



FOR SALE



±7,613 SF RETAIL / OFFICE BUILDING

2222 BUSH
San Francisco, CA

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EXECUTIVE SUMMARY



Cushman & Wakefield is pleased to present the following opportunity to purchase the fee simple interest in 2222 Bush Street, San Francisco, CA.

This building can be delivered vacant for an investor or owner-user.

The property is located in the highly desired Lower Pacific Heights neighborhood and is situated next to Fillmore Street which is home to blocks of high-end retailers and neighborhood bars and restaurants. 2222 Bush Street is situated in close proximity to the Fillmore District, Pacific Heights and Japantown.

Address	2222 Bush Street, San Francisco, CA 94115
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APN	0659-006
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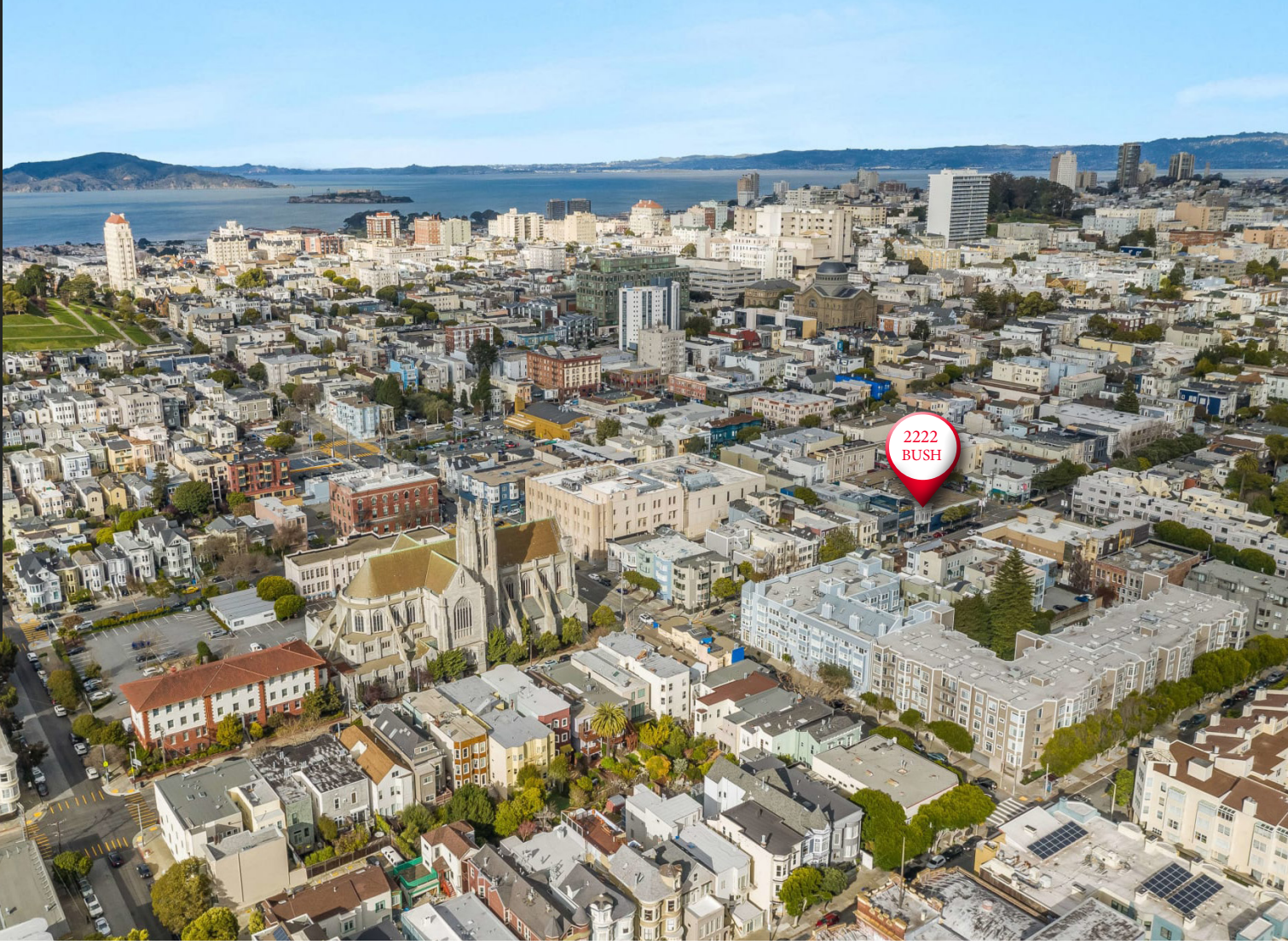
Building Size	Total Square Feet:	±7,613 SF
	Ground Floor:	±3,160 SF
	Second Floor:	±2,378 SF
	Lower Level:	±2,075 SF

Lot Size	3,187 SF
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Zoning	NCD - Upper Fillmore Commercial District - Allows a Variety of Retail, Office and Residential Uses
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Asking Price	\$4,500,000
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2222 BUSH



PROPERTY HIGHLIGHTS

Open air patio in the back that can be accessed from Wilmot Street. This could be used for parking, patio / yard space or potential additional development.



