

1001  
VAN NESS



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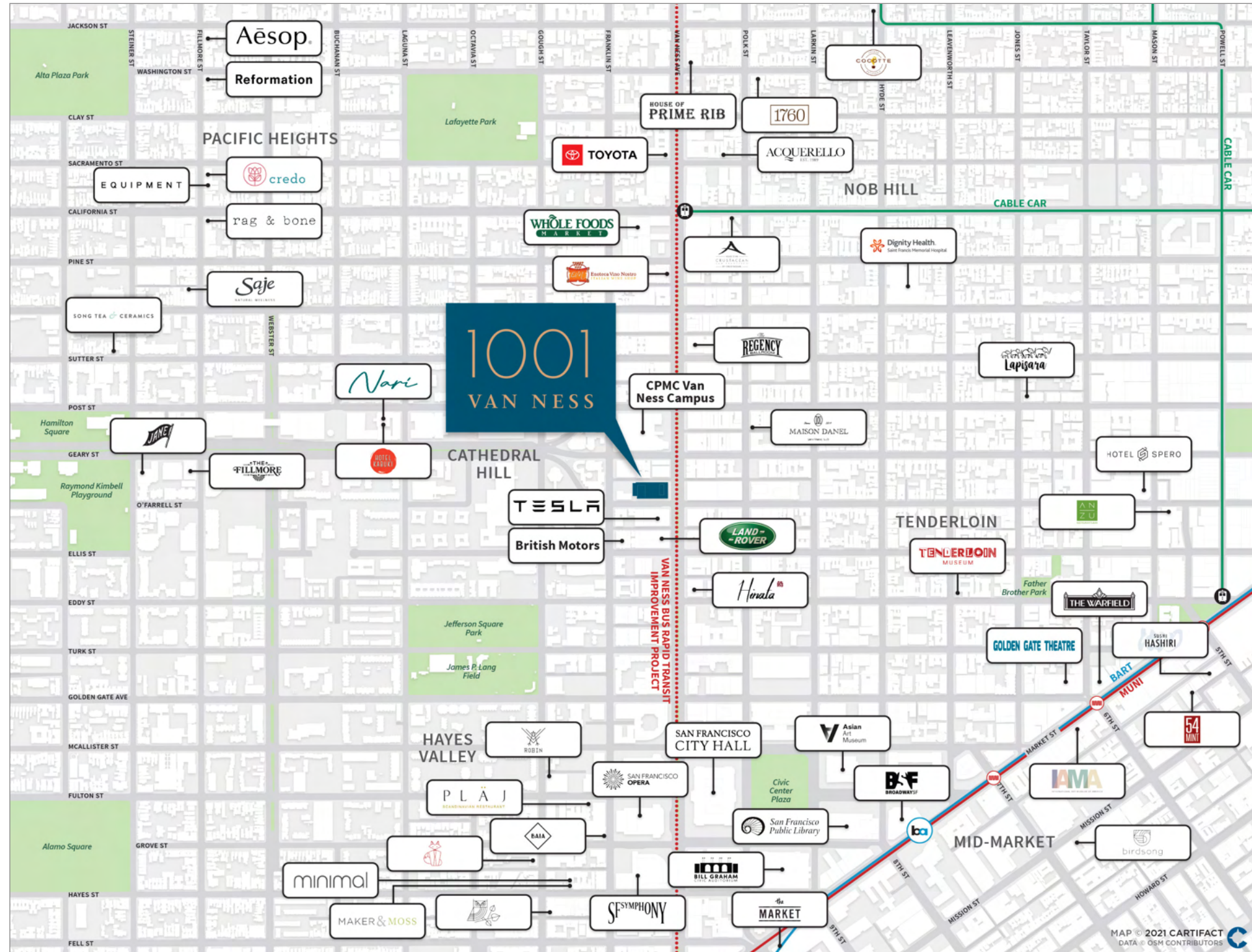
## THE MARKET

San Francisco is the cultural, commercial, and financial center of Northern California. It is the 16th most populous city in the United States, and the fourth most populous in California, with 881,549 residents. It is the second most densely populated large U.S. city, behind only four of the five New York City boroughs.

It is ranked 12th in the world as a financial center, second in the United States behind only New York City. San Francisco is also the headquarters of Twitter, Square, Airbnb, Levi Strauss & Co., Gap Inc., Salesforce, Dropbox, Williams Sonoma, Uber, and Lyft.

The city, and the surrounding Bay Area, is a global center of the sciences and arts and is home to a number of educational and cultural institutions, such as the University of California, San Francisco (UCSF), the University of San Francisco (USF), San Francisco State University (SFSU), the de Young Museum, the San Francisco Museum of Modern Art, the SFJAZZ Center, and the California Academy of Sciences.









## THE PROJECT

The Project will be a first-of-its-kind, luxury seniors housing development incorporating masterfully sculpted architectural design by the renowned Handel Architects and a thoughtful and luxurious interior design by March & White. When completed, 1001 Van Ness will be home to over 350 residents and staff.

The Project is located in the affluent and historic Cathedral Hill neighborhood, a relatively small community of approximately eight square blocks. Cathedral Hill is centrally located in San Francisco and so named as it is home to numerous large churches from a number of denominations. The area is also home to several large hospitals, including the new \$2.1 billion Sutter Health Hospital one block from the site, University of California San Francisco (“UCSF”) Medical Hospital and a multitude of medical offices. The Project is adjacent to the \$300 million makeover of Van Ness Avenue to enhance public transportation and introduce the Bus Rapid Transit Network, all of which is scheduled to be completed by the end of 2021.

