



KEARNY COLLECTION

Under New Ownership

AT THE INTERSECTION OF
FIDI & UNION SQUARE



AVAILABLE ±3,502 SF

AVAILABLE
±1,827 SF

AVAILABLE
±3,618 SF

RETAIL OPPORTUNITIES FOR LEASE ~ JULIE TAYLOR LIC.#000998395 LACI JACKSON RAVINA LIC.#02091088





180 SUTTER STREET | SUITE 100

The premier corner opportunity within The 222 Kearny Collection offers a rare combination of exceptional street frontage, striking architecture, and a high-end existing medical buildout. Positioned prominently along Kearny Street and Sutter Street, the space benefits from **strong exposure on both frontages**, creating a commanding presence at the intersection of FiDi and Union Square. **Its corner identity, expansive visibility, and steady weekday foot traffic make it ideal for operators seeking flagship presence.**

3,502 SQ FT

KEARNY STREET: ±70' FRONTAGE

SUTTER STREET: ±80' FRONTAGE

EXCELLENT FIT FOR SERVICE, SPECIALTY RETAIL, WELLNESS, MEDICAL SPA, AND MEDICAL USERS

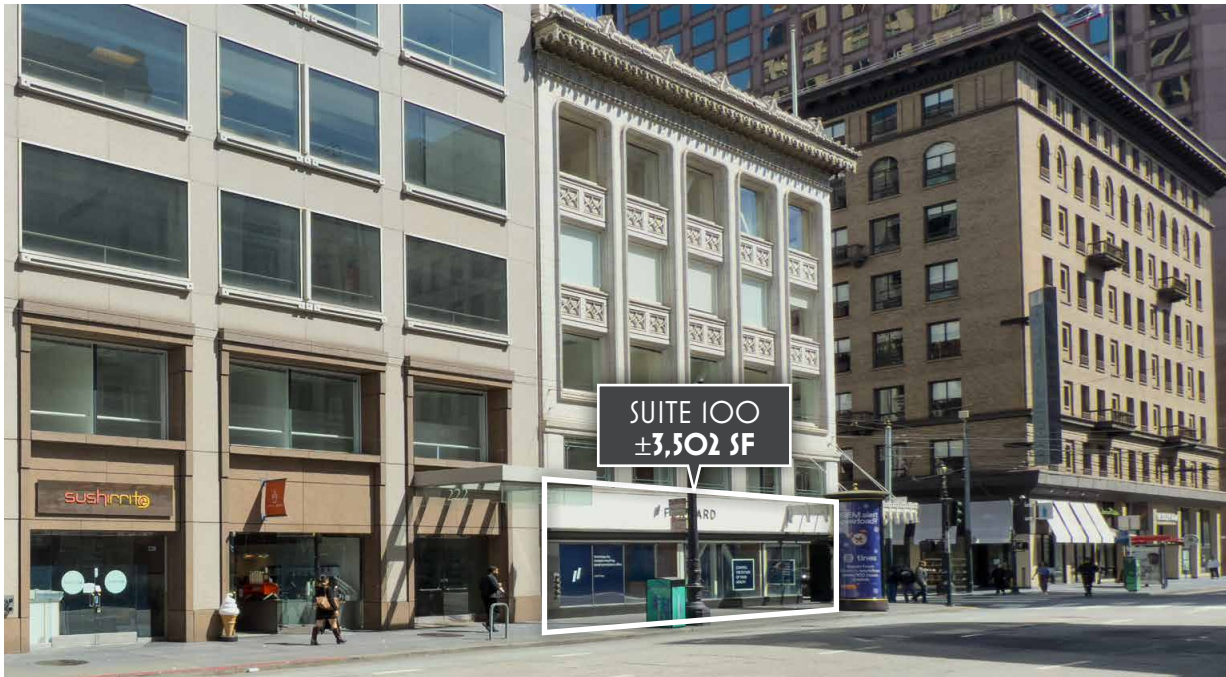


LOCATED WHERE FIDI MEETS UNION SQUARE,

The 222 Kearny Collection offers a premier opportunity to capture the energy of two of San Francisco's most important districts in one address. **This highly visible downtown location draws from a dense daytime workforce, destination retail traffic, hospitality users, and visitors** moving between the city's business and shopping corridors.

The surrounding neighborhood is defined by a **strong mix of established retailers, wellness and service providers, grab-and-go dining, and local favorites**, creating a vibrant environment for tenants seeking both convenience-driven visits and destination appeal.

