

FLAGSHIP OPPORTUNITY IN NEW CPMC MEDICAL OFFICE BUILDING!
ONE RETAIL SPACE FOR LEASE | GROUND FLOOR CORNER
SPECTACULAR VAN NESS AVENUE FRONTAGE

AVAILABLE | SUITE A



1100 VAN NESS AVENUE | SUITE A

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



PACIFIC MEDICAL BUILDINGS
ADVANCING HEALTHCARE

Owner/Developer



VENTAS[®]

Owner



INCORPORATED | EST. 1922

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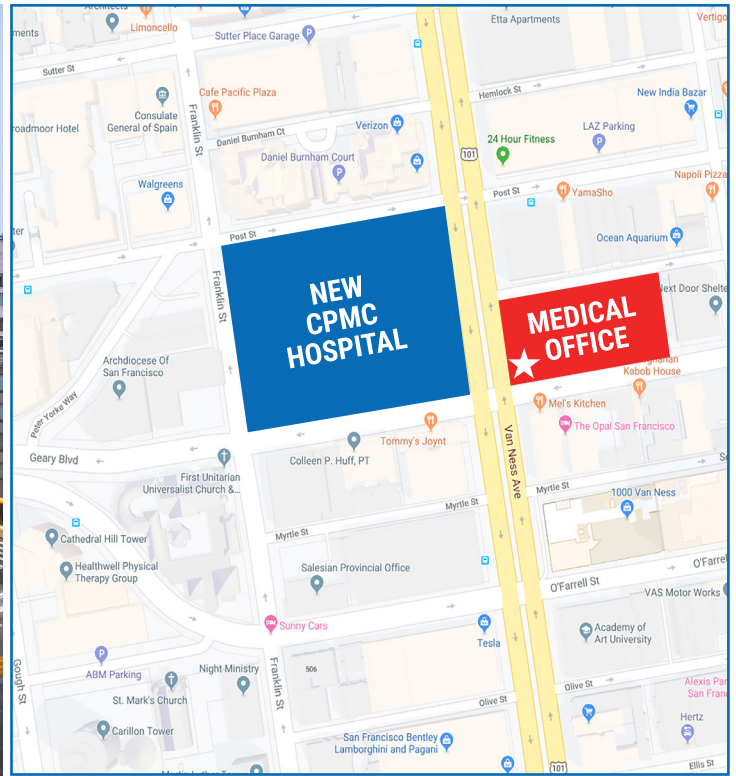
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44 Montgomery Suite 1288, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282



PROPERTY 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.

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.

SUITE A

±1,090 RSF

RETAIL SPACE FOR LEASE

- **PARTIAL LIST OF POSSIBLE USES**
 - HIGH-QUALITY RETAIL
 - UPSCALE (NON-COOKING) FOOD SERVICES
 - MEDICALLY-RELATED USES
 - FINANCIAL INSTITUTIONS
- **FLAGSHIP OPPORTUNITY**
- **ASKING RENT & NET CHARGES**
PLEASE CALL FOR QUOTE!



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NOW OPEN
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

NOW OPEN
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 Ave connects CPMC Hospital to 1100 Van Ness Avenue Office Building.



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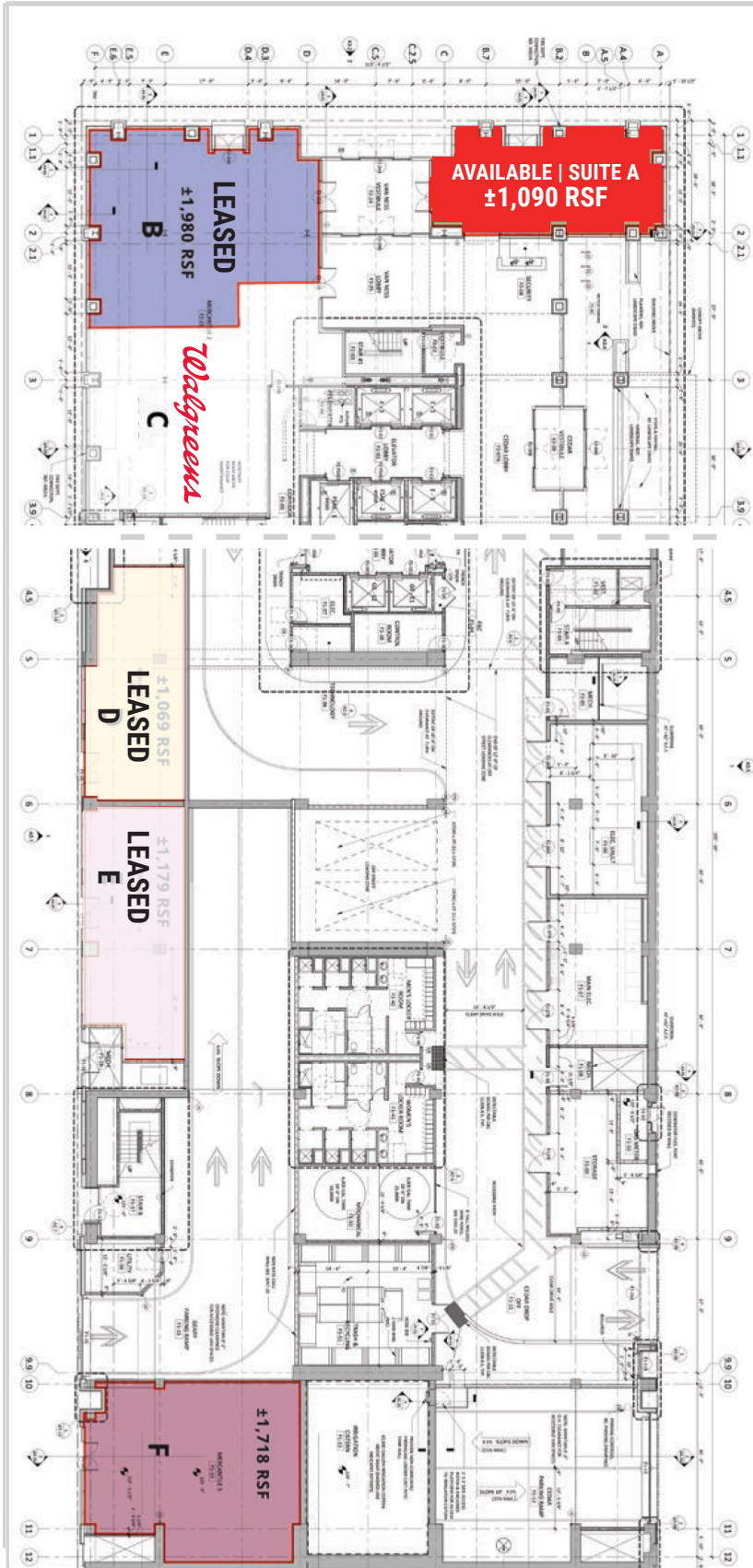
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FLOOR PLAN

