



ACCESS TO
PARKING LEVEL

FOR LEASE
RETAIL | OFFICE | SHOWROOM WITH ON-SITE PARKING

1565 BUSH STREET

Between Van Ness Avenue (U.S. 101) & Franklin Street
San Francisco, CA

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HIGHLIGHTS

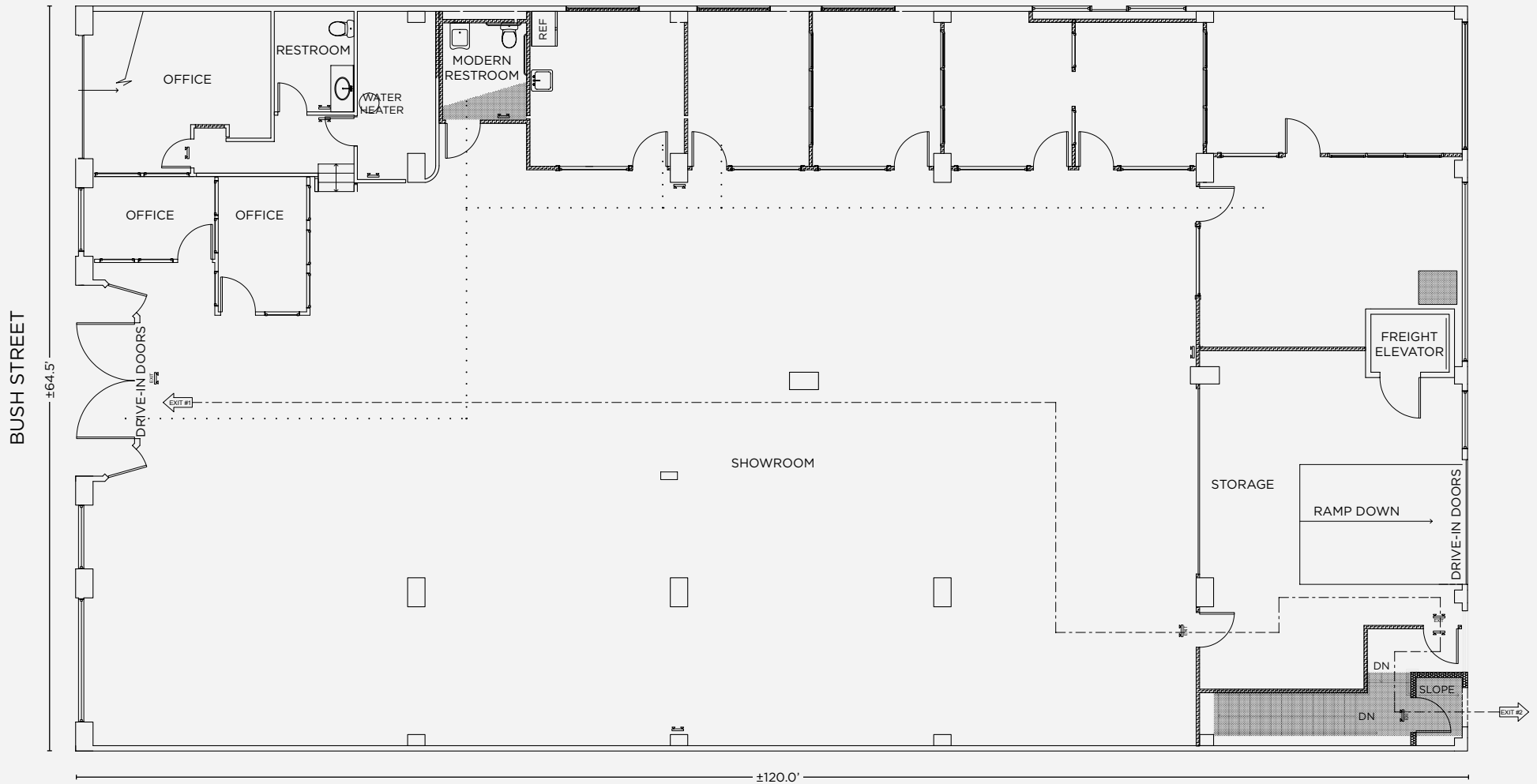
- Retail / Office / Showroom / On-Site Parking
- Bush Street Between Van Ness (US 101) and Franklin Street
- 1 ½ Blocks from the New Sutter Health - CPMC Hospital & Medical Office Building
- Van Ness Medical & Van Ness Automotive Special Use District
- ±7,740 SF Per Floor
- Ground Floor with Parking Below
- Drive-In Doors on both Bush & Fern Streets
- High Ceilings
- Seven (7) Modern Offices
- Available Now
- \$18.00 / SF NNN Blended



