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2ND FLOOR OFFICE SPACE FOR LEASE!
2276 UNION STREET | COW HOLLOW DISTRICT
SAN FRANCISCO, CA 94123

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SIZE: ±900 SQUARE FEET
PLEASE CALL FOR PRICE
BETWEEN FILLMORE & STEINER

This well-lit second floor office space overlooks one of San Francisco's most upscale shopping and dining neighborhoods.

- Hardwood Floors
- Kitchenette
- Heavy foot and vehicular traffic
- Multiple bus lines nearby for easy transportation in and out of Cow Hollow
- Nearby tenants include Rose's Cafe, Bamboo Spa, Marina Submarine, Wrecking Ball Coffee Roasters, and more



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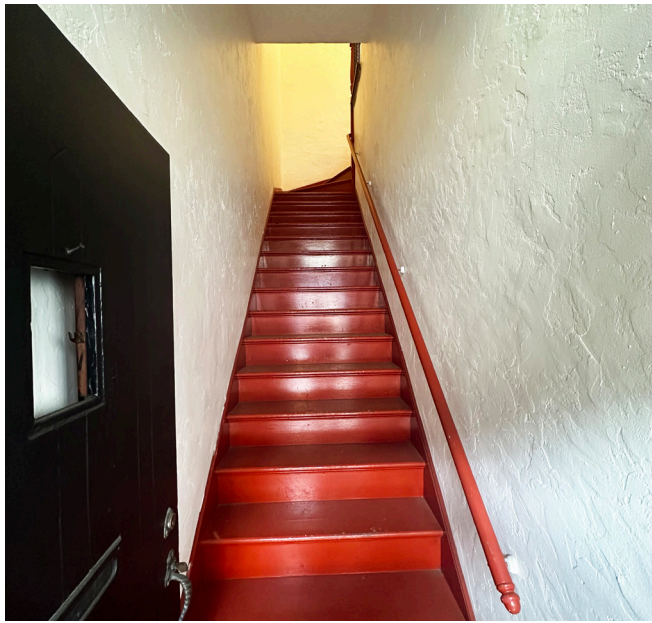
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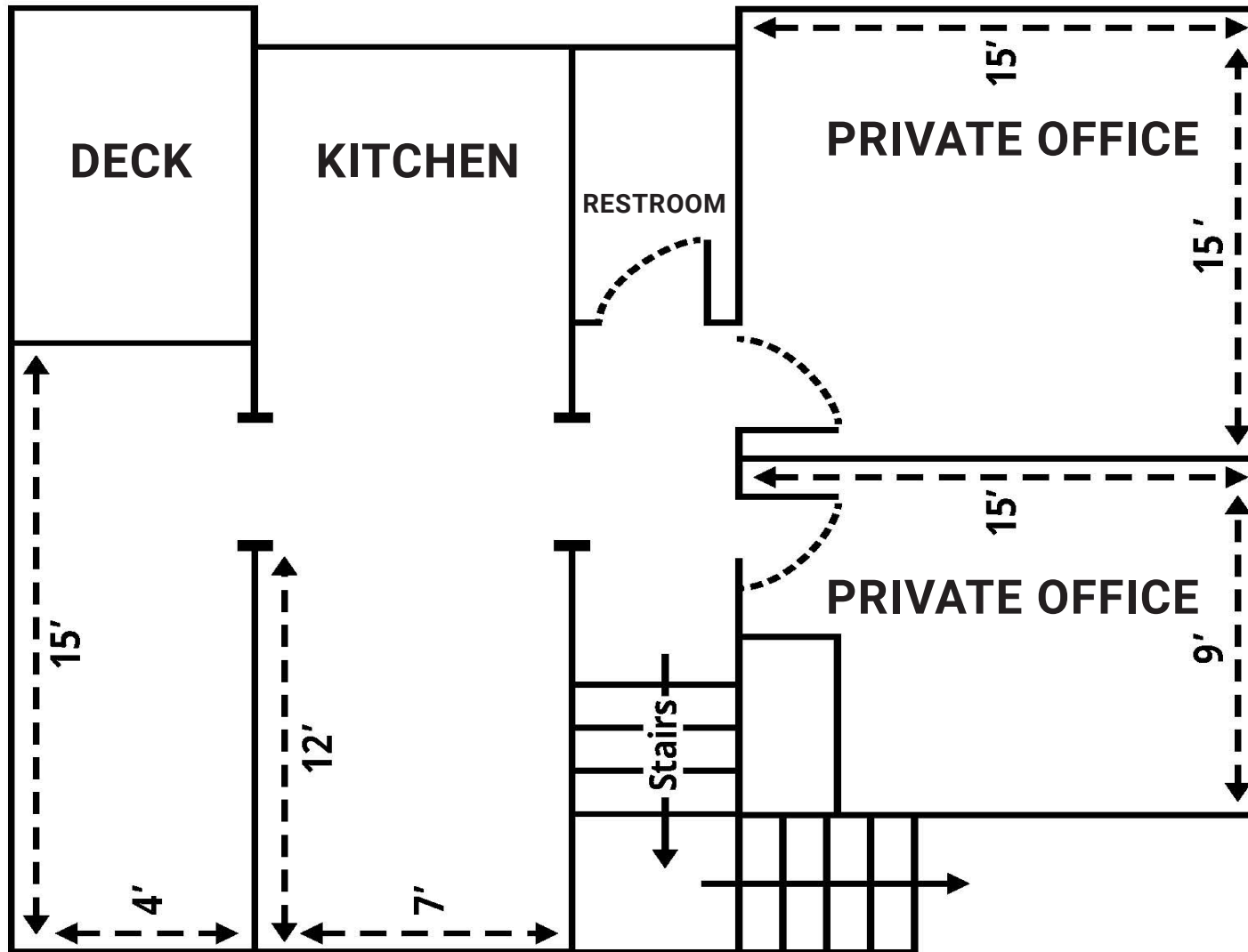
