

For Lease // 2001 Van Ness Avenue, San Francisco, CA
HIGH VISIBILITY RETAIL SPACE



TERRY EVERLEY

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2001 VAN NESS AVENUE

PROPERTY SUMMARY

ADDRESS

2001 Van Ness Ave, San Francisco, CA 94109

AVAILABLE SPACE

Cafe / Retail Space	+/- 1,200 Square Feet
Fitness / Commercial Space	+/- 4,500 Square Feet

RENTAL RATE

Cafe / Retail Space	\$36 / Square Foot / Year, IG
Fitness / Commercial Space	\$30 / Square Foot / Year, IG

AVAILABLE

Immediately

ZONING

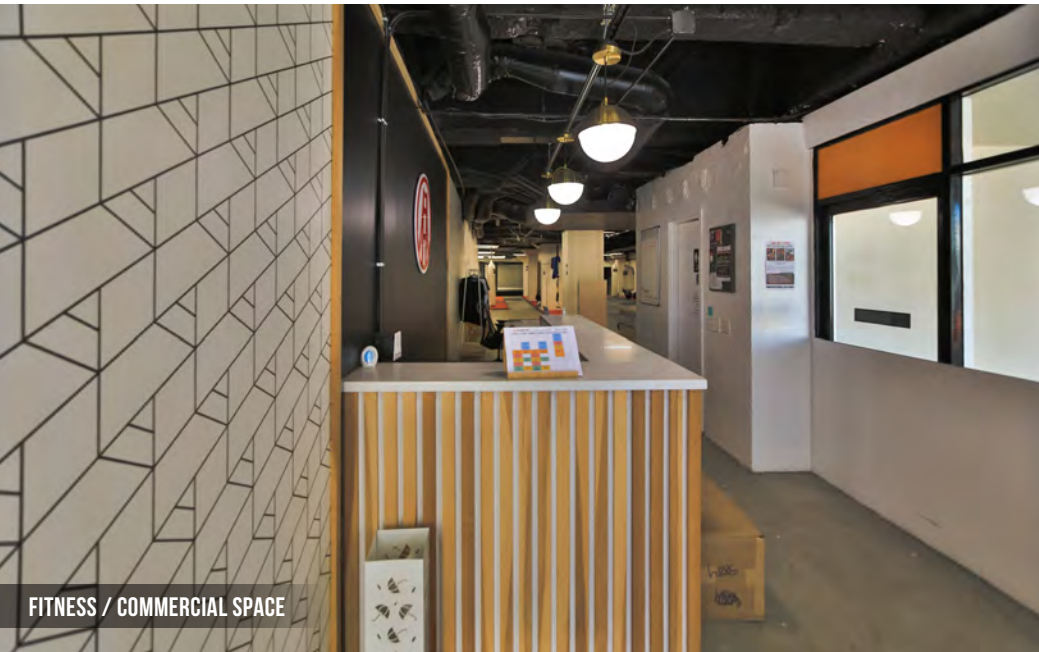
RC-4

BUILDING ATTRIBUTES

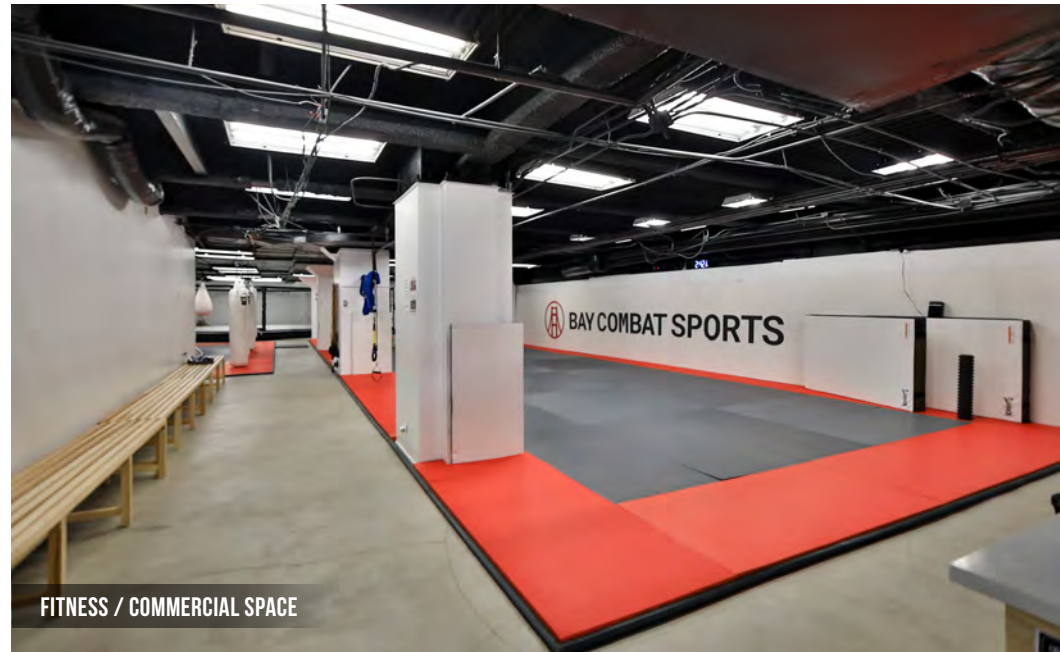
- + Van Ness Avenue Frontage
- + Parking Available Within the Building (paid)
- + Private Restrooms in the Spaces
- + Located Nearby Many Amenities and Public Transportation
- + Flexible Zoning and Use Designation
- + Located Between Cow Hollow and Russian Hill
- + 45,000 Cars Per Day



