

1100 Van Ness Avenue

NEC Van Ness Avenue & Geary Street

New Medical Office Building

San Francisco, CA

Ground Floor Retail For Lease



Five Ground Floor Retail Spaces Available For Lease
Directly Linked to the New California Pacific Medical Center
Hospital & Medical Office Building Now Open



PACIFIC MEDICAL BUILDINGS
ADVANCING HEALTHCARE

Owner/Developer



VENTAS[®]

Owner

CONTACT Gary Ward 415-321-7483 | gw@brsf.co | BRE#:01208708
David Blatteis 415-321-7488 | db@brsf.co | BRE#:00418305

BLATTEIS REALTY CO. 44 Montgomery Street, Ste. 1288 | t: 415-981-2844 | f: 415-981-4986 | info@brsf.co | BRE#: 01421282 | www.sfretail.net

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1100 VAN NESS AVENUE, SAN FRANCISCO CA

Area Description

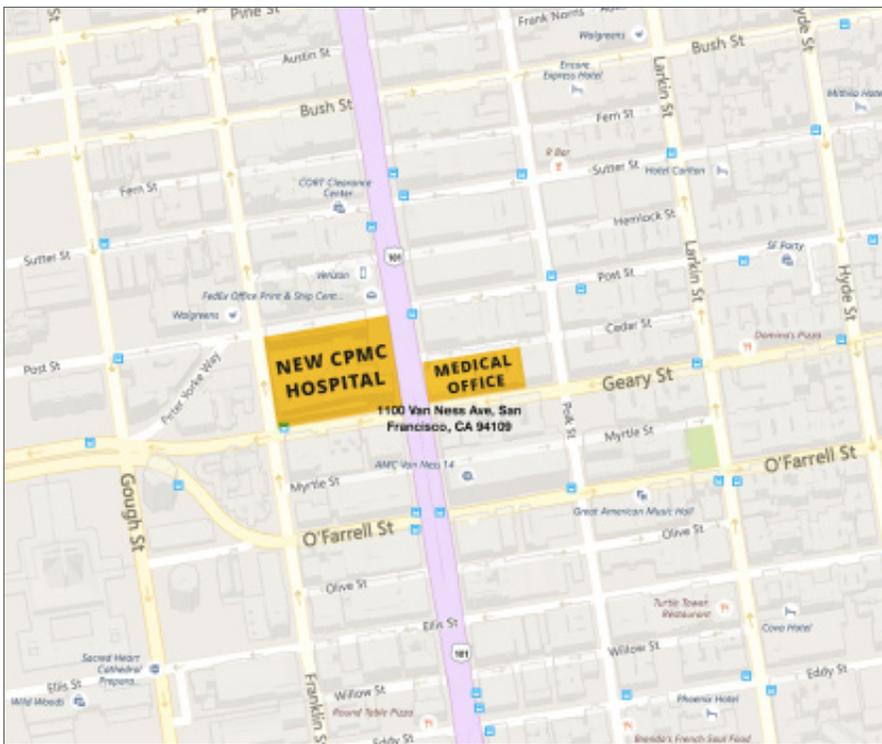
The NEW 1100 Van Ness Avenue Medical Office Building is now open and serves as a major support facility for the new California Pacific Medical Center across the street.

NOW is your opportunity to literally get in on the ground floor of San Francisco's new focus of activity directly connected to the new 274 bed, \$2 BILLION CPMC Hospital.

Five prominent retail suites are available for lease as depicted on the enclosed plan.

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.

Just steps away from City Hall, War Memorial Opera House, Davies Symphony Hall, Polk Street and the affluent Pacific Heights and Russian Hill neighborhoods.



Flagship opportunity!

High quality retail and upscale (non-cooking) food services, medically related uses, financial institutions.

Asking Rent & NNN Charges

PLEASE CALL FOR QUOTE!