The area also offers many cultural opportunities including the Nourse and Herbst Theaters, the San Francisco Symphony, the War Memorial Opera House, museums and more, all within a short ten minute walk or bus ride.





# PROJECT HIGHLIGHTS

The neighborhood offers favorable demographics with a dense daytime and residential population with the cities best cultural institutions and entertainment.



154K

Residents within a mile



46k

Cars passing on  
Van Ness daily



\$2.1B

Sutter / CPMC Van Ness  
Campus opened in 2019, one  
block away from 1001 Van Ness



\$124K

Average household  
income



\$1.3M

Average home value



43,180

Daytime population  
within ten minutes



MYRTLE ST



VAN NESS AVE

O'FARRELL ST

## VAN NESS AVE SPACE DETAILS



Large format, high ceiling,  
with ample frontage on  
Van Ness Ave.



Suitable for full service  
or limited service fitness,  
health and wellness,  
medical or food & beverage.

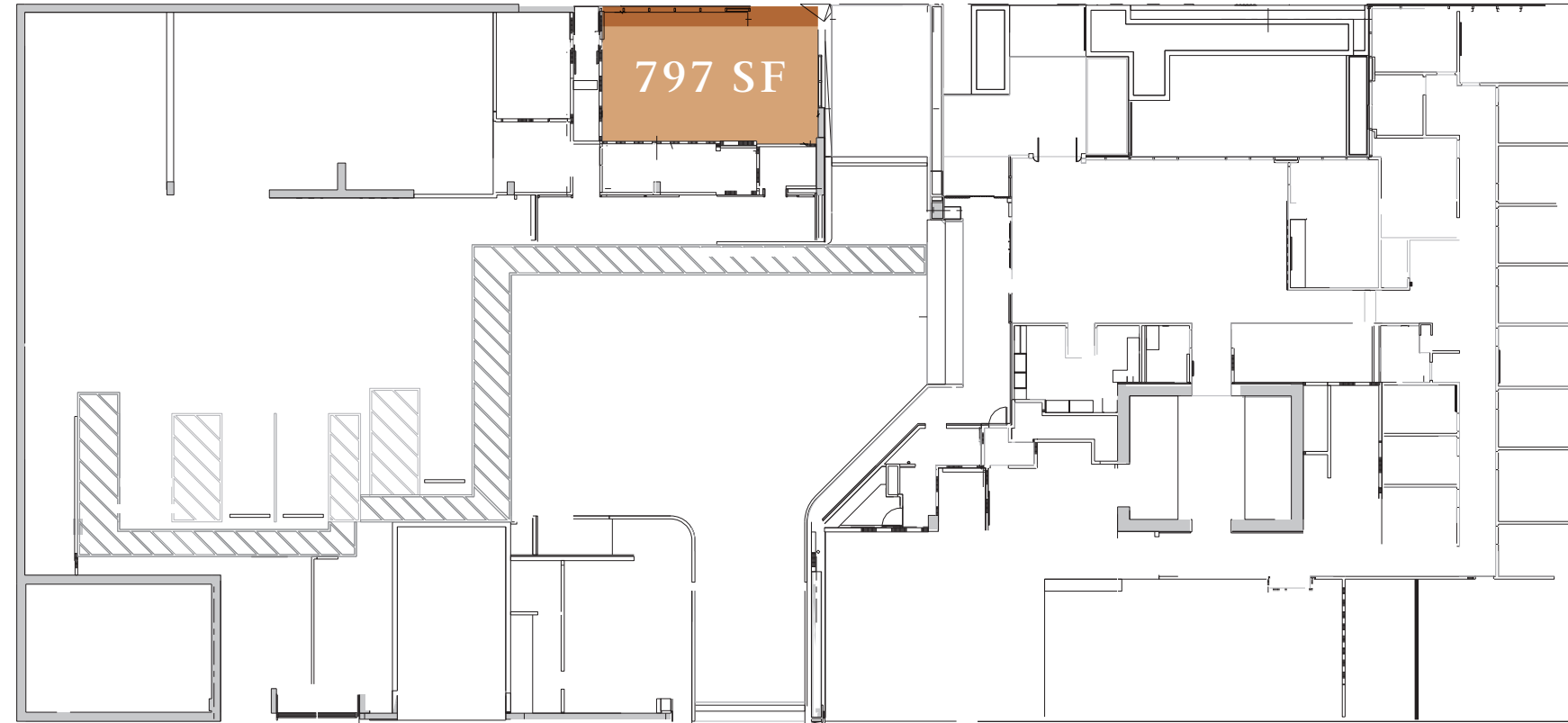


Tenant improvements  
and Landlord work will  
be considered based on  
credit and deal terms.





MYRTLE ST



O'FARRELL ST

VAN NESS AVE



## MYRTLE ST SPACE DETAILS



Retail space adjacent to the main residential entrance off Myrtle St.



Excellent opportunity for small amenity based retail use like wine bar, juice, coffee or florist.



Tenant package with build out and Tenant Improvement Allowance available.



# 1001 VAN NESS

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