

2222 Bush St.

RETAIL + OFFICE USE BUILDING FOR LEASE
Fillmore District

JAY SHAFFER

(415) 407-3997

DRE #: 01444640





RETAIL, MEDICAL OR CANNABIS USE \pm 4,490 RSF

Rate: \$60 per RSF/year, NNN

Term: 3-10 years

Spread over 2 floors - 1st floor and lower levels are combined.

Turnkey retail opportunity with great signage and identity.

Onsite parking + rear yard available.

SECOND FLOOR - OFFICE USE \pm 2,378 RSF

Rate: \$48 per RSF/year, Industrial Gross

Term: 3-10 Years

2nd floor walk up space. Office intensive current layout & Landlord improvements available.

Onsite parking + rear yard available.

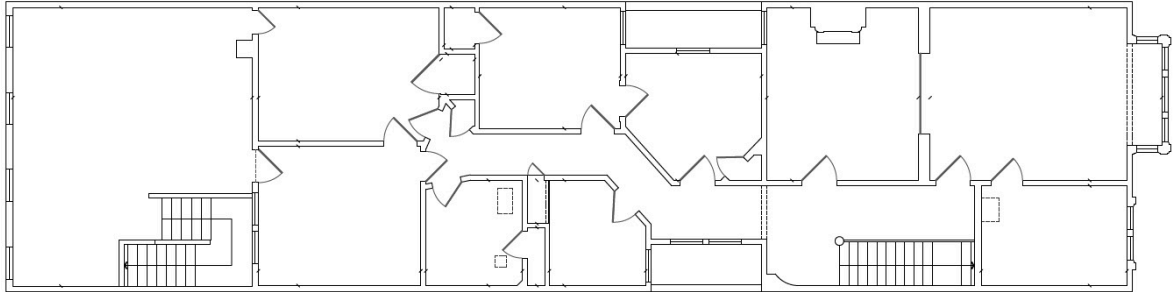
2222 Bush St.

FLOOR PLANS

1st Floor + Lower Level can be leased separately from 2nd Floor

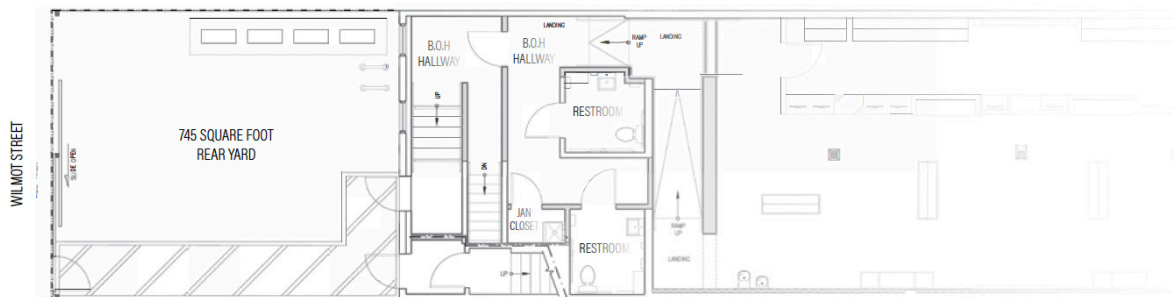
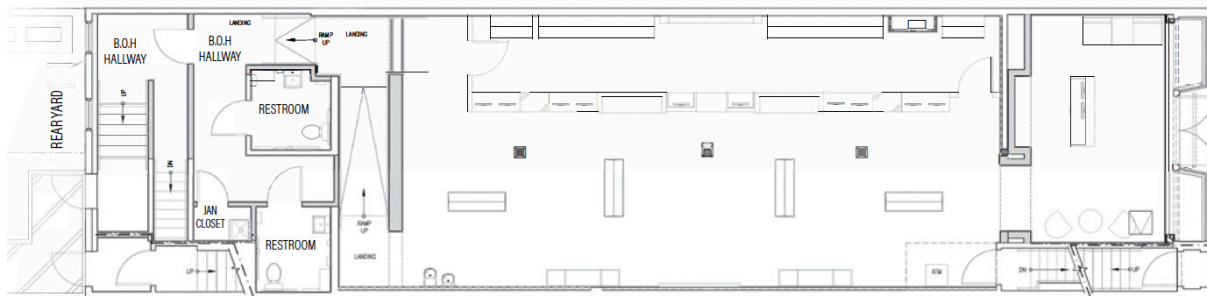
OFFICE USE SECOND FLOOR

