



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

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

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<b>Lot Size</b>	3,187 SF
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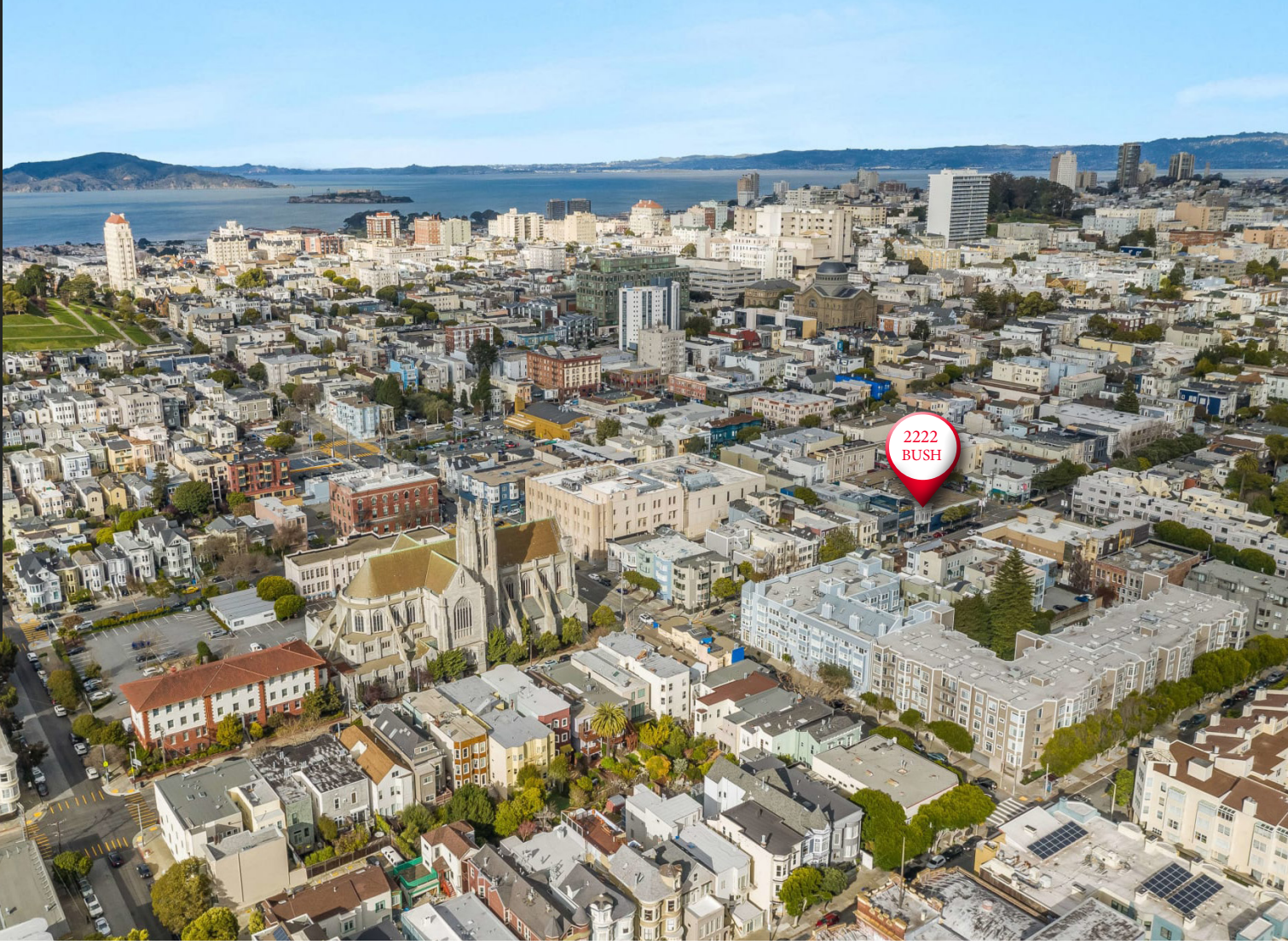
<b>Zoning</b>	NCD - Upper Fillmore Commercial District - Allows a Variety of Retail, Office and Residential Uses
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<b>Asking Price</b>	\$3,700,000
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2222 BUSH