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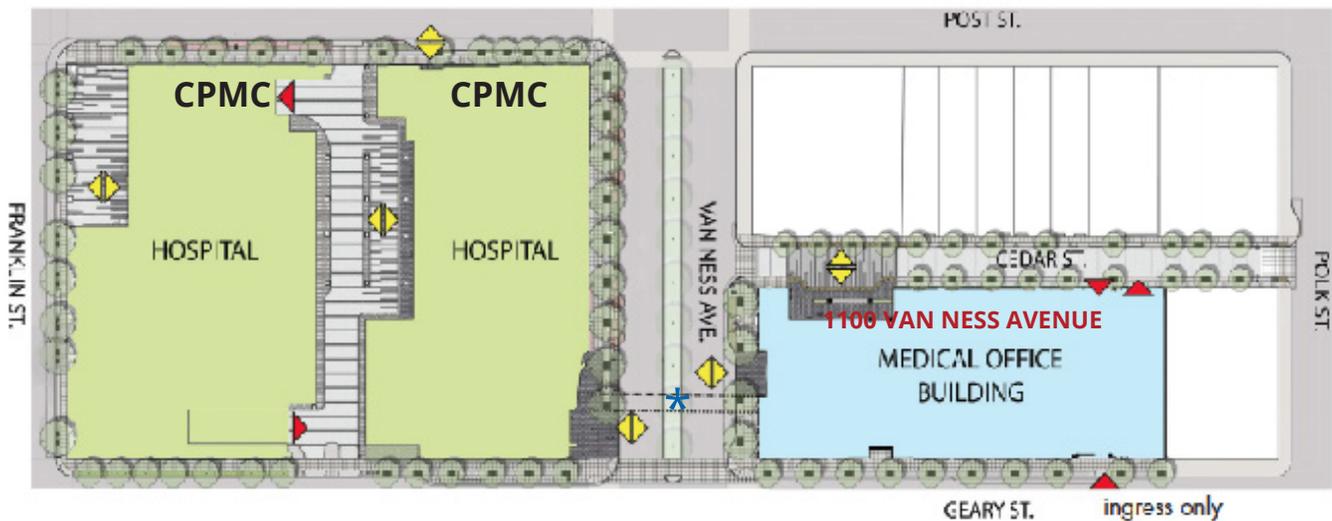
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Medical Center & MOB



CALIFORNIA PACIFIC MEDICAL CENTER

- » ±740,000 SF modern acute care hospital
- » 12 Floors
- » 274 Licensed Beds
- » 435 Parking Spaces
- » 5 Living Roof Gardens
- » 100% Un-recirculated Fresh, Outdoor Air
- » Provides Health Care for 30% of San Francisco Patients

1100 VAN NESS AVENUE MEDICAL OFFICE BUILDING

- » ±250,000 SF Medical Office
- » 10 Floors
- » 383 Parking Spaces
- » 5 Underground Parking Levels
- » Bike parking
- » Green roofs
- » First multi-tenant medical office building construction in San Francisco since the 1980's.

* Underground pedestrian tunnel under Van Ness Avenue connects CPMC Hospital to 1100 Van Ness Avenue Office Building.

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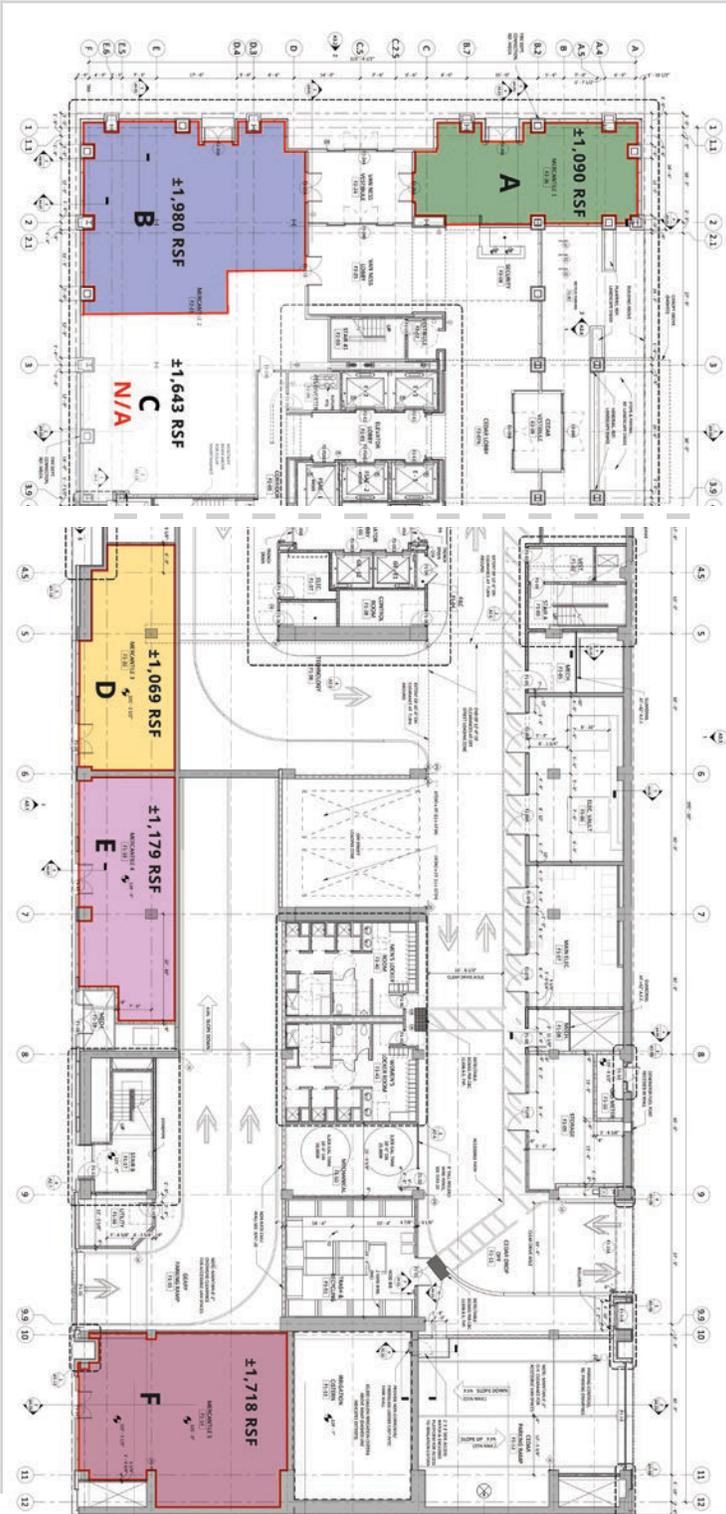


