

RARE RESTAURANT OPPORTUNITY - DIRECT DEAL
2223 UNION STREET, SAN FRANCISCO, CA 94123 | COW HOLLOW DISTRICT



CELEBRATING
100 Years

JEREMY BLATTEIS
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DRE #01460566

2223 UNION STREET
SIZE: ±970 SQ FT
PRICE: \$5,500/MONTH
BETWEEN FILLMORE AND STEINER STREETS

Located in the Cow Hollow District, one of the city's most beloved neighborhoods, this small restaurant space offers plenty of foot traffic, a Type 1 Hood, nearby residential, and world class boutique shopping. Nearby tenants include: Wrecking Ball, Luke's Local Grocery, Soul Cycle, Sofa U Love, Rose's Café, and many more!

Additional Highlights:

- Gem location ideally positioned in one of San Francisco's most sought-after neighborhoods.
- Full Kitchen
- Potential Type 41 License
- Close Proximity to public transportation



*Photo was taken when the prior tenant occupied the space and does not depict existing conditions.



INCORPORATED | EST. 1922

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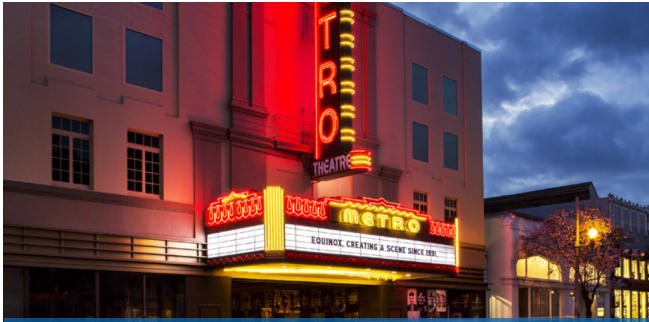
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sfretail.net

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101 Montgomery Suite 888, San Francisco, CA 94104 | t: 415.981.2844 | f: 415.981.4986 | info@brsf.co | DRE #01421282

TOP DESTINATION FOR SHOPPING, DINING, AND ENTERTAINMENT!



EQUINOX



SEPHORA



SOULCYCLE



LULULEMON



PERRY'S



LOVING CUP



WILDSEED



LUKE'S LOCAL



WRECKING BALL COFFEE



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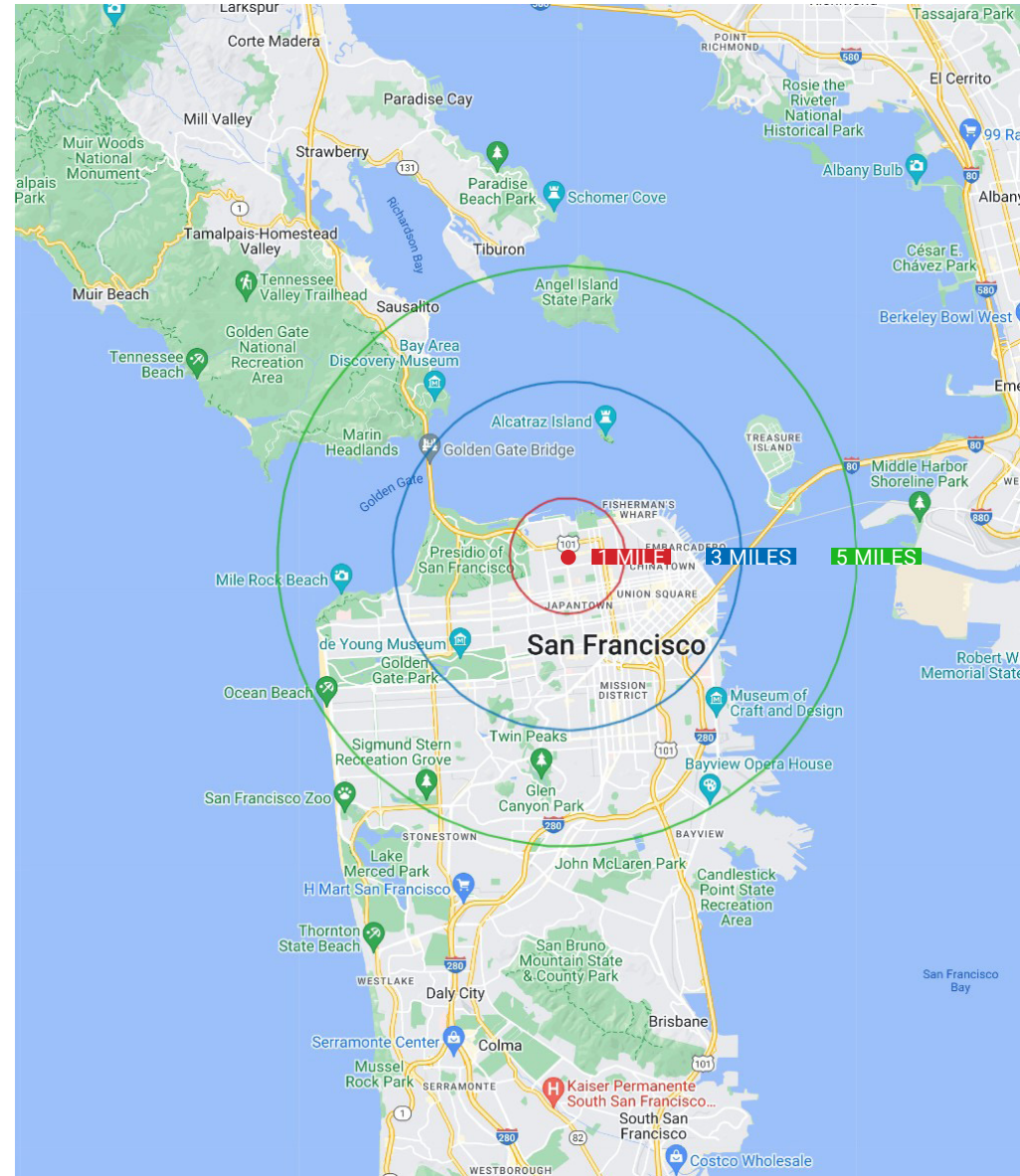
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 Total Population	98,704	427,552	698,444
2027 Population	97,604	426,672	691,739
Pop Growth 2022-2027	1.11%	0.21%	0.96%
Average Age	41	41	42
2022 Total Households	56,188	217,578	321,645
HH Growth 2022-2027	1.48%	0.45%	1.04%
Median Household Inc	\$147,009	\$131,482	\$135,032
Avg Household Size	1.70	1.90	2.10
2022 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$1,070,736	\$1,070,055	\$1,081,930
Median Year Built	1947	1949	1948

