



MINI OF SAN FRANCISCO

Eddy

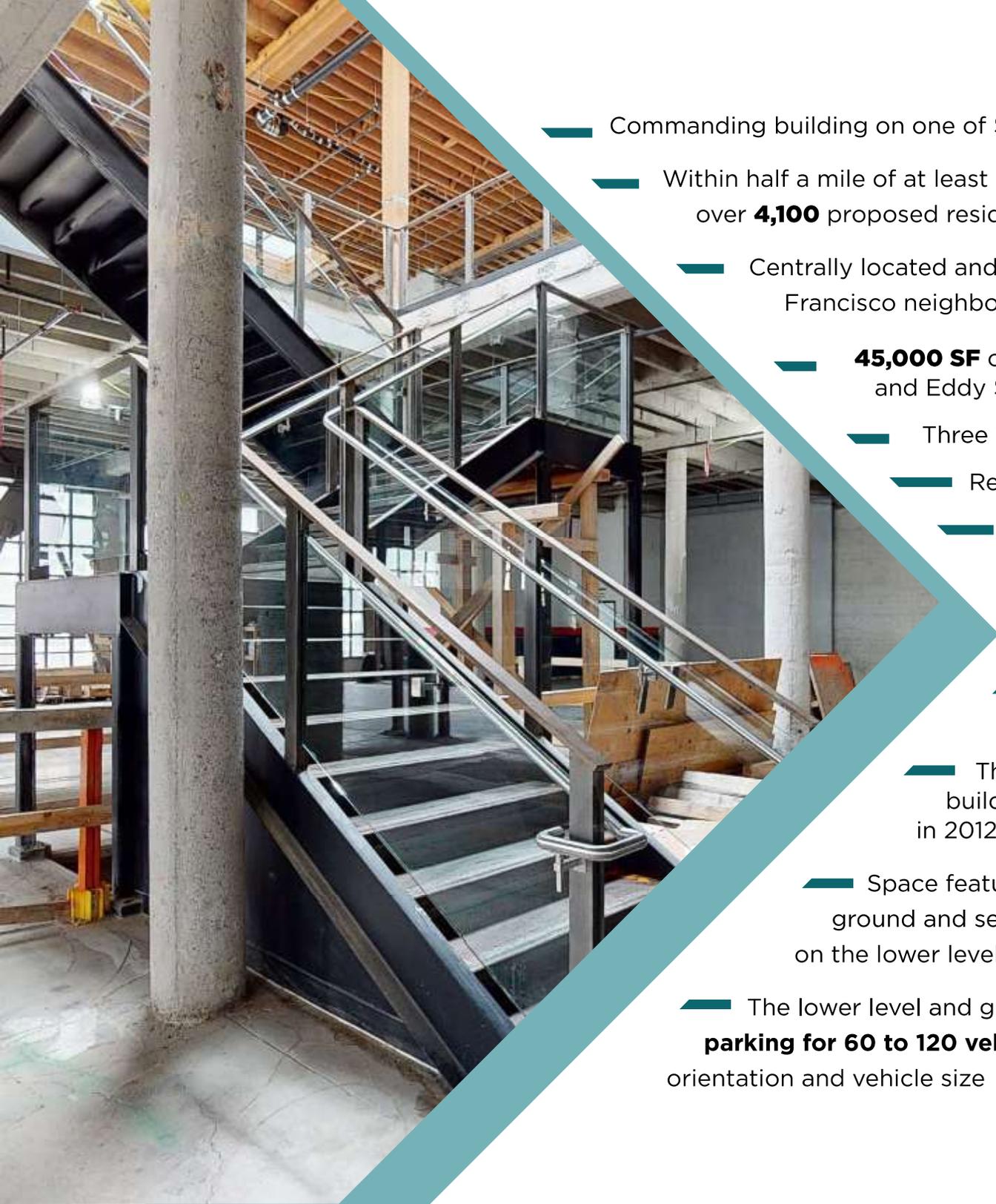
SECTION OF
EEDY STREET
NORTH

ROOBY
GIFTS

799 VAN NESS AVENUE

FLAGSHIP WITH PARKING

CBRE



- Commanding building on one of San Francisco's largest **arterials**
- Within half a mile of at least **7** new major developments, with over **4,100** proposed residential units
- Centrally located and **easily** accessible from most San Francisco neighborhoods
- **45,000 SF** on the corner of Van Ness Avenue and Eddy Street
- Three 15,000 SF floor plates
- Recent **substantial work** undertaken
- Grand presence and significant window line
- Excellent branding and signage opportunity
- **Retail automotive repair** is principally permitted
- There are **1200 amps** of power; the building's electrical service was update in 2012
- Space features **18' ceiling heights** on the ground and second floors and **10' ceiling heights** on the lower level