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Floor Plan

Van Ness Avenue

Geary Blvd.



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1100 Van Ness Avenue Medical Office Building Renderings



Retail Rendering 01 (Cedar Street & Van Ness Avenue)



Retail Rendering 02 (Geary Boulevard)

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California Pacific Medical Center Renderings



Hospital Rendering 1 (Medical Center in Foreground)



Hospital Rendering 2 (at Van Ness and Post Streets)

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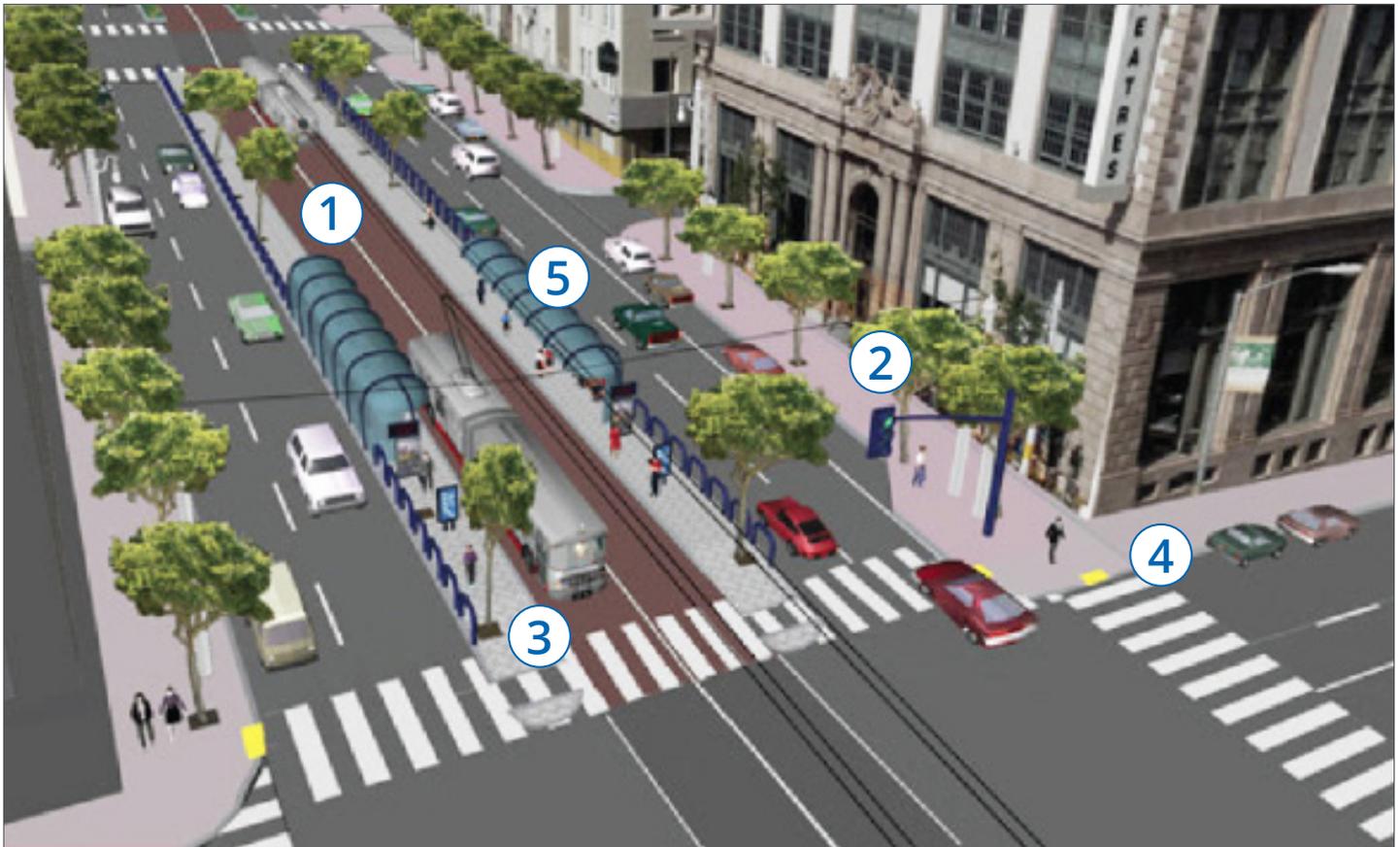
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1100 VAN NESS AVENUE, SAN FRANCISCO CA

