOSED FLOOR PLANS



SUITE A - AVAILABLE

SUITE B - NOW OPEN



SUITE C - LEASED *Walgreens*

SUITES D & E - LEASED  L'Academy
Language Immersion Preschool

SUITE F - AVAILABLE

CPMC MEDICAL OFFICE BUILDING

1100 Van Ness Avenue, Ste. A

NOW AVAILABLE FOR LEASE



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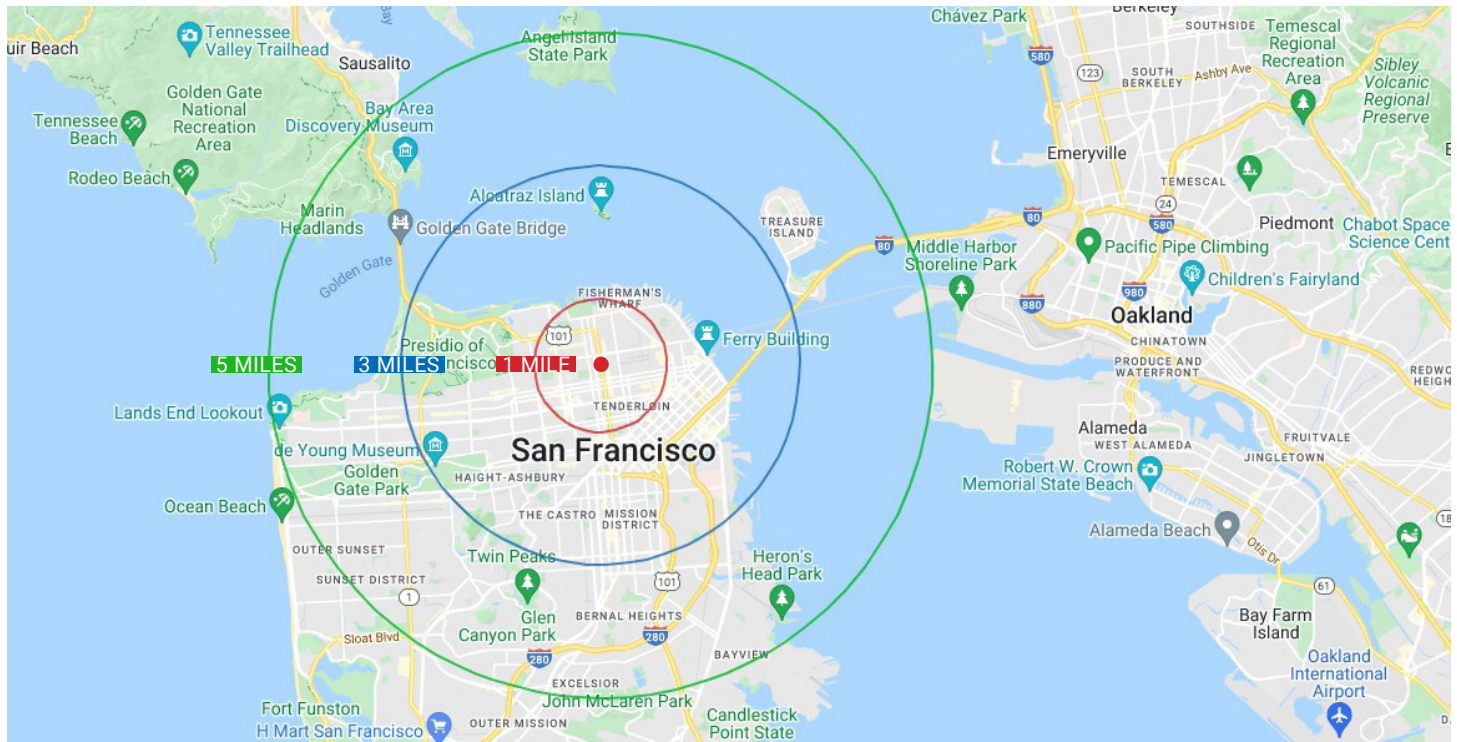
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DEMOGRAPHIC SUMMARY



	1 MILE	3 MILES	5 MILES
2023 Total Population	144,496	464,362	718,653
2028 Population	136,322	438,568	671,645
Pop Growth 2023-2028	5.66%	5.55%	6.54%
Average Age	43	42	42
2023 Total Households	78,873	230,72	4317,528
HH Growth 2023-2028	1.02%	0.53%	1.15%
Median Household Inc	\$94,831	\$140,214	\$136,039
Avg Household Size	1.70	1.90	2.10
2023 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$1,059,077	\$1,079,041	\$1,085,350
Median Year Built	1948	1949	1948

Source: Loopnet



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