1000 Van Ness

1000 VAN NESS AVE, SAN FRANCISCO, CA 94109



Property Description

1000 Van Ness is a landmark opportunity to own a ±156,043 SF entertainment and office icon in the heart of San Francisco. The 1921 Beaux-Arts building (SF Landmark No. 152, National Register) is anchored by Apple Cinemas, Athletic House, Ike's Love & Sandwiches and Smokehouse, with roughly 92% occupancy today. Priced at $219/SF, 42% below the $377/SF average of recent comparable sales, it offers a stabilized 8.2% cap rate growing to a 13.8% optimized return as vacant suites lease up and the Skyline Suite returns in 2027. Zoned RC-4 and located on the Van Ness corridor, the asset combines irreplaceable architecture with clear, near-term income growth.

Stabilized (2029) and optimized (2031) figures are projections per the Offering Memorandum that assume lease-up of available space; they are not current income or a guarantee of future performance. Occupancy is approximate.

Offering Summary

Sale Price:	$34,250,000
Stabilized Cap Rate (2029):	8.2%
Price / SF:	$219
Building Size:	±156,043 SF
Stabilized NOI (2029):	$2,806,097

Scan / Click for Offering Memorandum

NAI NorCal

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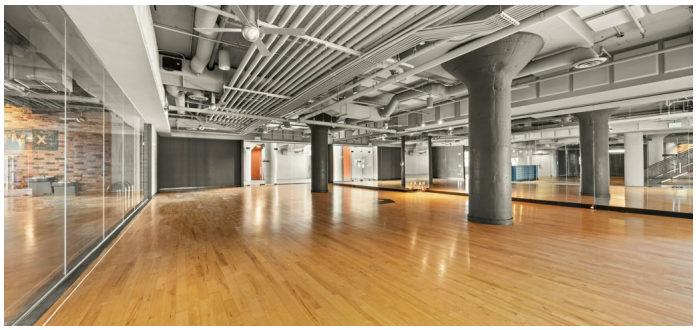
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Additional Photos

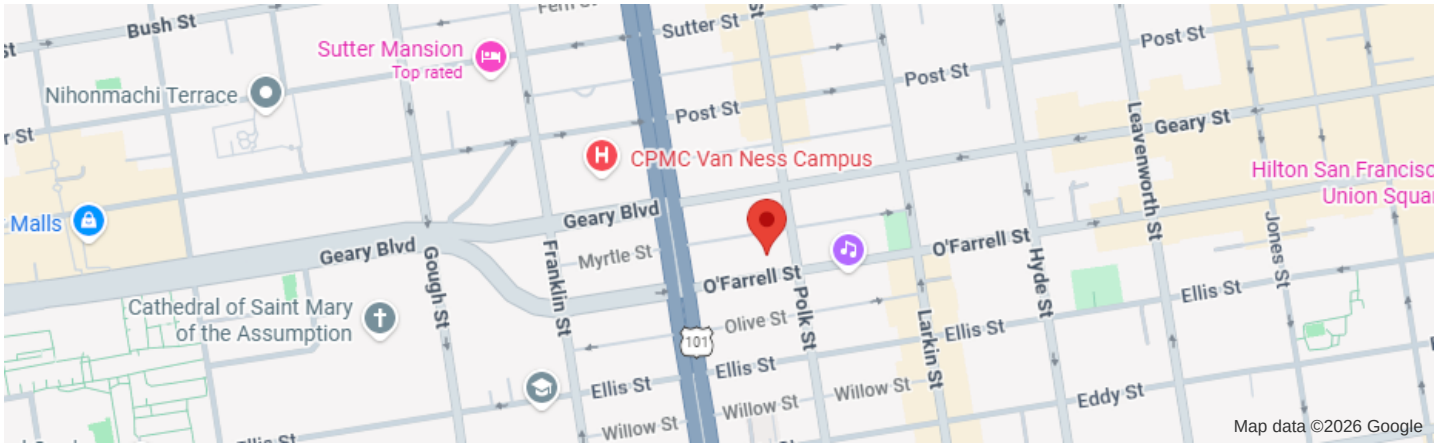








Location Information



For More Information

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