



KEARNY COLLECTION

AT THE INTERSECTION OF
FIDI & UNION SQUARE

Under New Ownership



AVAILABLE
±719 SF

AVAILABLE ±3,502 SF

AVAILABLE
±1,827 SF

AVAILABLE
±3,618 SF

RETAIL OPPORTUNITIES FOR LEASE ~ JULIE TAYLOR LIC.#000998395 LACI JACKSON RAVINA LIC.#02091088





180 SUTTER STREET | SUITE 100

The premier corner opportunity within The 222 Kearny Collection offers a rare combination of exceptional street frontage, striking architecture, and a high-end existing medical buildout. Positioned prominently along Kearny Street and Sutter Street, the space benefits from **strong exposure on both frontages**, creating a commanding presence at the intersection of FiDi and Union Square. **Its corner identity, expansive visibility, and steady weekday foot traffic make it ideal for operators seeking flagship presence.**

3,502 SQ FT

KEARNY STREET: ±70' FRONTAGE

SUTTER STREET: ±80' FRONTAGE

EXCELLENT FIT FOR SERVICE, SPECIALTY RETAIL, WELLNESS, MEDICAL SPA, AND MEDICAL USERS



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LOCATED WHERE FIDI MEETS UNION SQUARE,

The 222 Kearny Collection offers a premier opportunity to capture the energy of two of San Francisco's most important districts in one address. **This highly visible downtown location draws from a dense daytime workforce, destination retail traffic, hospitality users, and visitors** moving between the city's business and shopping corridors.

The surrounding neighborhood is defined by **a strong mix of established retailers, wellness and service providers, grab-and-go dining, and local favorites**, creating a vibrant environment for tenants seeking both convenience-driven visits and destination appeal.

With nearby operators including **Alden Shoes, Sterling Vision, Blue Bottle, Drybar, Chipotle, MIXT, Just For Fun Toys** and other popular food and beverage concepts, the collection is positioned to benefit from strong co-tenancy and steady pedestrian activity.



2025 PLACER AI DATA
222 Kearny St, San Francisco
(Nearby Activity 1,000 ft)

7.5M
Visits

2.3M
Visitors

120 Min
Avg. Dwell Time

8 min 
to Union Square

10 min 
to Salesforce Park

11 min 
to Moscone Center

SITEPLAN

K E A R N Y S T R E E T



S U T T E R S T R E E T



TRADE AREA

Hotel Emblem
Hotel Cartwright

Marriott
WELLS FARGO

STUDIO323
cop.copine
SAMUEL SCHEUER
SAN FRANCISCO
ALLEN EDMONDS

Triton Hotel
Amorino
BRILLIANT EARTH
SF WRAPS
MURPHY'S PUB
TRISARA
Mountain Boba

HARAZ COFFEE HOUSE
MR. MAHJONG'S
RICKHOUSE
MIXT
KEARNY COLLECTION
pagan idol
BOWL'D Acai
BARRY'S
LA FROMAGERIE
COFFEE BAR
holy nata

Park Hotel
Chancellor Hotel
Coming Soon
ZARA
MORTON'S THE STEAKHOUSE

Starbucks
McDonald's
Grand Hyatt
Sak's Redevelopment
384 Post
TIFFANY & Co.
WILLIAMS-SONOMA
Apple

Starbucks
Campton Palace Hotel
WILKES BASHFORD
IROLAND SALON
LaserAway
ETHOS
teuscher
Kiton
NIKE
ZARA
Salvatore Ferragamo
HARRY WINSTON

ROBERT PAUL
RIMOWA
BVLGARI
drybar
saatva

BLUE BOTTLE COFFEE
Le Parc
GALLERIA PARK HOTEL
Jamba
CROCKER GALLERIA
La Luna CUPCAKES
FITNESS
EMPIRE

PANDORA
VICTORIA'S SECRET
Westin St. Francis Hotel
BOURBON STEAK
ENO WINE BAR
Nintendo

UNION SQUARE
potissorio

GUCCI
BREITLING
ROLEX
ST. JOHN
G R A F F
MaxMara
Cartier
Maison Margiela
HERMES PARIS
BURBERRY
MONCLER
CHANEL
BANANA REPUBLIC
VINCE

Dior
GIORGIO ARMANI
OLIVER PEOPLES
Goyard
BRUNELLO CUCINELLI
DOLCE & GABBANA
Shapur
Capital One
Britex
Just For Fun
Acne Studios

INDOCHINO
citibank
MCKESSON
BUN MEE
Ritz-Carlton Club
BART/MUNI Metro Montgomery St Station
MOLESKINE
PALACE HOTEL SAN FRANCISCO

Handlery Union Square Hotel
Spaulding Hotel
SHOEPALACE
Hotel Villa Florence
UGG
Starbucks

dyson
Loro Piana
SWAROVSKI
The Cheesecake Factory
LOUIS VUITTON
macy's
POP MART
BOUDIN

Neiman Marcus
CHOTTO MATTE
OMEGA
DITA
BONOBOS
WESSLING
AG jeans

MOSCOT diptyque
Theory
CHASE
BOSS
WELLS FARGO
SUPER DUPER
KONA'S
Acne Studios

LOCAL EDITION
Jinbi
Down Club
California pizza kitchen
CORDIAL
Whole Cakes



POWELL

CENTRAL SUBWAY

STOCKTON

GEARY

O'FARRELL

KEARNY

KEARNY

GRANT

MARKET ST.

THIRD

MONTGOMERY



KEARNY COLLECTION



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