Steps Away from Vibrant, High-End Fillmore Street



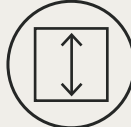
Rare Owner-User Opportunity



Excellent Frontage on Bush Street



Open Plan on Ground Floor with Second Floor Offices



Wonderful High Ceilings and Classic Victorian Finishes Throughout



Flexible Zoning Designation



INVESTMENT HIGHLIGHTS



FLEXIBLE CONFIGURATIONS:

- Investor or owner-user can occupy the entire Property, or occupy a portion and lease the balance
- Ground and 2nd floor can be entirely separate

HIGH IDENTITY:

- Fantastic visibility off of Bush Street with traffic counts totaling 26,604 Daily (16,361 ADT on Bush / 10,243 ADT on Fillmore) *Source Esri*

LOCATION:

- Located in the Fillmore District. Close to public transportation and one of San Francisco's most desirable and storied neighborhoods

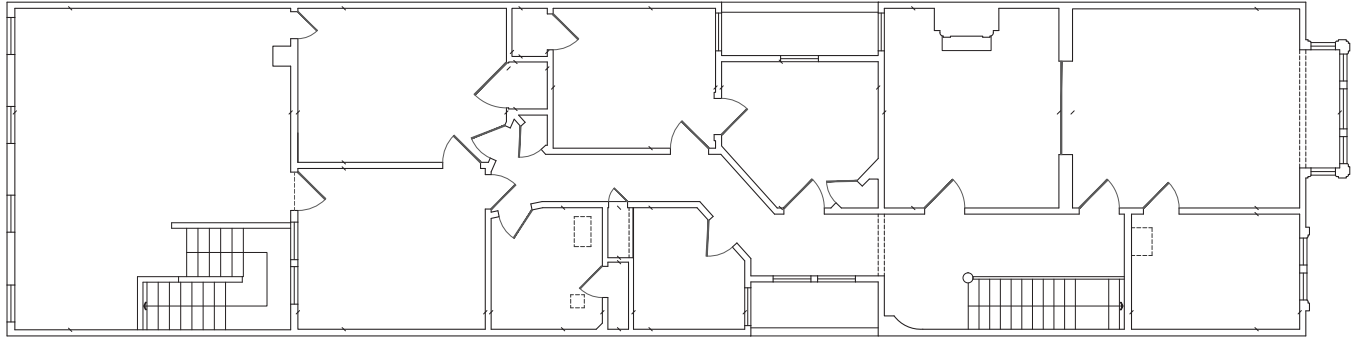
RECENT BUILDING UPGRADES:

- Electrical and HVAC Upgrades
- Building Recently Painted
- New Bathrooms
- Ground Floor Remodeled

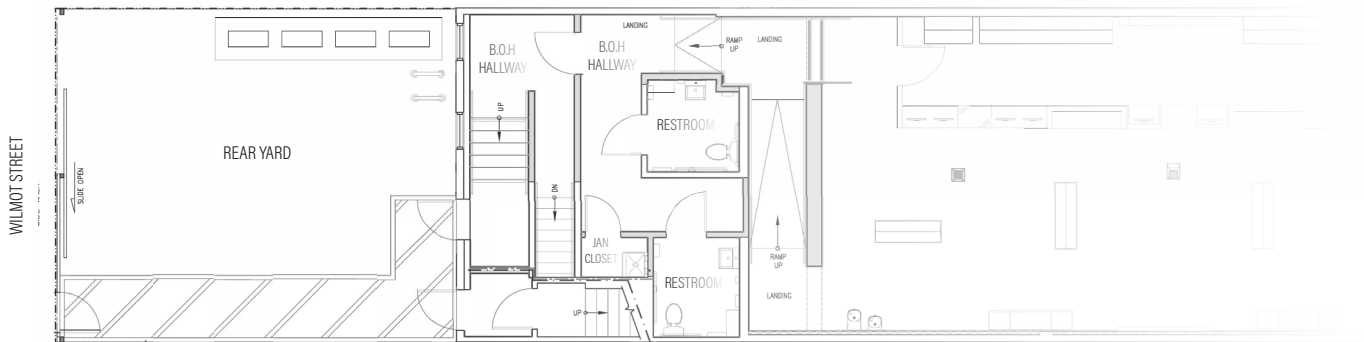
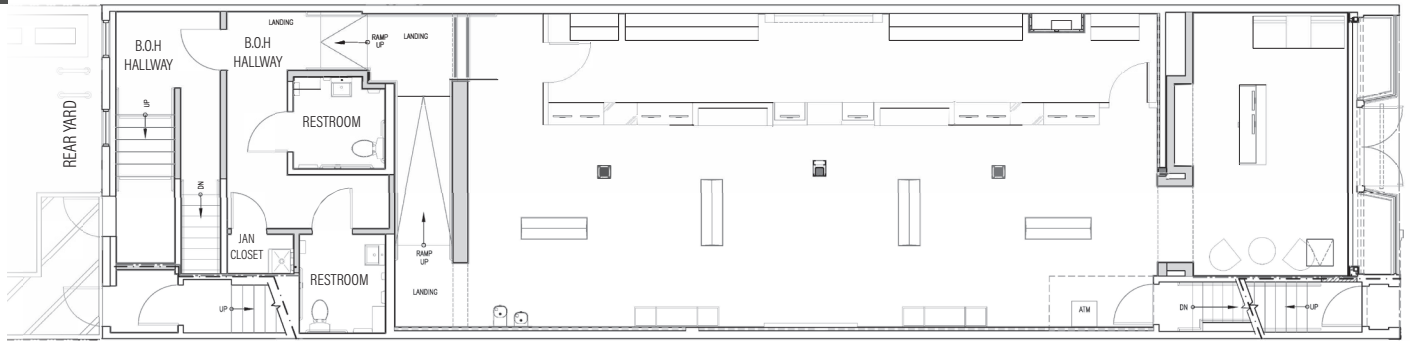
ON-SITE SECURED PARKING:

- The property comes with a private yard accessed from Wilmot Street. This could be used for parking vehicles or as patio space

SECOND FLOOR | ±2,378 SF



GROUND FLOOR | ±3,160 SF



LOWER LEVEL | ±2,075 SF

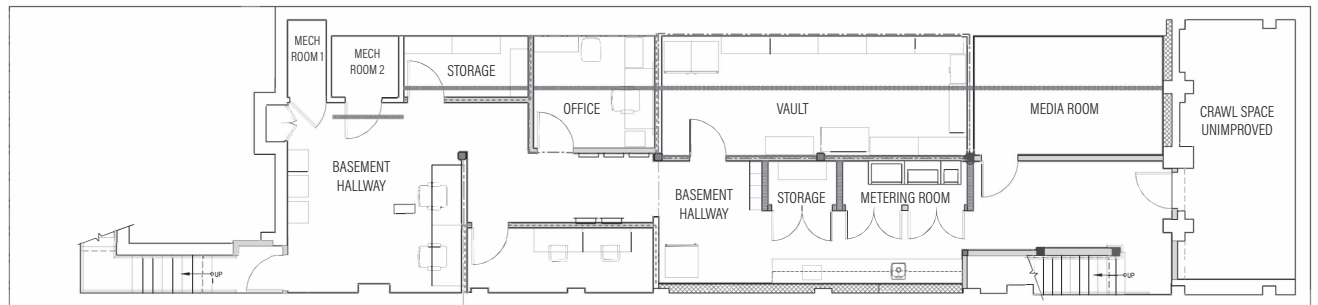




























PHOTO GALLERY



THE FILLMORE

A neighborhood full of music history, fine dining, and upscale shopping, The Fillmore packs more into a few city blocks than you can believe.

Fillmore Street, linking the Western Addition in the south to Pacific Heights in the north, is the dynamic axis of what locals call “The Fillmore.” A hub for San Francisco’s music scene, the area has a rich musical history. On the south side of Geary Boulevard, the legendary 1960s music emporium, The Fillmore, continues to rock with top-name performances. In early July, Fillmore Street between Jackson and Eddy streets transforms into a live music mecca, blending sounds of jazz and soul with art during the Fillmore Jazz Festival.

CLAY STREET		FILLMORE STREET	CLAY STREET	
	Alice & Olivia		Palmer's	
	Veronica Beard		Zero & Co.	
	DiPietro Todd Salon		Via Veneto	
	Paige		Athleta	
	Ten-Ichi		Starbucks	
	Cielo		Eileen Fisher	
	Joe & the Juice		La Mediterranee	
	Salt & Straw		Little Words Project	
			D&M Fine Wines	
SACRAMENTO STREET		SACRAMENTO STREET		
	Peet's Coffee	Frame		
	Browser Books	Credo Beauty		
	Mudpie	Oaktown Spice Shop		
	Jonathan Adler	Velvet		
	Troya	Diptyque		
	Jane	Cuyana		
	knix	Dumpling Story		
	Ruti	Wells Fargo		
	Benefit			
	Dandelion Chocolate			
	Moscot			
	Alexis Bittar			
	Pinsa Rossa			
CALIFORNIA STREET		CALIFORNIA STREET		
	Taco Bar	Rag & Bone		
	Flannel America	Gorjana		
	The Tailor's Son	Clare V.		
	apizza	Redmint		
	Mio	Lululemon		
	Third Love	Sézane		
	Marcella	Harry's Bar		
	Travel Visa Pro	Little Shucker		
	Adam Walters Fine Custom Printing	Byredo		
	Bun Mee			
	Freda Salvador			
	Crescent Moon			
	Noosh			
PINE STREET		PINE STREET		
	Kiehl's	Fiat Lux		
	Paper Source	The Shade Store		
	Roam Artisan Burgers	No Rest for Bridget		
	Florio	SVRN		
	Saje Natural Wellness	Woodhouse Fish Co.		
	SPQR	Compton's Coffee		
	The Finery	Hiho Silver		
	Incision Optometry	Zuri		
	45R	Chapeaux Michelle		
	Hernal Apothecary	Sterling Bank & Trust		
	Scarlet Sage			
	Crossroads			
BUSH STREET		BUSH STREET		

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