Van Ness Avenue Transportation Upgrade

(Under Construction, Completion Date Fall 2021)



Bus Rapid Transit Features will include:

- 1** Dedicated transit-only lanes, that are physically separated from the other traffic lanes, for use by Muni and Golden Gate Transit buses only.
- 2** Enhanced traffic signals optimized for north-south travel with Transit Signal Priority, which gives buses the green light as they approach an intersection.
- 3** Low-floor vehicles and all-door boarding, which will make it quicker and easier for passengers to load and unload at each stop.
- 4** Safety enhancements for people walking like sidewalk extensions, median refuges, high visibility crosswalks and audible countdown signals.
- 5** Fully furnished boarding platforms that include shelters, seating and Next Muni prediction displays located at key transfer points.

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Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	180,156		540,812		840,015	
2019 Estimate	168,868		510,334		797,636	
2010 Census	137,123		435,051		709,836	
Growth 2019 - 2024	6.68%		5.97%		5.31%	
Growth 2010 - 2019	23.15%		17.30%		12.37%	
2019 Population by Hispanic Origin	21,589		71,931		119,818	
2019 Population	168,868		510,334		797,636	
White	90,991	53.88%	319,297	62.57%	442,316	55.45%
Black	11,842	7.01%	23,538	4.61%	43,281	5.43%
Am. Indian & Alaskan	1,317	0.78%	3,858	0.76%	5,991	0.75%
Asian	57,171	33.86%	139,884	27.41%	268,307	33.64%
Hawaiian & Pacific Island	462	0.27%	1,355	0.27%	3,236	0.41%
Other	7,086	4.20%	22,402	4.39%	34,505	4.33%
U.S. Armed Forces	143		259		348	
Households						
2024 Projection	98,719		271,645		372,706	
2019 Estimate	92,793		256,638		354,116	
2010 Census	76,834		220,343		316,069	
Growth 2019 - 2024	6.39%		5.85%		5.25%	
Growth 2010 - 2019	20.77%		16.47%		12.04%	
Owner Occupied	11,719	12.63%	61,597	24.00%	115,675	32.67%
Renter Occupied	81,074	87.37%	195,041	76.00%	238,441	67.33%
2019 Households by HH Income	92,793		256,638		354,115	
Income: <\$25,000	25,717	27.71%	45,307	17.65%	57,117	16.13%
Income: \$25,000 - \$50,000	11,320	12.20%	24,811	9.67%	35,832	10.12%
Income: \$50,000 - \$75,000	9,417	10.15%	22,806	8.89%	34,839	9.84%
Income: \$75,000 - \$100,000	7,897	8.51%	21,009	8.19%	31,967	9.03%
Income: \$100,000 - \$125,000	7,774	8.38%	24,633	9.60%	34,277	9.68%
Income: \$125,000 - \$150,000	5,320	5.73%	17,842	6.95%	25,448	7.19%
Income: \$150,000 - \$200,000	9,508	10.25%	32,920	12.83%	46,137	13.03%
Income: \$200,000+	15,840	17.07%	67,310	26.23%	88,498	24.99%
2019 Avg Household Income	\$110,034		\$142,702		\$140,985	
2019 Med Household Income	\$74,850		\$114,600		\$112,619	

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