# 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



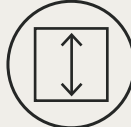
Rare Owner-User Opportunity



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

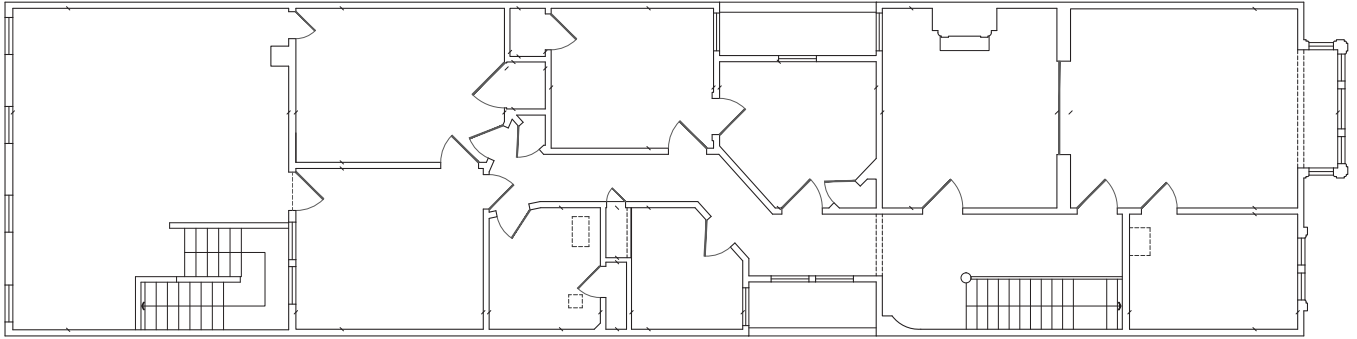
## RECENT BUILDING UPGRADES:

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

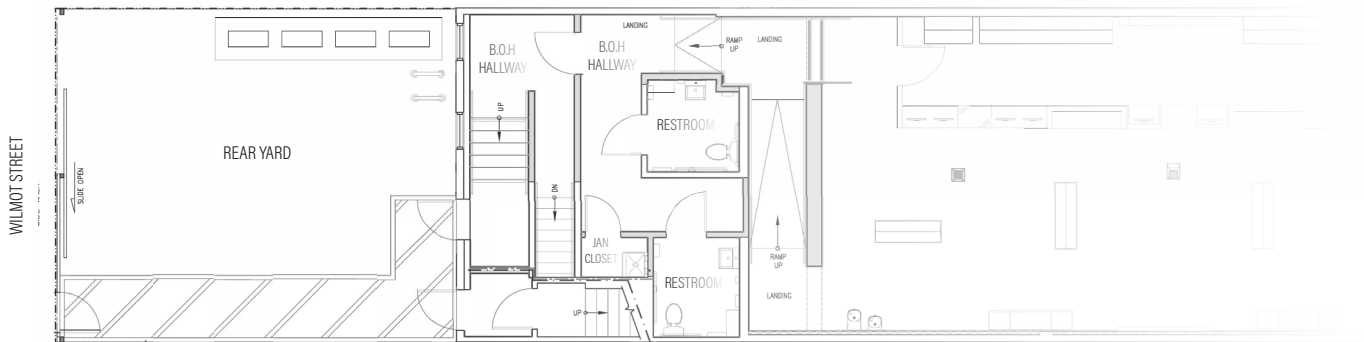
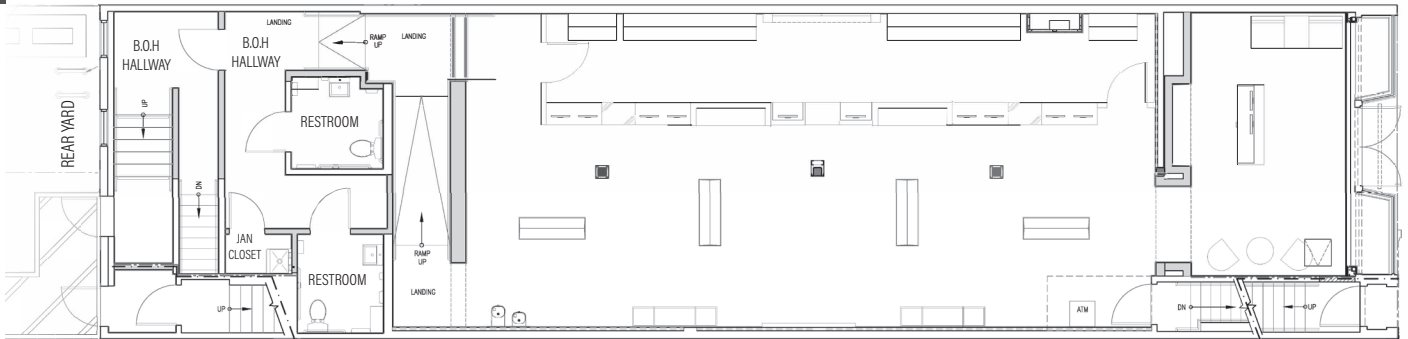
## ON-SITE SECURED PARKING:

- 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

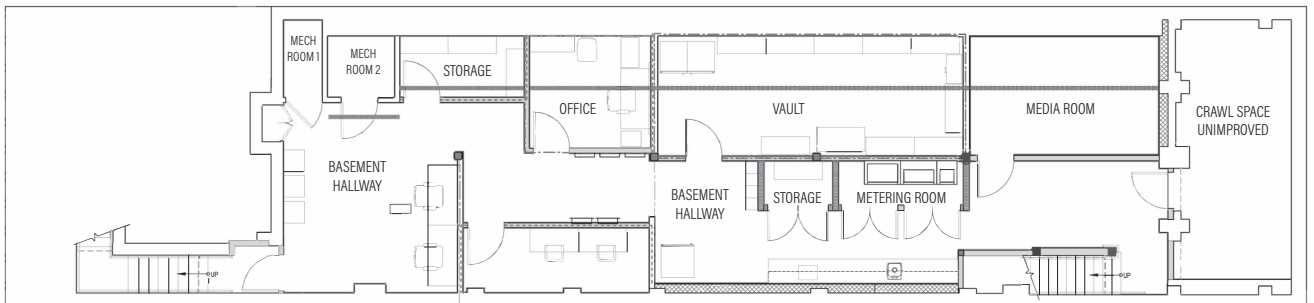


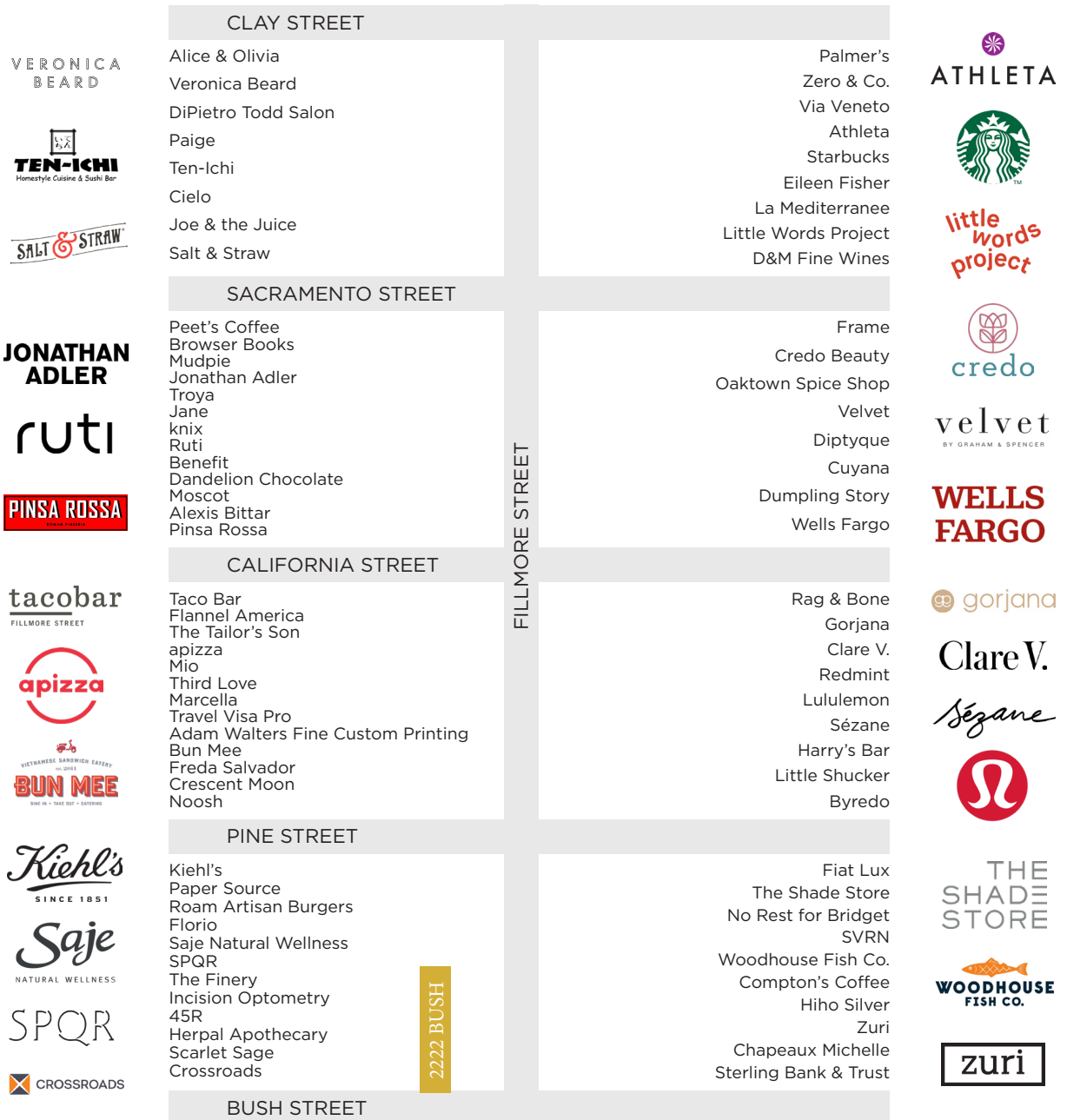
PHOTO GALLERY



# 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.





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