- The lower level and ground floor can accommodate **parking for 60 to 120 vehicles total**, depending on orientation and vehicle size

799 VAN NESS AVENUE

VAN NESS AVENUE - BUS RAPID TRANSIT (BRT) SYSTEM

- Van Ness Avenue has been transformed by the 2022 implementation of the new BRT system
- Rail-like bus service features dedicated center-running transit only lanes
- One of nine boarding islands is located directly across from the property at the Eddy Street and Van Ness Avenue intersection
- Golden Gate Transit provides regional bus service to Van Ness BRT corridor



799 VAN NESS AVENUE



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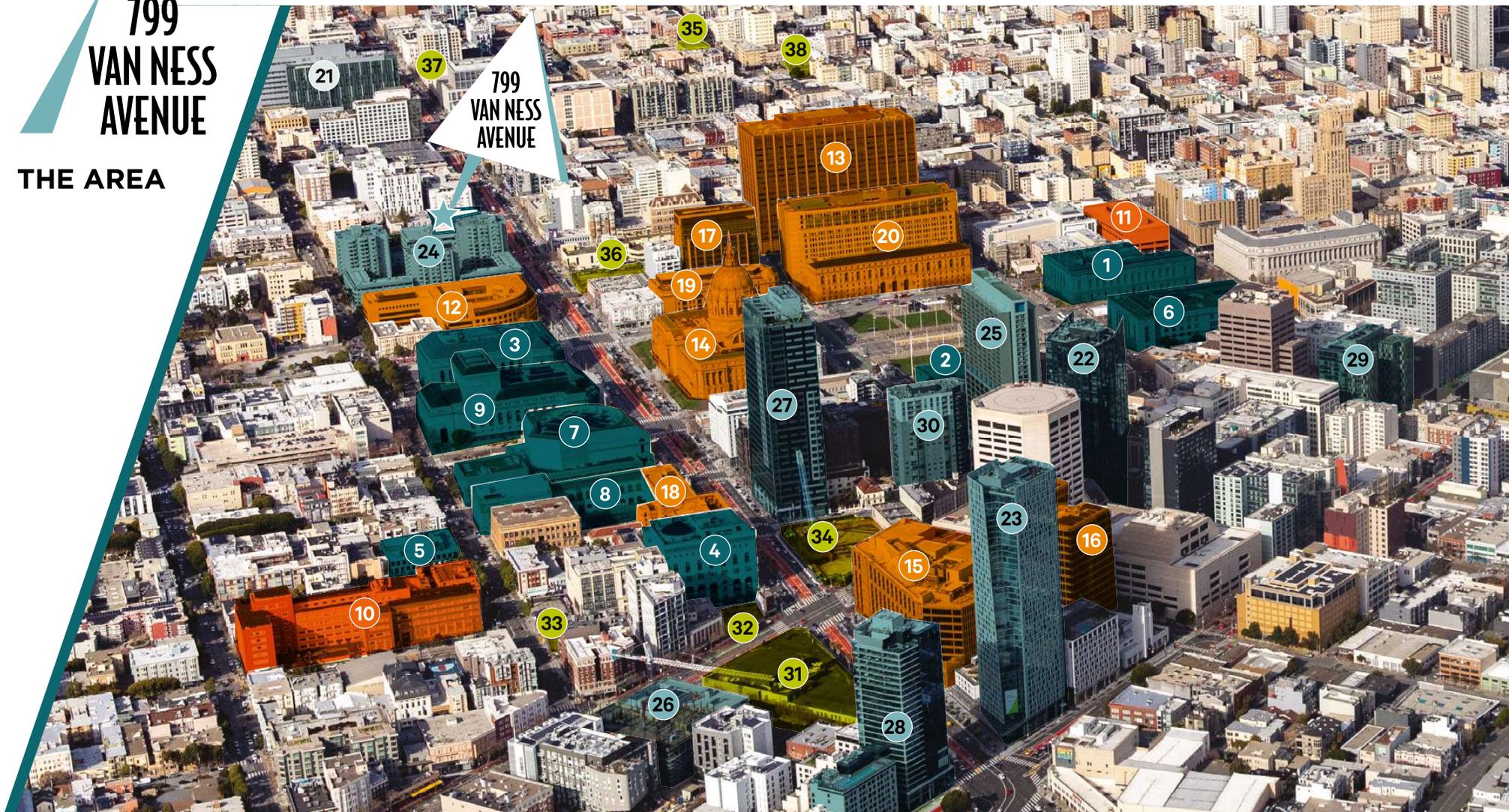
**EASILY ACCESSIBLE & CENTRALLY LOCATED
WITH IMMEDIATE PROXIMITY TO POLK GULCH, HAYES VALLEY & MID-MARKET**