+/- 2,378 RSF

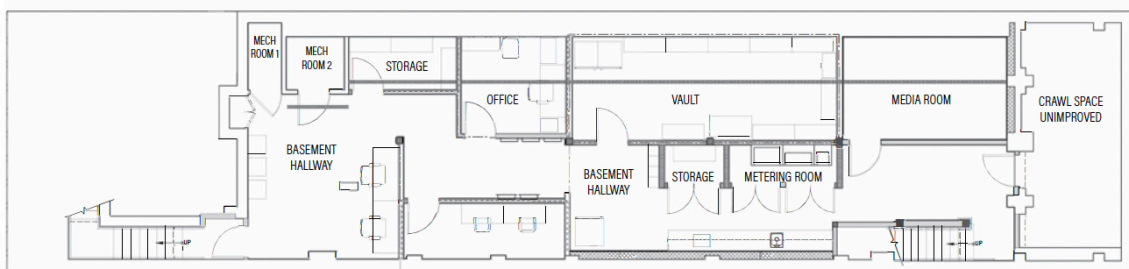


RETAIL, MEDICAL OR CANNABIS USE GROUND FLOOR with YARD

+/- 4,490 RSF COMBINED



LOWER LEVEL



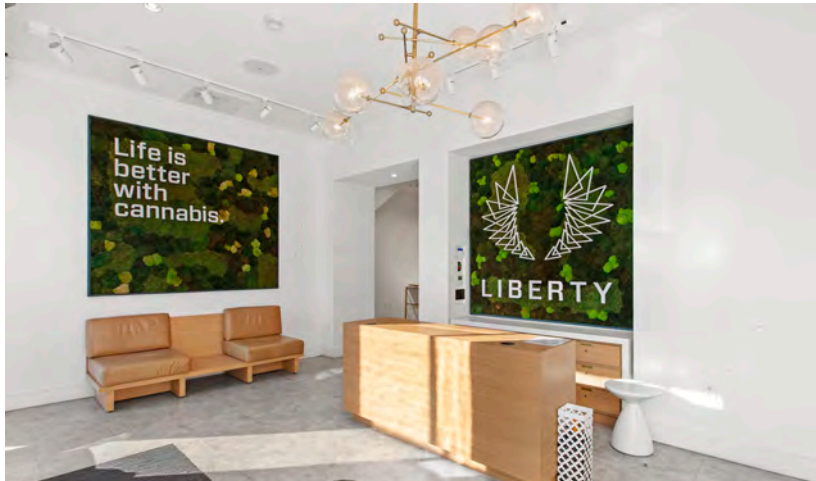
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PROPERTY PHOTOS

