



FOR SALE



±7,613 SF RETAIL / OFFICE BUILDING

2222 BUSH
San Francisco, CA

Tony Lucchesi
Cushman & Wakefield
+1 415 677 0434
tony.lucchesi@cushwake.com
LIC #01420285

Eli Ceryak
Bridgeview Commercial Real Estate
+1 415 629 2304
eli.ceryak@bridgeviewcre.com
LIC #01304628



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 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 restarutants. 2222 Bush Street is situated in close proximity to the Fillmore District, Pacific Heights and Japantown.

Address	2222 Bush Street, San Francisco, CA 94115
APN	0659-006
Building Size	Total Square Feet: ±7,613 SF Ground Floor: ±3,160 SF (Inclusive of 745 SF Rear Yard) Second Floor: ±2,378 SF Lower Level: ±2,075 SF
Lot Size	3,187 SF
Zoning	NCD - Upper Fillmore Commercial District - Allows a Variety of Retail, Office and Residential Uses
Asking Price	\$3,200,000

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



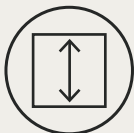
Rare Owner-User
Opportunity



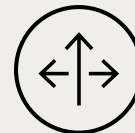
Excellent Frontage
on Bush Street



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

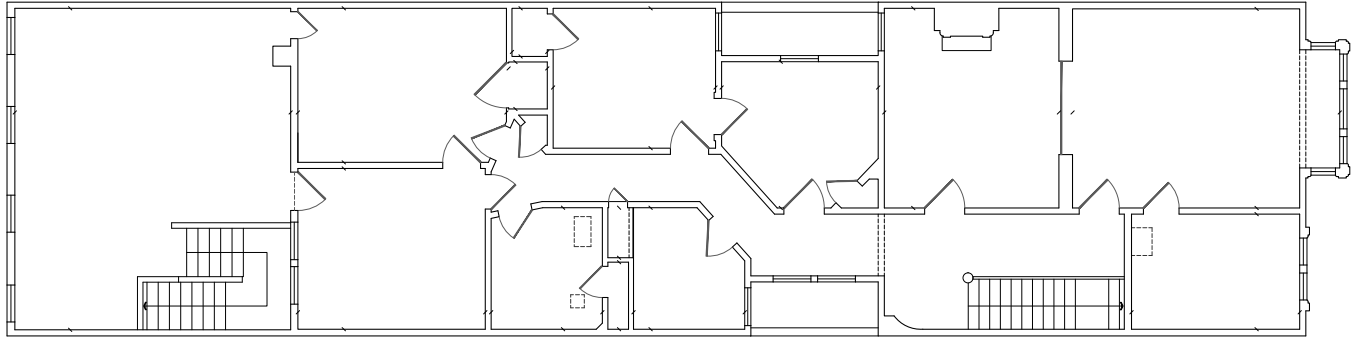
RECENT BUILDING UPGRADES:

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

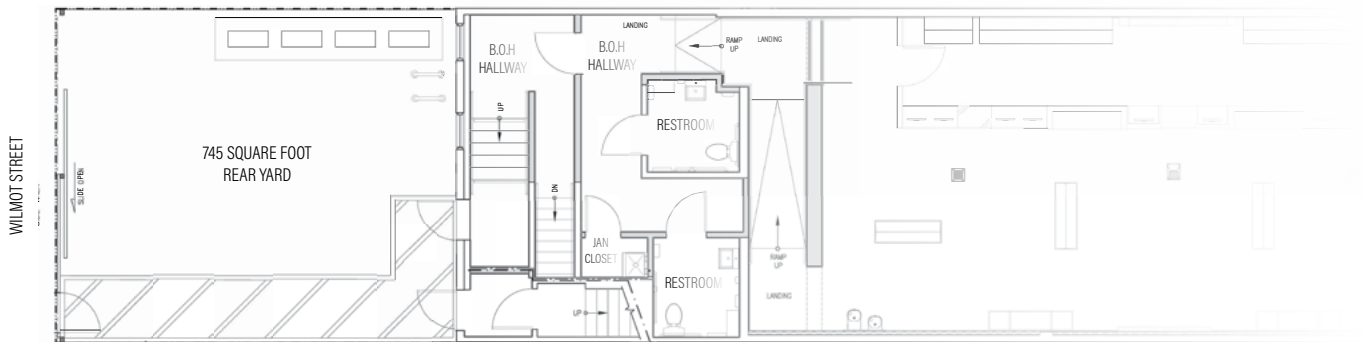
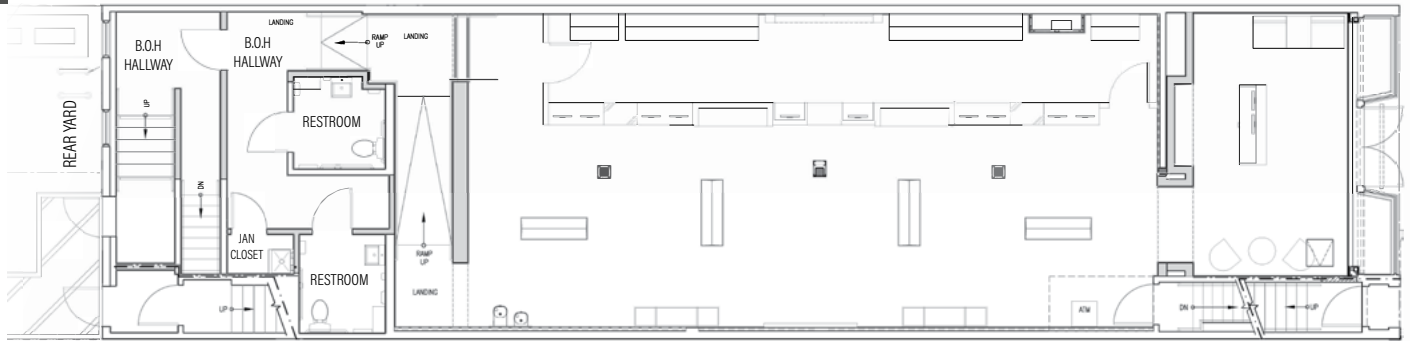
ON-SITE SECURED PARKING:

- 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 (INCLUSIVE OF 745 SF REAR YARD)



LOWER LEVEL | ±2,075 SF

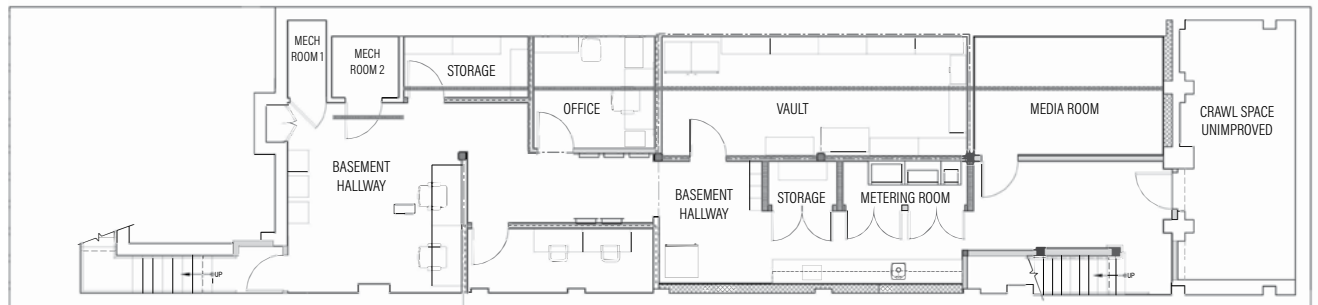



























PHOTO GALLERY



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

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