	NUMBER OF HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME
1 MILE RADIUS	84,365	\$150,535
3 MILE RADIUS	254,947	\$206,139



799 VAN NESS AVENUE

THE AREA



PERFORMING ARTS/MUSEUMS/LIBRARY

- 1 Asian Art Museum
- 2 Bill Graham Civic Auditorium
- 3 Herbst Theatre
- 4 New Conservatory Theatre Center
- 5 Nourse Theatre
- 6 SF Jazz Center
- 7 SF Public Library
- 8 SF Symphony
- 9 War Memorial Opera House

EDUCATION

- 10 French American School
- 11 UC Hastings

GOVERNMENT

- 12 Edmund G. Brown State Building
- 13 Phillip Burton Federal Building
- 14 SF City Hall
- 15 SF Municipal Transportation Agency
- 16 SF Planning Department
- 17 SF Public Utilities Commission
- 18 SF Unified School District
- 19 Superior Court of California
- 20 Supreme Court of California

MEDICAL

- 21 California Pacific Medical Center

MULTIFAMILY

- | | UNITS |
|-------------------------------------|-------|
| 22 NEMA, 8 10th Street | 754 |
| 23 Fifteen 50, 1550 Mission Street | 550 |
| 24 Opera Plaza, 601 Van Ness Avenue | 454 |
| 25 Fox Plaza, 1390 Market Street | 445 |
| 26 The Brady, 1 Brady Street | 444 |
| 27 100 Van Ness Avenue | 418 |
| 28 Chorus, 30 Otis Street | 416 |
| 29 AVA, 55 9th Street | 273 |
| 30 Argenta, 1 Polk Street | 179 |

DEVELOPMENTS (MULTI-FAMILY)

- | | UNITS |
|--------------------------------------|-------|
| 31 12 South Van Ness Avenue | 984 |
| 32 One Oak Tower, 1500 Market Street | 453 |
| 33 98 Franklin Street | 385 |
| 34 30 Van Ness Avenue | 333 |
| 35 1101-1123 Sutter Street | 211 |
| 36 600 Van Ness Avenue | 168 |
| 37 1200 Van Ness Avenue | 107 |
| 38 955 Post Street | 94 |

799 VAN NESS AVENUE

THE RETAIL

BevMo!

24 HOURS FITNESS

CHASE

verizon



JAGUAR

**CVS
pharmacy**

BLUE BOTTLE COFFEE

corepower YOGA

**WHOLE
FOODS**

philz Coffee
ONE CUP AT A TIME

EQUINOX

BOOKS INC.