1st Floor + Lower Level



1st Floor Retail



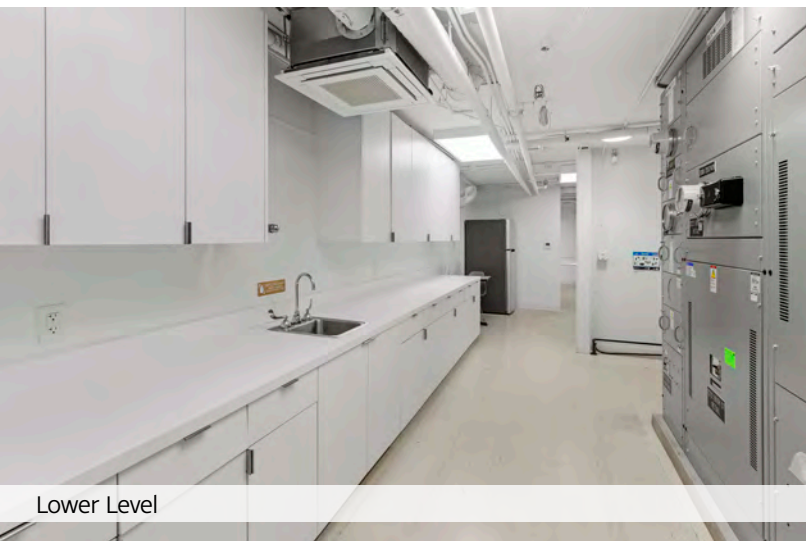
1st Floor Retail



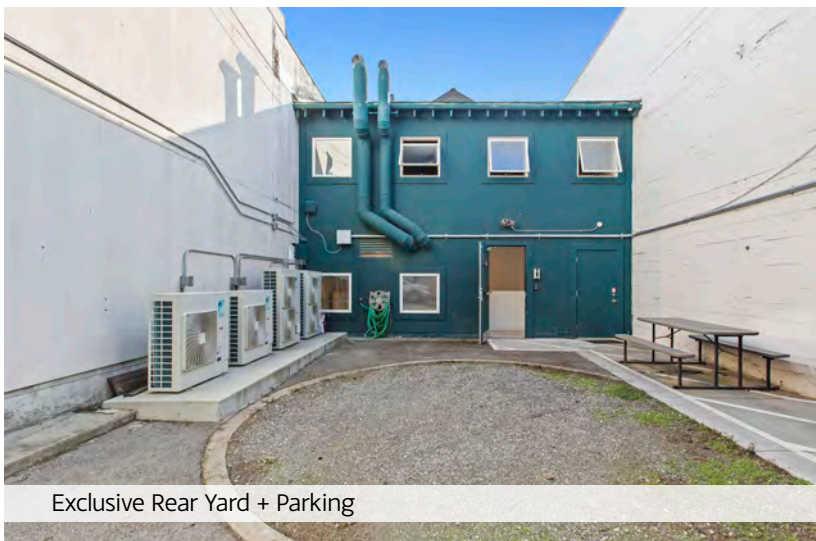
Lower Level



Lower Level



Lower Level



Exclusive Rear Yard + Parking

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NEIGHBORHOOD

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

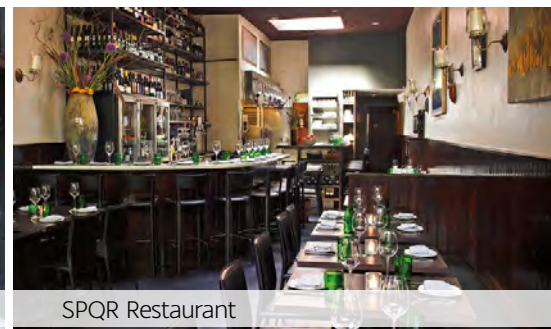
Fillmore Street, linking Pacific Heights to the north and Japan Town to the south, is the dynamic axis of what locals call "The Fillmore." A hub for San Francisco's music scene, the area has a rich musical history. The nearby legendary 1960s music emporium, The Fillmore, continues to rock with top-name performances. In early July, Fillmore Street between Jackson and Eddy streets transform into a live music mecca, blending sounds of jazz and soul with art during the Fillmore Jazz Festival.