Source: Loopnet



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UNION STREET TENANT MAP

GOUGH TO STEINER

FOR MORE LISTINGS,
VISIT SFRETAIL.NET

California Weight Clinic	1700
Guzel Jewelry Design	1714
Union French Cleaners	1718
Available Retail Space for Lease	1728
Dermaplus Skin + Body	
Current Clothing	1738
Dermal Essentials	
Urban Green Investments	1746
Moulin Pooch	1750
Strip Wax Bar	1764
Pink Bunny	1772
Chic Nails Salon	
Dazzle Bar	1782
Dantone Boutique	1784
Palm Acai Cafe	1796

Pane e Vino Trattoria	1715
Office Space for Lease	1717
Crunch Fitness	1725
CryoSF	1735
City Living SF	1737
TC Jewelers	1739
VW Nail Care	1745
Cow Hollow Shoe Repair	1747
Chez Berlue, Partners in Crime	1749
Salon Macias, Red Union Salon	1757
Marina Dental Care	1763
ML Hair Studio	1771
	1881
Roam Artisan Burgers	1785
Available Restaurant Space	1787
Veo Optics	1793

OCTAVIA STREET

GetzWell Pediatrics	1800
Organic Shimmer	1804
SF Color Collective	1808
Bare Beauty Lounge	1810
Available Retail Space for Lease	1814
Available Salon Space for Lease	1816
Tonal Gym	1824
Sprout	1828
Caffe Union	1830
Available Retail Space for Lease	1832
KANYO	1838
Topdrawer	1840
O'Dette Mortgage Group	1842
G Grover Interiors	1844
Morning Lavender	1846
Nanskin, Limited Watches, Inc., Various Office Spaces	1850
Ambiance	1858
Shannon Leahy Events	1862
Kryolan City San Francisco	1864
Retail Space	1870
UNTUCKit	1872
Laser Away	1878
Available Retail Space for Lease	1882
	1888
Yoga Flow SF	1892
Neomodern	1898

Retail Space for Lease	1801
B&A Estate	1803
Capannina	1809
Acorn Home Furnishings & Design	1815
One Medical	1823
SKIN Medical Spa	1825
Winnie Couture	1827
Office Space Available for Lease	1829
Alma's European Skincare	1831
Carats & Stones, KTD Fine Jewelers	1833
Candid Studio	1837
Available Retail Space for Lease	1843
Tamashisoul Sushi Bar	1849
Available Bar Space for Lease	1851
Available Retail Space for Lease	1861
Jest Jewels	1869
Sacred Taco	1875
Drip Doctors (Medical Spa)	1877
Sunglass Hut	1887
Berenice Hair Salon, Thermal Reconditioning SF	1889
Doob Group	1895
Starbucks	1899



LAGUNA STREET

Wells Fargo Bank	1900
Karma Yoga	1906
Public Parking	1910
Birdies	1934
Available Office Space for Lease	1936
Available Retail Office Space for Lease	1942
Perry's	1944
State Farm Insurance	1952
Lashfully, The Caviar Co.,	1954
Various Medical Offices	1956
Redmint	1958
Bonobos	1964
	1974
Available Retail Space for Lease	1980
Extreme Pizza, The Stylist SF	
Solstice and Bar None	
Juice Shop	1994
Arthur Sebastian Hair Salon, Brown Sugar Boutique	1996
Gio Gelati	1998