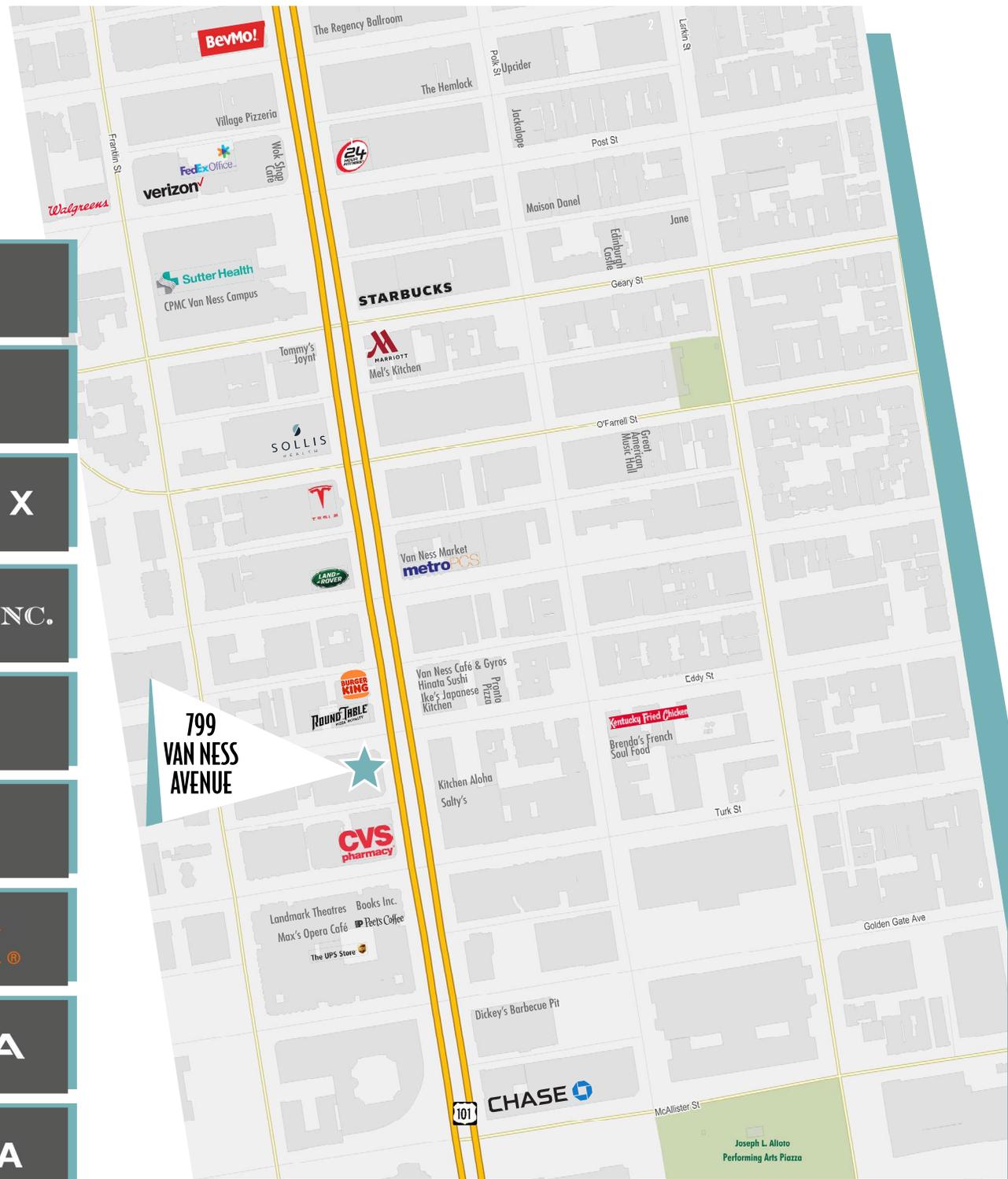
HONDA

LAND-ROVER

FedEx

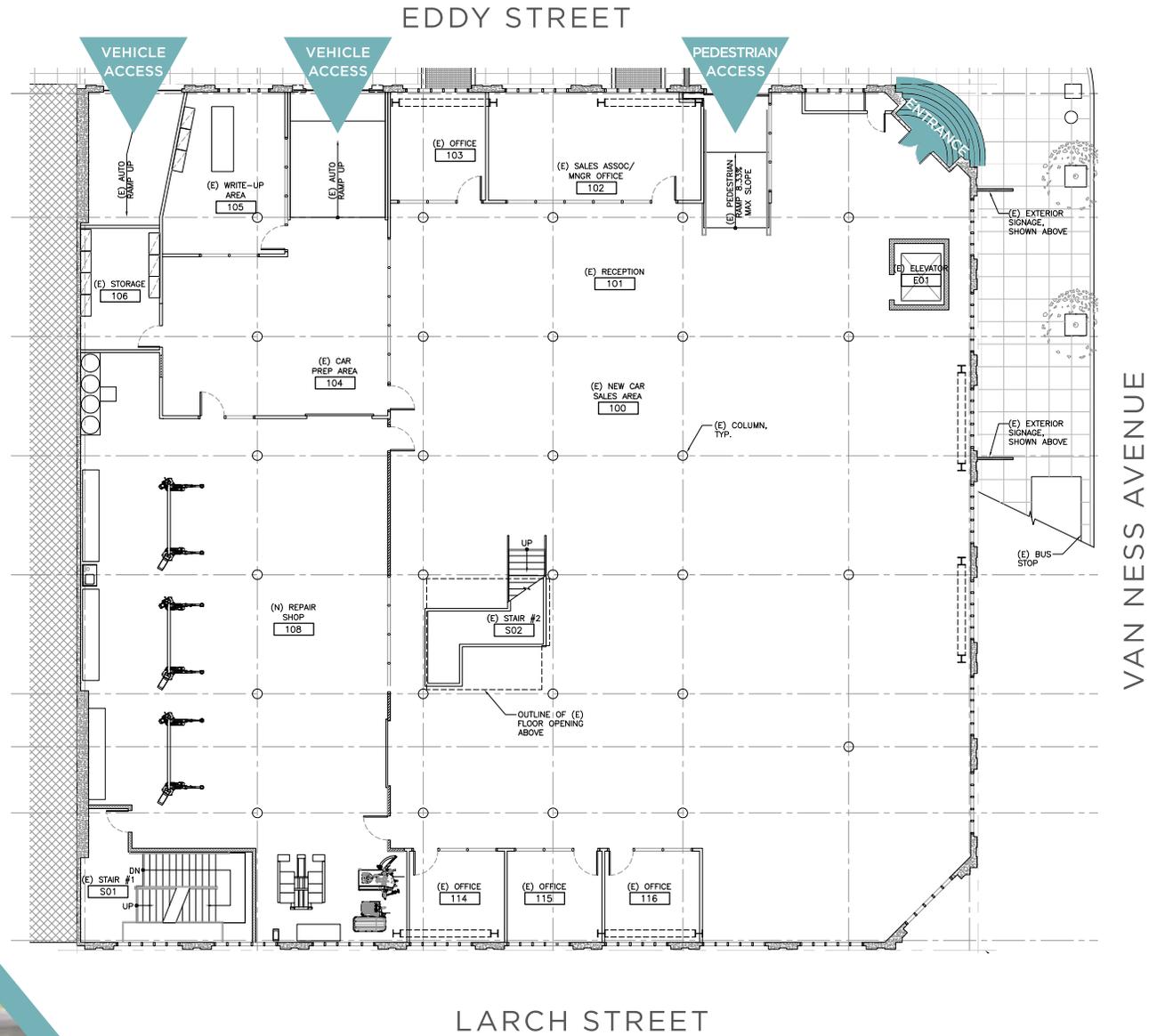
ACURA

TOYOTA