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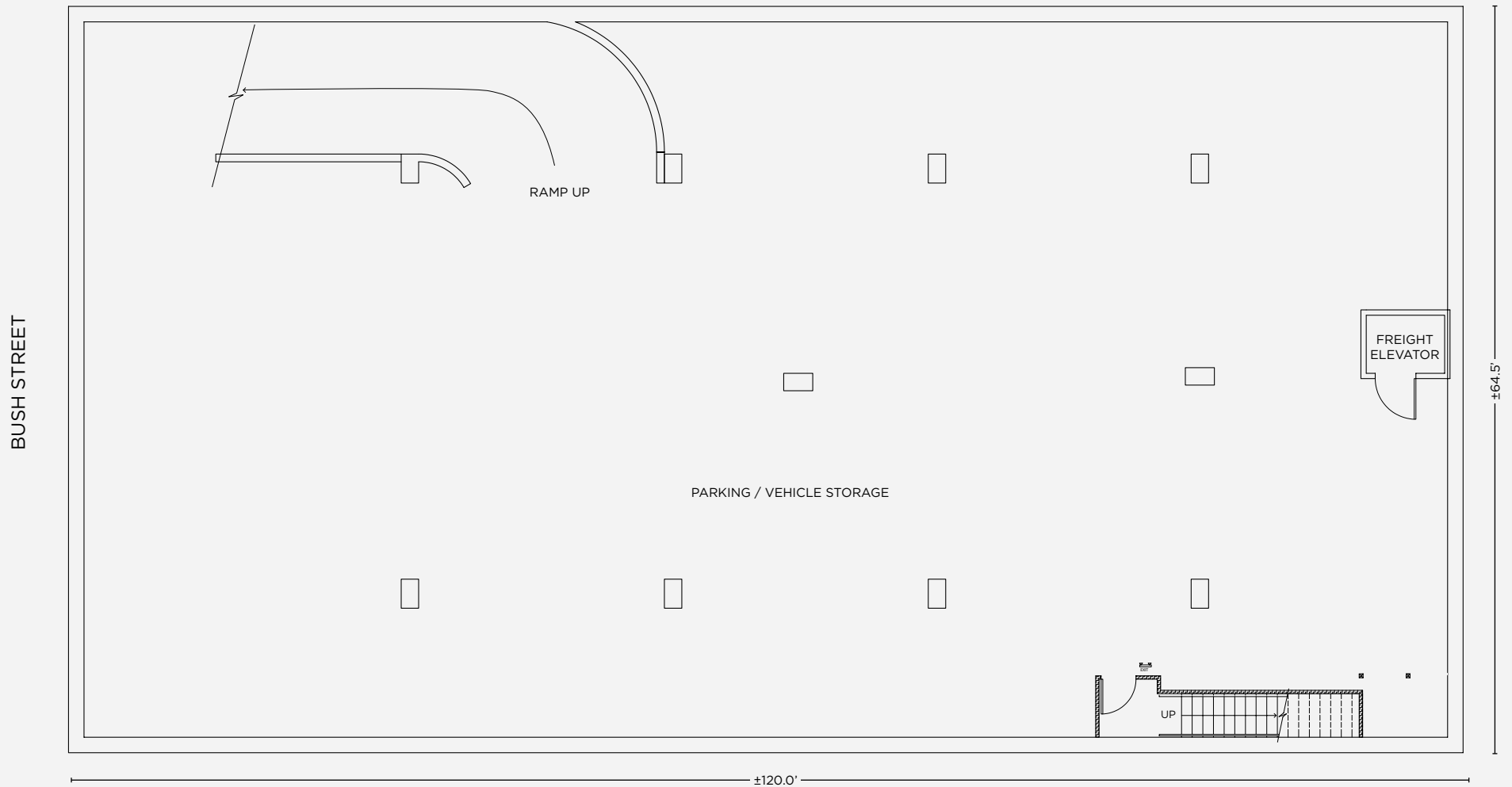
GROUND FLOOR PLAN



