

±7,613 SF RETAIL / OFFICE BUILDING

2222 BUSH

San Francisco, CA

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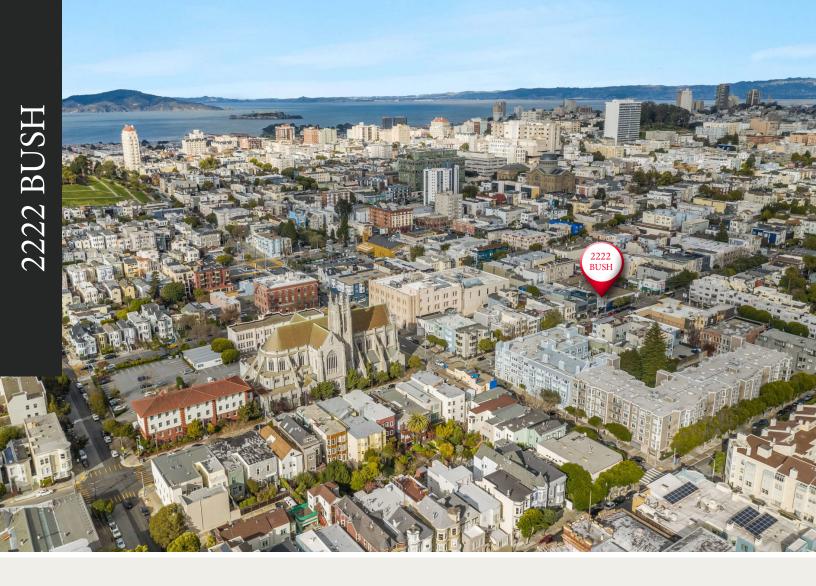
Cushman & Wakefield is pleased to present the following opportunity to purchase the fee simple interest in 2222 Bush Street, San Francisco, CA.

This builing 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 restaruants. 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: Ground Floor: Second Floor: Lower Level:	±7,613 SF ±3,160 SF ±2,378 SF ±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	\$3,700,000	





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:

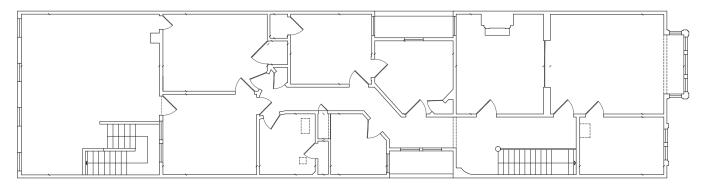
- Electrical and HVAC Upgrades
- **Building Recently Painted**
- **New Bathrooms**
- Ground Floor Remodeled

ON-SITE SECURED PARKING:

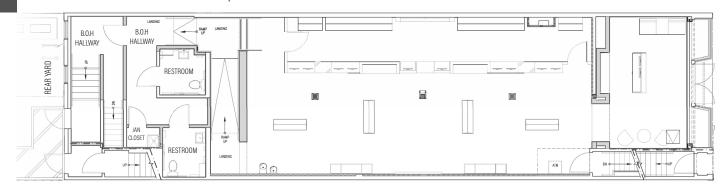
The property comes with a private yard accessed from Wilmot Street. This could be used for parking vehicles or as patio space

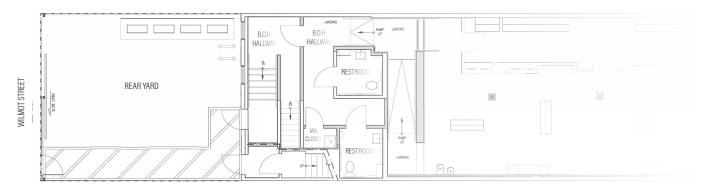


SECOND FLOOR | ±2,378 SF

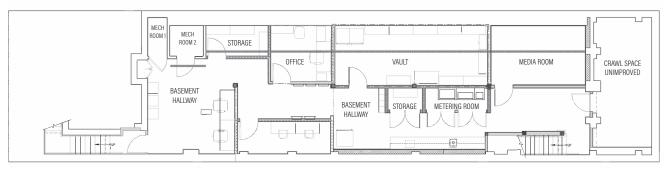


GROUND FLOOR | ±3,160 SF





LOWER LEVEL | ±2,075 SF













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.

FILLMORE STREET

VERONICA BEARD





JONATHAN

ADLER

CLAY STREET

Alice & Olivia Veronica Beard DiPietro Todd Salon Paige Ten-Ichi

Cielo Joe & the Juice

Salt & Straw

Peet's Coffee

Palmer's Zero & Co. Via Veneto Athleta Starbucks Eileen Fisher La Mediterranee Little Words Project D&M Fine Wines

Frame

Velvet

Diptyque

Cuyana

Credo Beauty

Dumpling Story

Wells Fargo

Rag & Bone

Gorjana

Clare V.

Redmint

Lululemon Sézane

Harry's Bar

Byredo

Fiat Lux

SVRN

Little Shucker

The Shade Store

No Rest for Bridget

Woodhouse Fish Co.

Compton's Coffee

Chapeaux Michelle

Sterling Bank & Trust

Hiho Silver

Oaktown Spice Shop



























SACRAMENTO STREET



Benefit

Moscot

Alexis Bittar

Pinsa Rossa

Dandelion Chocolate

ruti

















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

PINE STREET

Kiehl's Paper Source Roam Artisan Burgers Florio Saje Natural Wellness **SPQR** The Finery Incision Optometry 45R Herpal Apothecary Scarlet Sage Crossroads

BUSH STREET

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