2001 VAN NESS AVENUE



FITNESS / COMMERCIAL SPACE



FITNESS / COMMERCIAL SPACE



CAFE / RETAIL SPACE

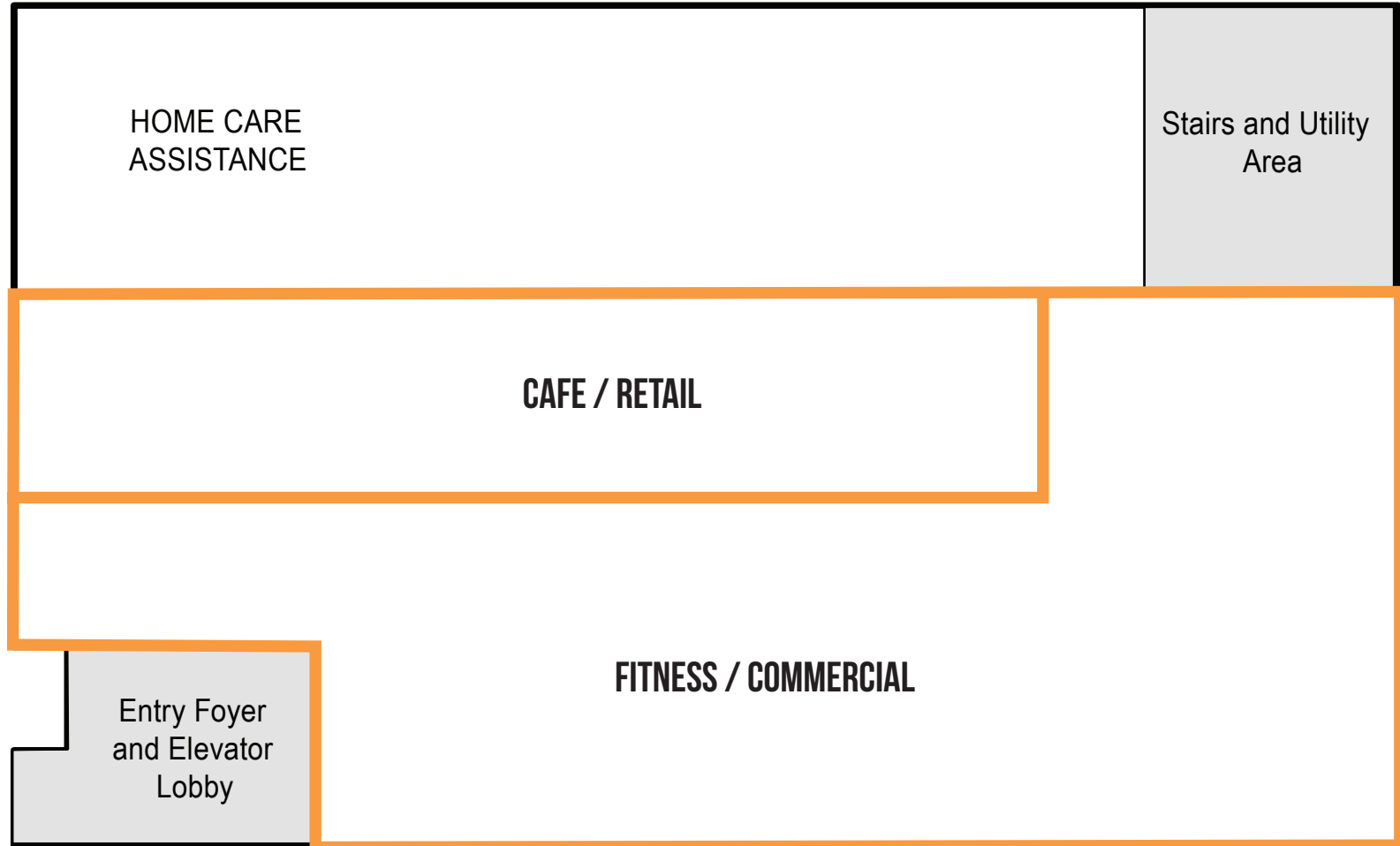


CAFE / RETAIL SPACE

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FLOOR PLAN

**Ground Floor Plan Is Not To Scale*



2001 VAN NESS AVENUE

LOCATION OVERVIEW

Desirable Pacific Heights location, walkable to many amenities and to surrounding neighborhoods.