With nearby operators including **Alden Shoes, Sterling Vision, Blue Bottle, Drybar, Chipotle, MIXT, Just For Fun Toys** and other popular food and beverage concepts, the collection is positioned to benefit from strong co-tenancy and steady pedestrian activity.



2025 PLACER AI DATA
 222 Kearny St, San Francisco
 (Nearby Activity 1,000 ft)

7.5M
 Visits

2.3M
 Visitors

120 Min
 Avg. Dwell Time

8 min 
 to Union Square

10 min 
 to Salesforce Park

11 min 
 to Moscone Center

SITEPLAN

K E A R N Y S T R E E T



S U T T E R S T R E E T

TRADE AREA

Hotel Emblem
Hotel Cartwright

Marriott
WELLS FARGO

STUDIO323
cop.copine
SAMUEL SCHEUER
SAN FRANCISCO
ALLEN EDMONDS
E & O
KITCHEN & BAR
SAN FRANCISCO

Triton Hotel
Amorino
BRILLIANT EARTH
The Pretzel Bagel
SF WRAPS
MURPHY'S PUB
TRISARA
Mountain Boba

HARAZ COFFEE HOUSE
pagan idol
BOWL'D Acai
MR. MAHJONG'S
RICKHOUSE
MIXT
LA FROMAGERIE
COFFEE BAR
holy nata

Park Hotel
MORTON'S THE STEAKHOUSE
Chancellor Hotel
Coming Soon
ZARA

Starbucks
McDonald's
Grand Hyatt
Sak's Redevelopment
384 Post
TIFFANY & Co.
WILLIAMS-SONOMA
Apple

Starbucks
Campton Palace Hotel
WILKES BASHFORD
JROLAND SALON
LaserAway
ETHOS
teuscher
Chocolate of Switzerland
Kiton
NIKE
ZARA
Salvatore Ferragamo
HARRY WINSTON

ROBERT PAUL
RIMOWA
BVLGARI
drybar
saatva

BLUE BOTTLE COFFEE
Le Parc
GALLERIA PARK HOTEL
JULIES KITCHEN
FITNESS
Jamba
The Escape Bar
CROCKER GALLERIA
EMPIRE

PANDORA
VICTORIA'S SECRET
Westin St. Francis Hotel
BOURBON STEAK
ENO WINE BAR
Nintendo

UNION SQUARE
b patisserie

BREITLING
ROLEX
ST. JOHN
GRAFF
MaxMara
Cartier
GUCCI
Maison Margiela
HERMÈS PARIS
VALENTINO

Dior
GIORGIO ARMANI
OLIVER PEOPLES
Dior
Shapur
Capital One
Britex
Just For Fun
GOYARD
BRUNELLO CUCINELLI
DOLCE & GABBANA
VINCE
GOLDEN GOOSE
IRON HORSE
ASHA TEA HOUSE
Acne Studios

INDOCHINO
citibank
MCKESSON
BUN MEE
Ritz-Carlton Club
BART/MUNI Metro Montgomery St Station
MOLESKINE
PALACE HOTEL SAN FRANCISCO

Handlery Union Square Hotel
Spaulding Hotel
SHOEPALACE
Hotel Villa Florence
UGG
Starbucks

New Union Square Station
dyson
Loro Piana
SWAROVSKI
The Cheesecake Factory
LOUIS VUITTON
macy's
POP MART
BOUDIN

OMEGA
DITA
Neiman Marcus
BONOBOS
CH WESSLING
WESSLING CONTEMPORARY
CHOTTO MATTE
AC jeans

MOSCOT diptyque
Theory
CHASE
BOSS HUGO BOSS
WELLS FARGO
SUPER DUPER
BLUE BOTTLE COFFEE
KONA'S

MARKET ST.
THIRD
Jinbi
Down Club
LOCAL EDITION
California pizza kitchen
CORDIAL
Whole Cakes
SAN FRANCISCO



MONTGOMERY

PROPE FOOD

Fid

EMPIRE

PALACE HOTEL SAN FRANCISCO

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KEARNY COLLECTION



Artistic Rendering for Suite 168



Artistic Rendering for Suite 160

RETAIL OPPORTUNITIES FOR LEASE

JULIE TAYLOR | 415 203 6387 | JULIE.TAYLOR@COLLIERS.COM | LIC.#00998395

LACI JACKSON RAVINA | 405 206 4626 | LACI.RAVINA@COLLIERS.COM | LIC.#02091088