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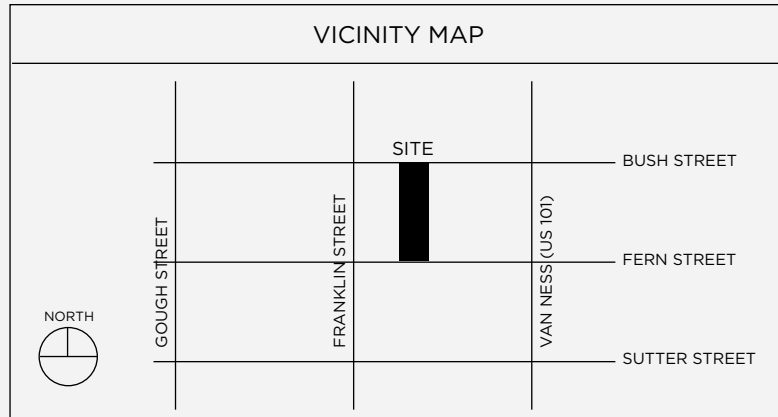
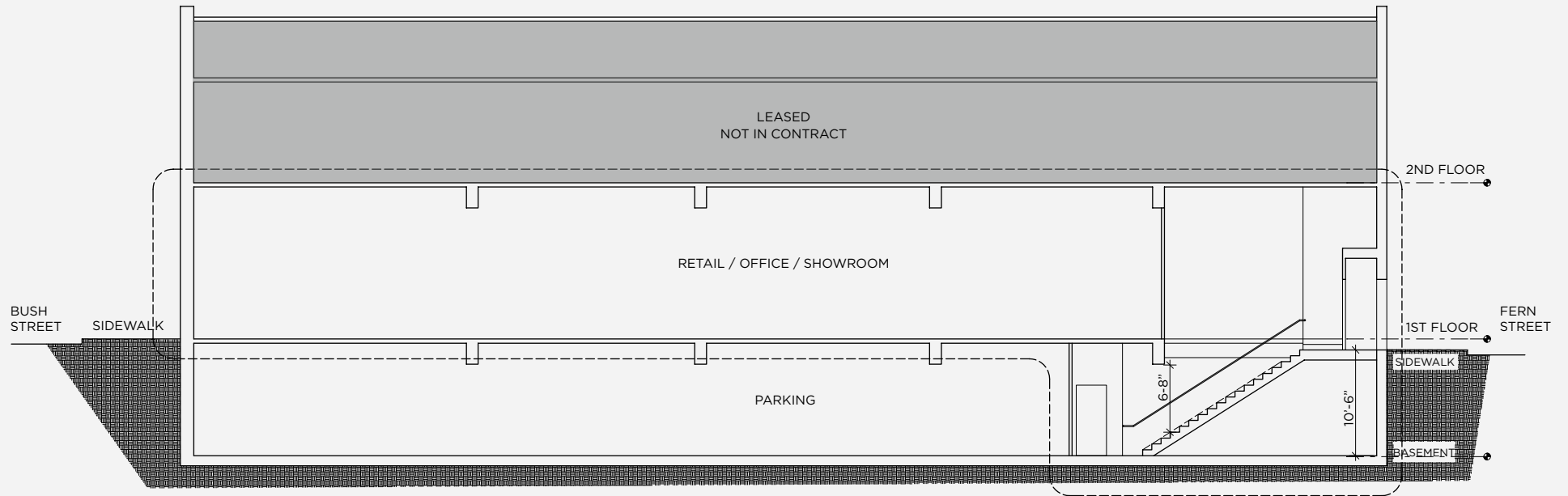
LOWER LEVEL FLOOR PLAN