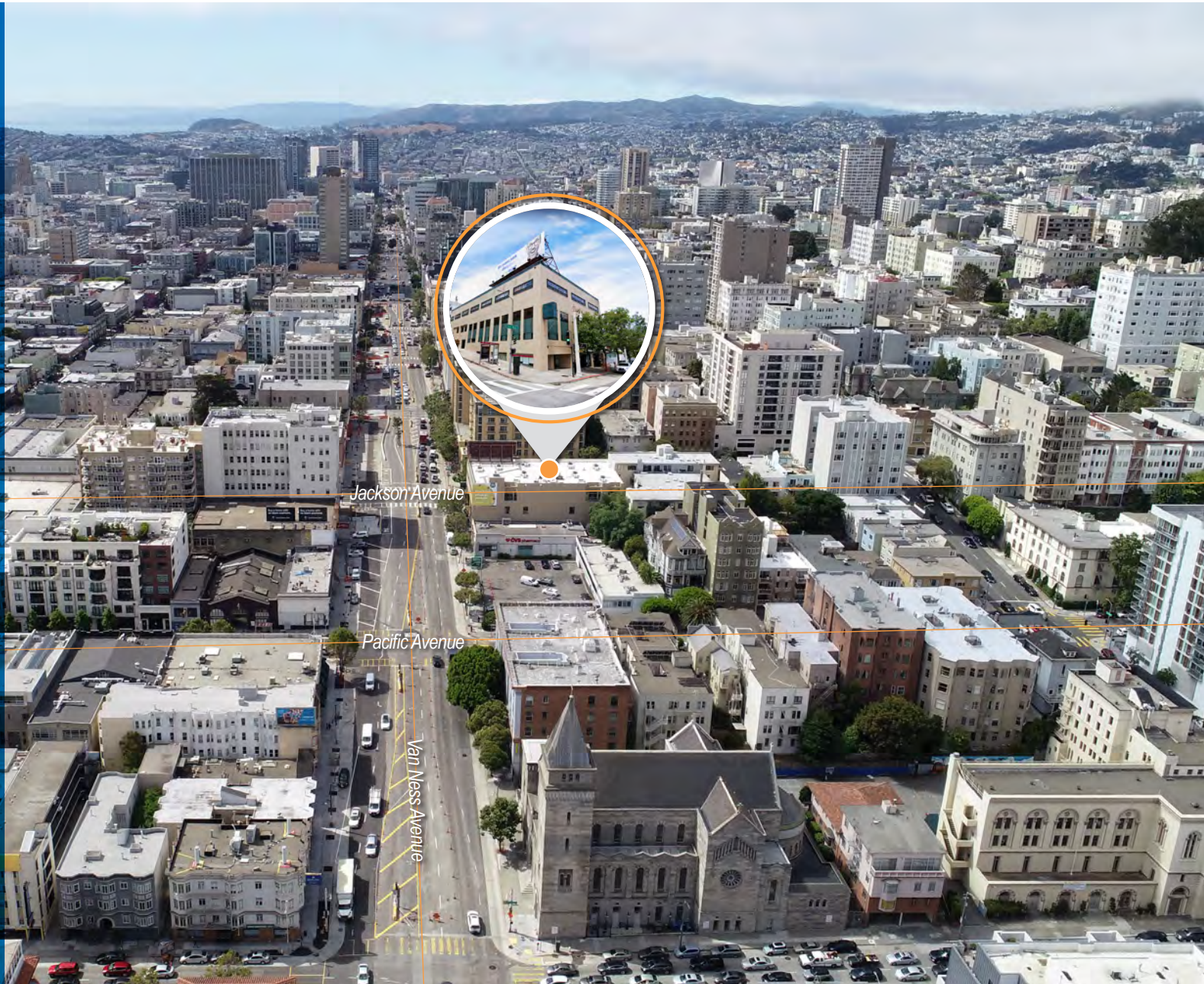
05 MIN to Lafayette Park
15 MIN to Fort Mason
20 MIN to North Beach
25 MIN to Union Square
30 MIN to Financial District