VAN NESS AVENUE

GEARY BOULEVARD



CPMC MEDICAL OFFICE BUILDING

1100 Van Ness Avenue, Ste. A

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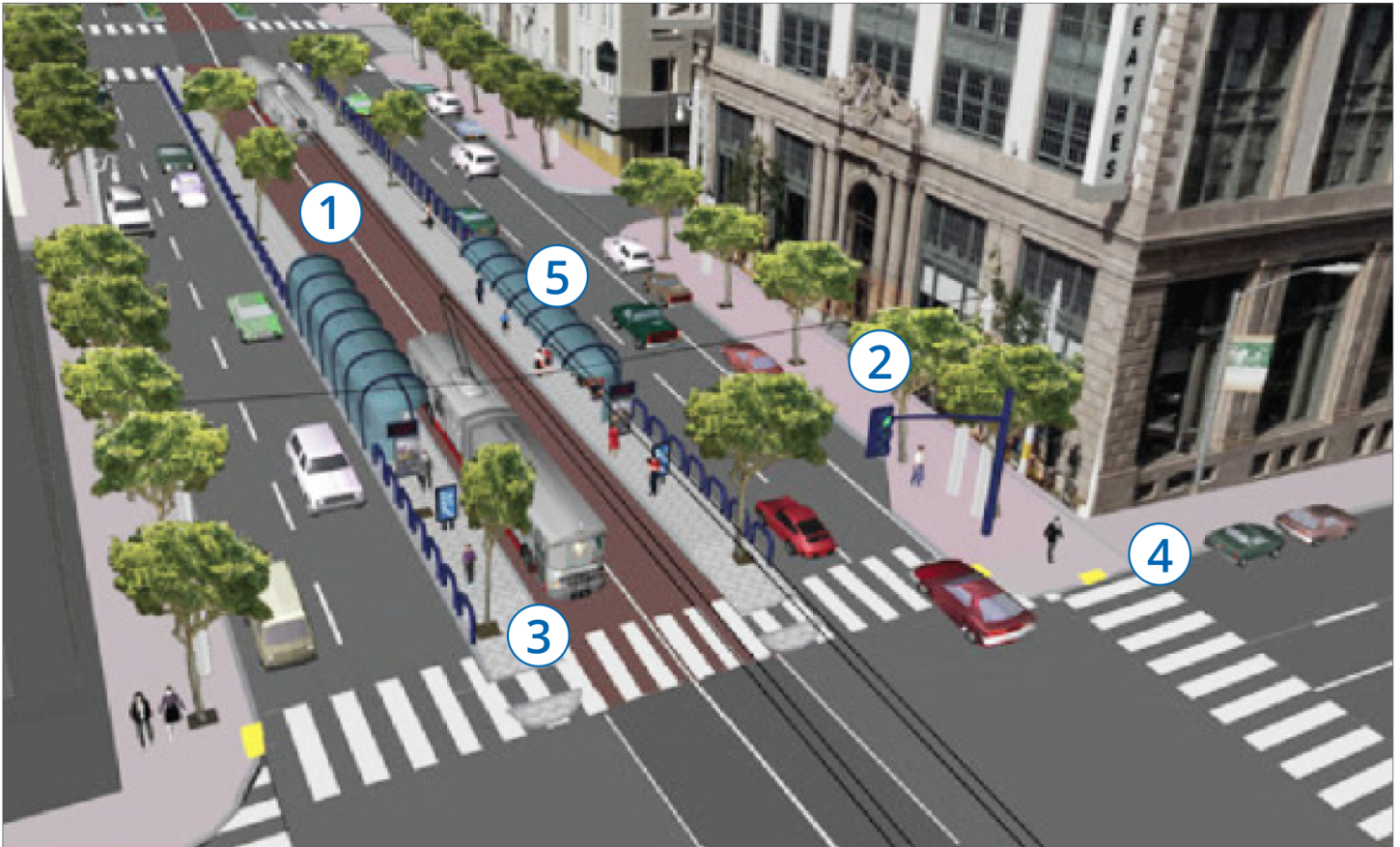
CPMC MEDICAL OFFICE BUILDING

1100 Van Ness Avenue, Ste. A

NOW AVAILABLE FOR LEASE

VAN NESS AVENUE TRANSPORTATION UPGRADE

Under Construction
Estimated 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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DEMOGRAPHIC SUMMARY

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						
2019 Population						
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						
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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