Bus Stop Saloon	1901
Oxygen Massage, Flourish Skin and Wax	1905
Available Retail Space for Lease	1907
Epicurean Trader	1909
La Boulangerie	1909
Italian Homemade Co.	1919
Office Space for Lease	1929
Union Street Jewelers,	1931
Zen Beauty Spa, Jinza Couture	1933
Dreamy Angels	1943
B Brow Lounge	1945
HELPER'S Artisan Bazaar	1947
Mabel Chong	1949
Closet 1951	1951
Urban Remedy	1957
Dahlia, High Society, Golden Lotus	1969
Vegan Picnic, Pacific Heights Place	1977
The Blue Light	1979
Lululemon Athletica	1981
	1995

LA BOULANGERIE
- SAN FRANCISCO -



BUCHANAN STREET

Wildseed	2000
Marcello Watches, The Barber Shop	2030
Palm House, Union Street Shoe Repair	2032
Impact Builders, LLC	2034
Images of the North	2036
Milvali Salon, Rosewater Skin Care	2040
Titika Active Couture	2042
The Naked Market, G T Financial Group	2044
West Coast Leather, Cucional Orthodontics	2060
Various Chiropractic Offices	2064
Le Marcel Bakery	2066
	2070
Titika Active Couture	2072
Evolve Therapy	2082
B12 LOVE	2086
Various Spaces	2088
Vuori	2090



Union Street Plaza & Garage	2001
Comerica Bank, Firuze	
Shaw Shoes, Hunan Empire	
ARTEMIA Communications Inc	
Various Commercial and Medical Offices	2001
Upscale Construction	2031
FolioAvenue Publishing Service	
Bien-Etre Beaute, Mina's Tailor Studio,	
Greenforce Clean Team, Luxe Premier Travel	
Available Restaurant Space for Lease	2033
Available Retail Space for Lease	2035
Equinox, Müesi Cafe, Earthbar	2055
Kühl	2071
Sephora	2083
Serenity Wellness Spa	2087
Soul Cycle	2095

EQUINOX
SEPHORA
SOULCYCLE

WEBSTER STREET

Available Retail Space for Lease	2102
Practice SF Yoga - Mght Minds	2104
Equity One	2106
Retail Space Available for Lease	2116
Anchor Mediation	2118
Available Retail Space for Lease	2120
Hint, Inc., Reid's Tailoring, Marla Dell Talent	2124
Available Restaurant Space for Lease	2136
Brixton	2140
Available Retail Space for Lease	2150
Available Retail Space for Lease	2154
Verizon, Pressed Juicery	2162
Union Street Papery	2166
Alana Leigh Designs	
Casper Mattress	2174
Little Gem	2184
Luke's Grocery	2190
Michael's Wine & Spirits	2198

Retail Space for Lease	2101
	2103
	2107
Office Space for Lease	2111
Lash and Lab	2113
Joy Joy Nail	2115
Motion Wireless & Gifts	2117
isalis, Available Retail Space for Lease	2127
Available Retail Space for Lease	2133
AT&T Store	2135
Leased	2147
Anomie, ATYS Contemporary Living	2149
Jo Malone	2157
Vera Weiler Electrolysis	2161
Available Retail Space for Lease	2163
West Coast Wine & Cheese	2165
STYLEDASH Beauty Lounge	2167
Nikiniko Gift Shop	2181
Cameron James Salon	2185
Available Retail Space for Lease	2187
Eyes in Disguise	2189
Union Street Coffee Roastery	2191

FILLMORE STREET

Prudential California Realty, The Bud Stop	2200
Law Offices	2204
1887 Dance Shop	2206
Allstate Insurance	2208
Retail Space Available for Lease	2224
Ace Physical Therapy	2238
Wanderlust Salon, Bella Bridesmaid,	2250
Jutta Reichart Associates, Union Street Dental Care	
Available Retail Space for Lease	2254
True Jerkey, Lovely Bride	2266
Lili Henry - Personal Fashion Stylist	2272
Available Retail Space for Lease	2274
2nd Floor Office Space for Lease	2276
Danielle	2278
Legal Offices	2280
Various Clinical Offices	2282
Bamboo Wellness Salon	2284
Great Tan	2286
eSalon	2288
Jenkins Garage Door Repair	2292
Rose's Cafe	2298

Loving Cup	2201
Images For Hair	2203
Le Bouquet Flower Shop	2205
Nails 2001	2213
Sofa U Love	2217
Restaurant Space for Lease	2223
Various Clinical Services	2229
Union Street Inn	2247
Teevan Restoration	2253
Available Retail Space for Lease	2263
Available Retail Space for Lease	2271
Wrecking Ball Coffee Roasters	2277
GALA Boutique	2285
Neja Cosmetics	2289
Fondue Lab	2299
Marina Submarine	

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