08 MIN to Financial District
09 MIN to Union Square
11 MIN to SOMA



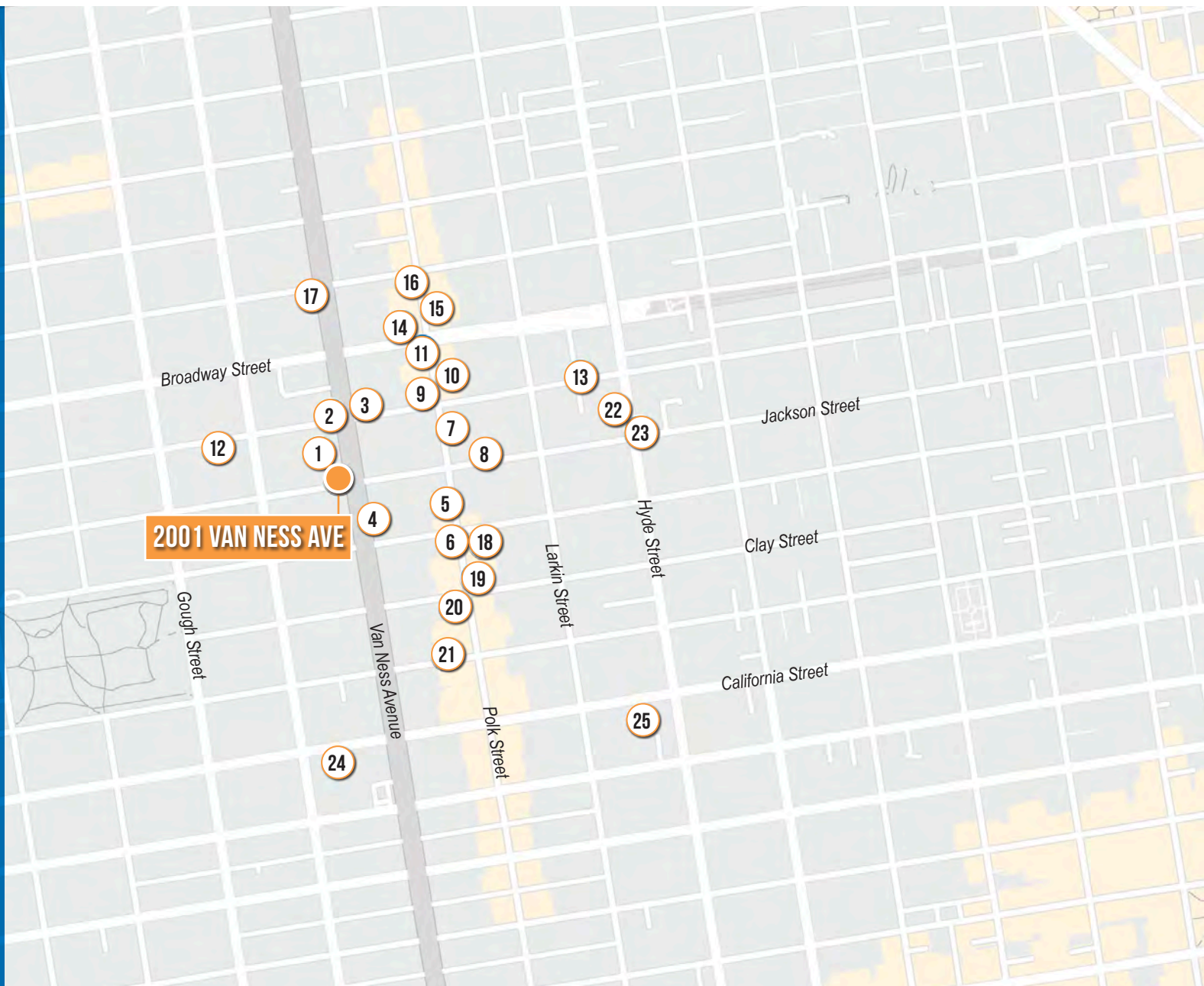
08 MIN to Golden Gate
09 MIN to 101 On-Ramp
11 MIN to 80 On-Ramp
13 MIN to Bay Bridge
15 MIN to 280 On-Ramp



2001 VAN NESS AVENUE

NEARBY AMENITIES

- 1.....CVS
- 2..... Happy Donuts
- 3.....Harris' - SF Steakhouse
- 4.....House of Prime Rib
- 5.....UPS Store
- 6.....The Crepe House
- 7.....Basik Cafe
- 8..... Bell Tower
- 9.....Cheese Plus
- 10..... Robberbaron
- 11.....Lord Stanley
- 12.....Avenue Fine Food Market
- 13.....Ristorante Milano
- 14.....Nick's Crispy Tacos
- 15.....Walgreens
- 16.....Starbucks
- 17.....Wasabi & Ginger
- 18.....Amelie San Francisco
- 19.....Hahn's Hibachi
- 20.....Harper & Rye
- 21.....Acquerell
- 22.....Cocotte
- 23.....NOOK
- 24.....Whole Foods Market
- 25.....Trader Joe's



2001 VAN NESS AVENUE



LORD STANLEY



ROBBERBARON



HARRIS' STEAKHOUSE



HOUSE OF PRIME RIB



THE CREPE HOUSE

2001 VAN NESS AVENUE



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