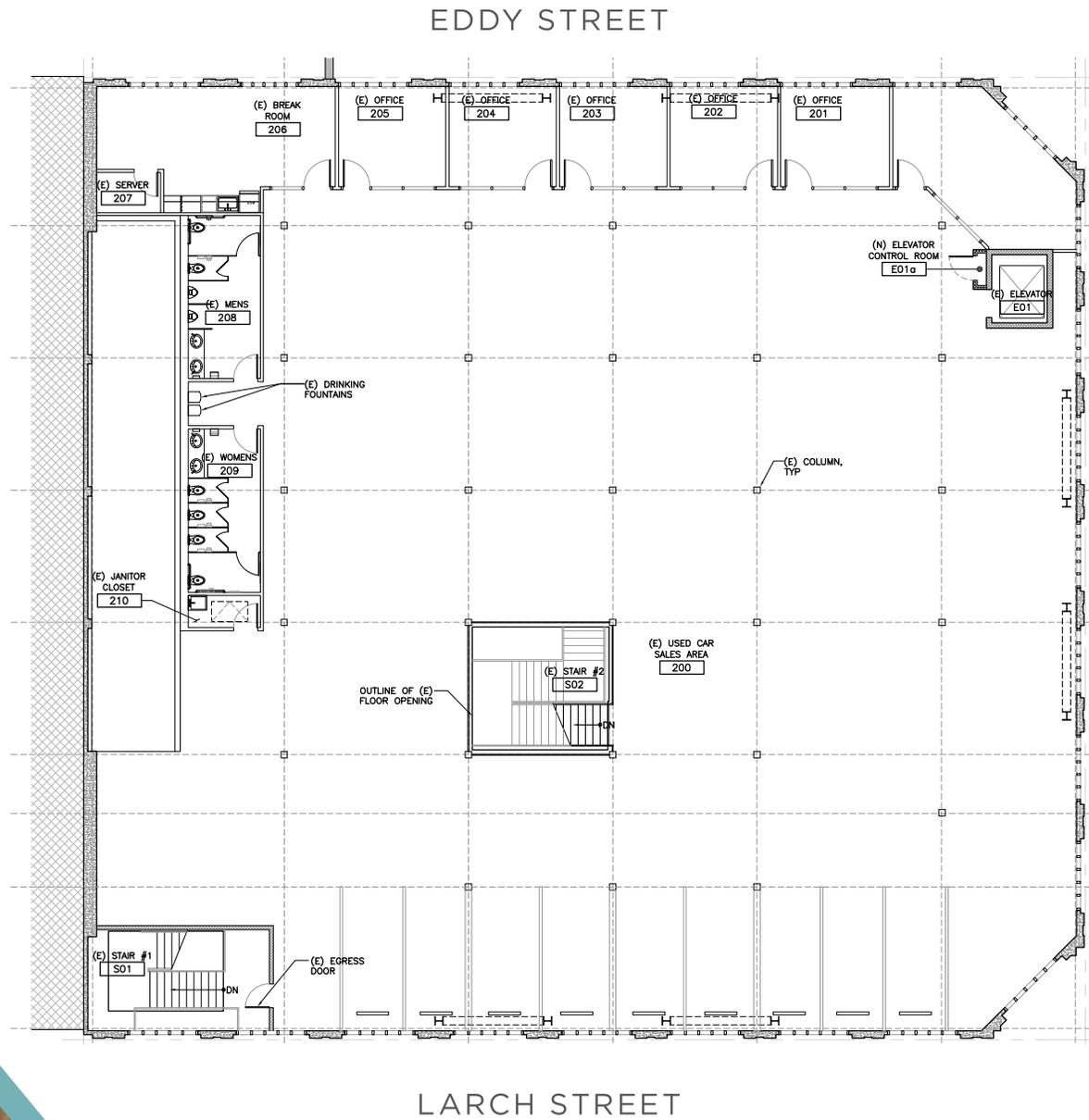
799
VAN NESS
AVENUE

FLOOR PLAN
FIRST FLOOR



799
VAN NESS
AVENUE

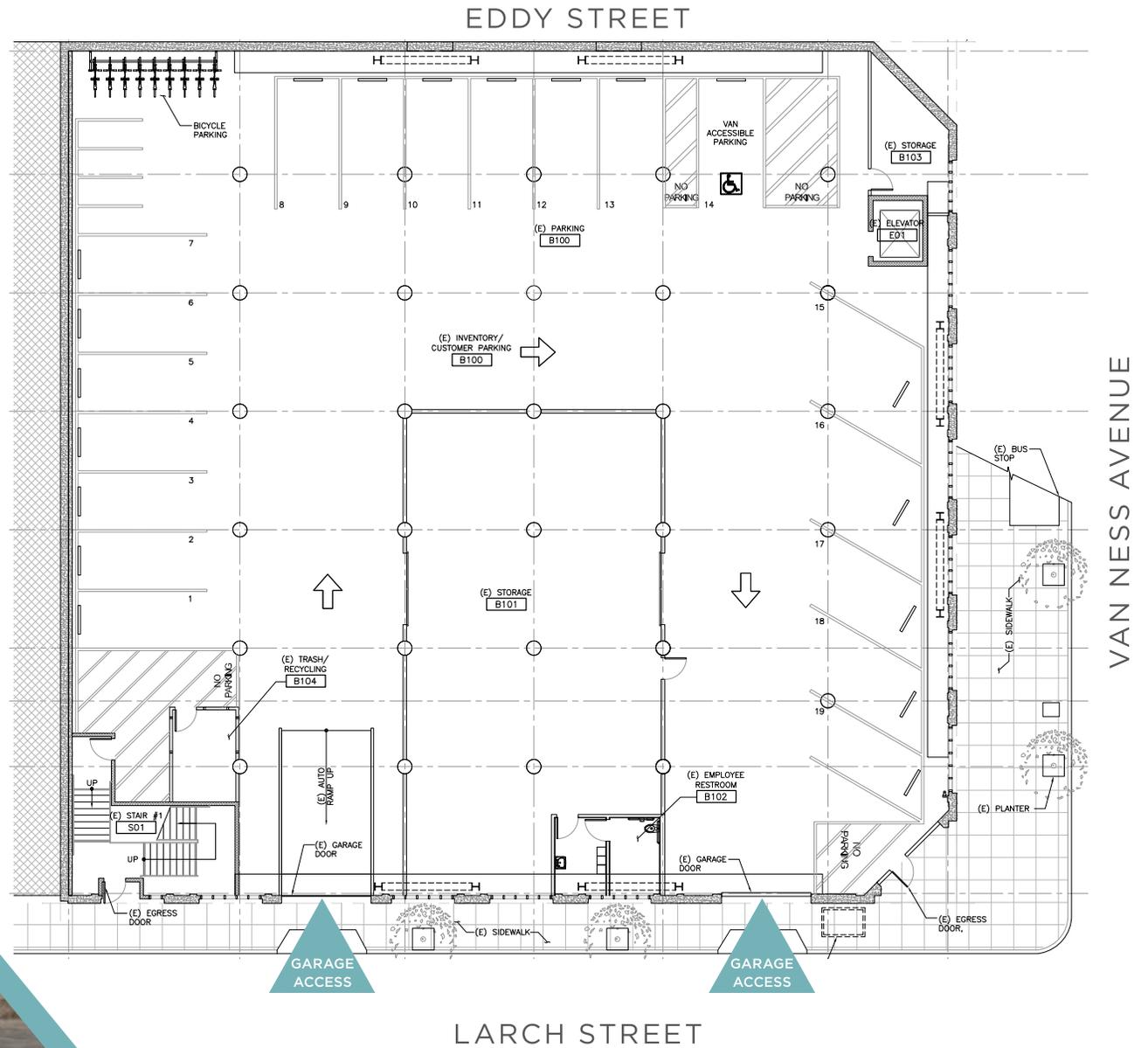
FLOOR PLAN
SECOND FLOOR



VAN NESS AVENUE

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AVENUE

FLOOR PLAN
LOWER LEVEL -
EXISTING





799
VAN NESS
AVENUE

FOR MORE INFORMATION,
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