Harry's Bar



Pizzeria Delfina



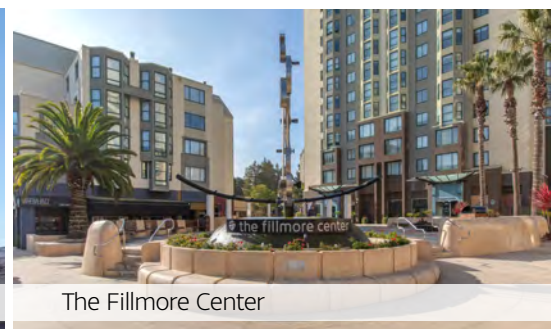
SPQR Restaurant



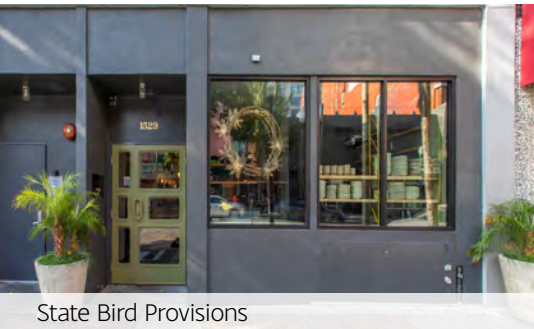
AMC Kabukki Theatre



Japan Town Peace Plaza



The Fillmore Center



State Bird Provisions



Fillmore Bakeshop



Mollie Stone's



Progress Restaurant



The Tailor's Son



La Boulangerie



Tacobar



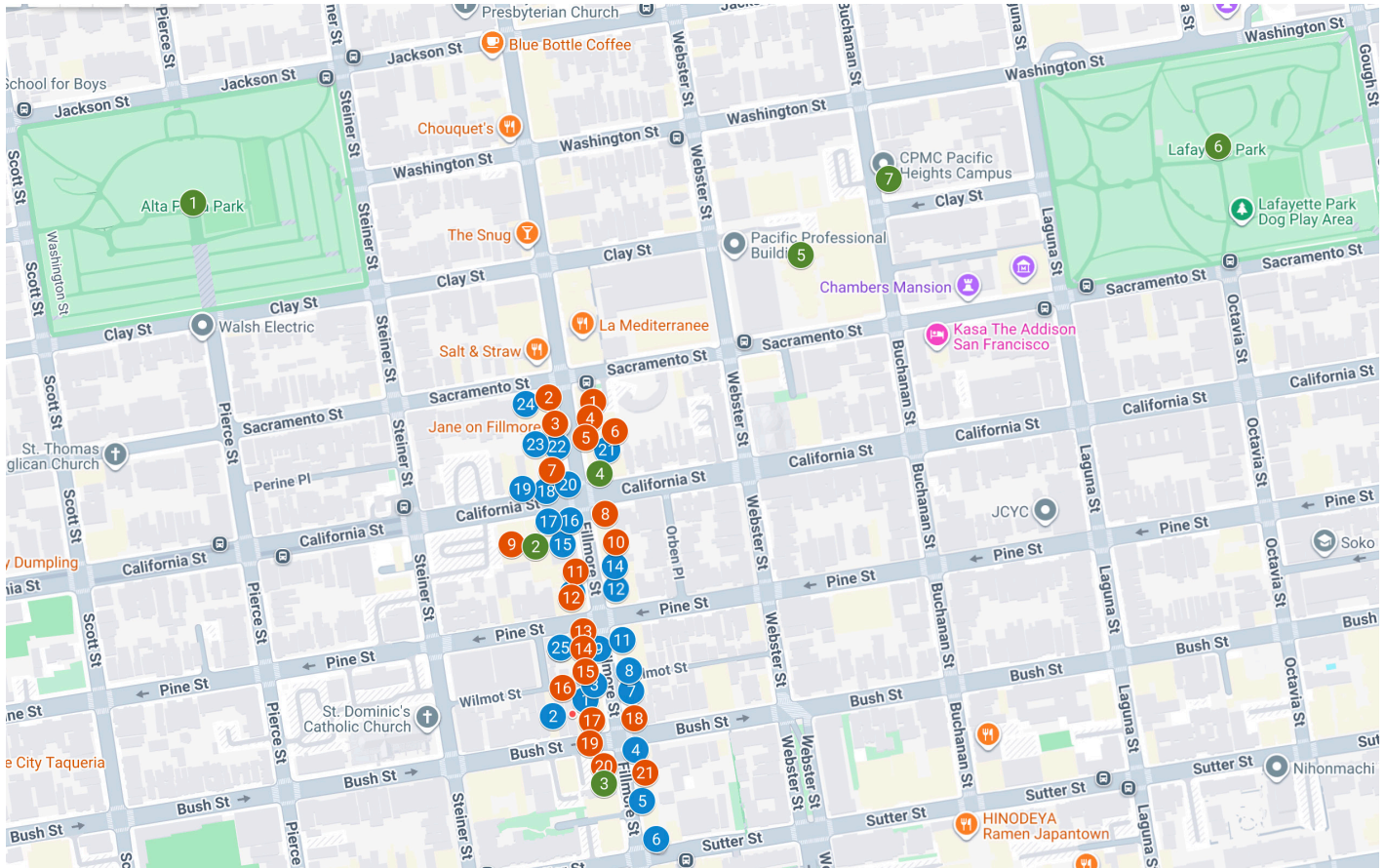
ROAM Burger



Florio

2222 Bush St.

NEIGHBORHOOD MAP



RESTAURANTS & CAFES:

- | | |
|--|--|
| 1 SPQR | 17 BUBU |
| 2 MATTINA Restaurant | 18 Johnny Doughnuts |
| 3 Florio Bar & Cafe | 19 Pizzeria Delfina |
| 4 Fillmore Bakeshop | 20 Pinsa Rossa San Francisco |
| 5 Philmore Creamery | 21 Dumpling Story - Fillmore |
| 6 NONO BARU | 22 Jane on Fillmore |
| 7 Compton's Coffee House | 23 Troya Restaurant |
| 8 Woodhouse Fish Co. | 24 Peet's Coffee |
| 9 Roam Artisan Burgers | |
| 10 La Boulangerie de San Francisco | |
| 11 Boichik Bagels | |
| 12 Fillmore little shucker | |
| 13 Bun Mee | |
| 14 Harry's Bar SF | |
| 15 The Tailor's Son | |
| 16 TacoBar | |

SHOPPING

- | |
|---|
| 1 Credo Beauty |
| 2 Browser Books |
| 3 Jonathan Adler |
| 4 Velvet by Graham & Spencer |
| 5 Cuyana Diptyque Fillmore |
| 6 Margaux San Francisco |
| 7 rag & bone |
| 8 Mollie Stone's Markets |
| 9 lululemon |
| 10 Thirdlove |
| 11 Freda Salvador |
| 12 Kiehl's |
| 13 Paper Source |
| 14 Nordstrom Local Fillmore |
| 15 Sue Fisher King |
| 16 Cielo |
| 17 Zuri |
| 18 Crossroads Trading |
| 19 Walgreens |
| 20 Fillmore Florist San Francisco |

NEARBY AMENITIES:

- | |
|---|
| 1 Alta Plaza Park |
| 2 Chase Bank |
| 3 FedEx OnSite |
| 4 Wells Fargo Bank |
| 5 CPMC Lab Buchanan Street |
| 6 Lafayette Park |
| 7 CPMC Pacific Heights Campus |

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Exclusively represented by:

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DISCLOSURE: The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty or representation is made. Colton Commercial & Partners, Inc. recommends that all interested parties independently verify its accuracy and completeness.