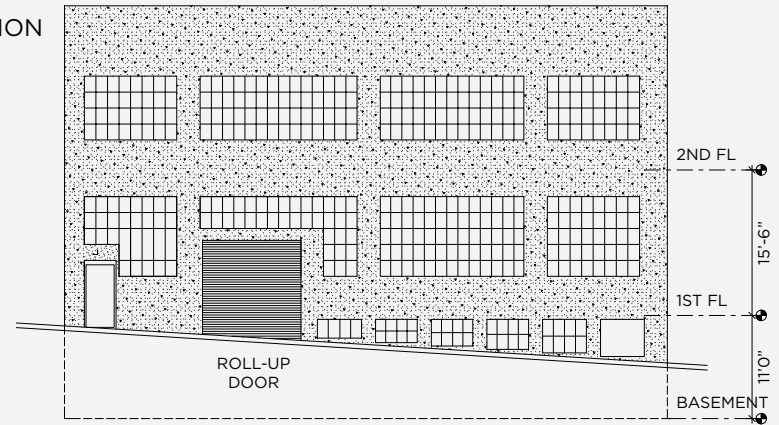
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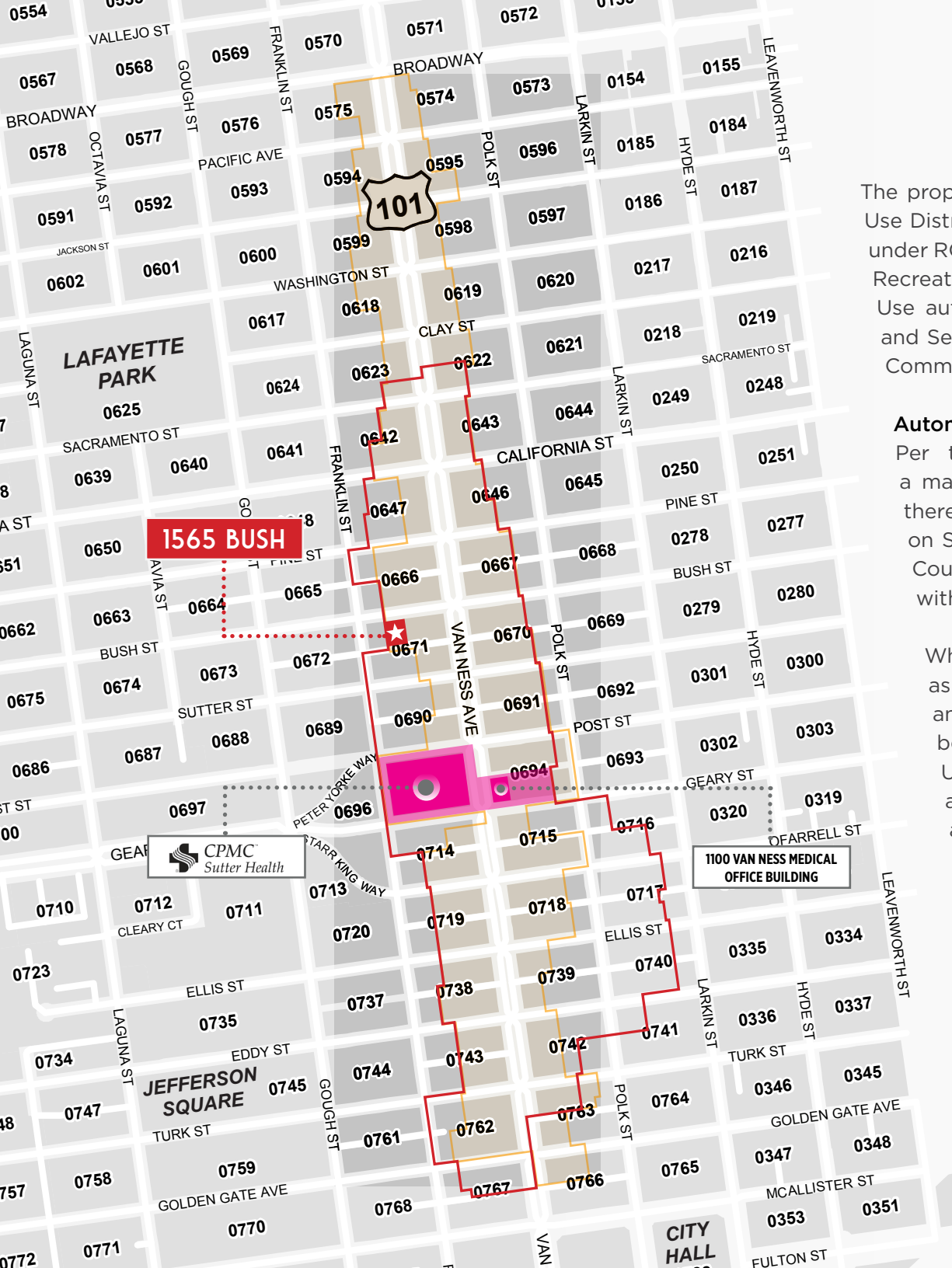
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ELEVATIONS



REAR ELEVATION





The property is zoned RC-4 and is in both the Automotive Special Use District and the Van Ness Special Use District. Uses permissible under RC-4 include Retail Sales and Service, Entertainment, Arts and Recreation and Public Facilities. Uses that may require a Conditional Use authorization include Formula Retail uses, Institutional uses, and Self Storage. The RC-4 Districts also encourage neighborhood Commercial uses.

Automotive Special Use District

Per the Planning Department website: In order to provide for a major automotive area with a citywide and regional market, there shall be an Automotive Special Use District as designated on Sectional Map No. SU02 of the Zoning Map of the City and County of San Francisco. The following provisions shall apply within such special use district:

Wholesaling of automotive parts and any Automotive Use, as defined in Section 102 of this Code when connected with and incidental to the sale of new or used automobiles, shall be permitted as principal uses. In addition, any Automotive Use that is not connected with and incidental to the sale of automobiles, and not otherwise permitted, may be permitted as a conditional use by the Planning Commission under Section 303 of this Code.

Van Ness Special Use District

For the entirety of Sec. 243 go to the following website codelibrary.amlegal.com

- Van Ness SUD
- Van Ness Automotive SUD
- Van Ness Medical Subdistrict SUD
 - » New CPMC Van Ness Campus
 - » New Medical Office Building - 1100 Van Ness