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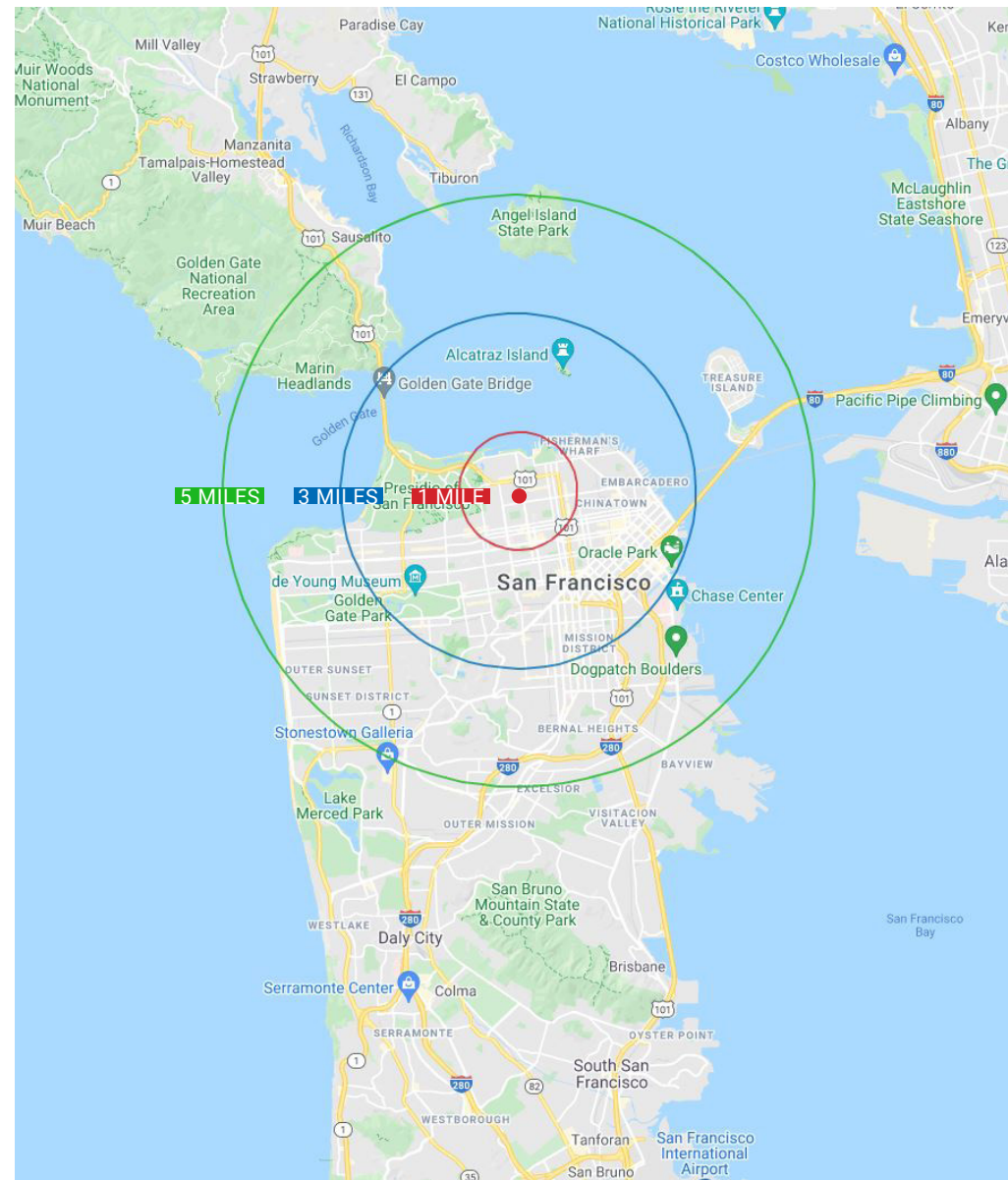
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Total Population	66,855	408,071	660,355
2028 Population	62,298	385,146	618,363
Pop Growth 2023-2028	6.82%	5.62%	6.36%
Average Age	41	42	42
2023 Total Households	38,098	206,756	302,868
HH Growth 2023-2028	7.35%	6.14%	6.68%
Median Household Inc	\$172,879	\$134,347	\$139,294
Avg Household Size	1.70	1.90	2.10
2023 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$1,099,281	\$1,078,454	\$1,090,165
Median Year Built	1947	1949	1948

Source: Loopnet



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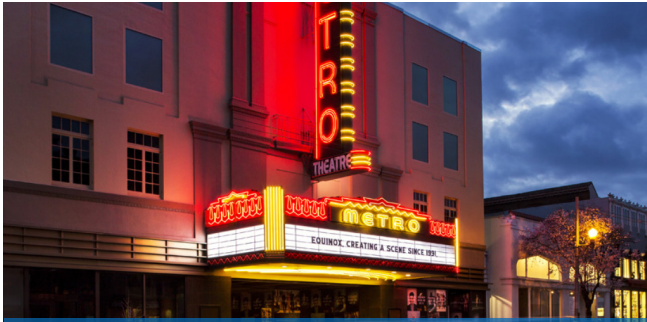
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UNION STREET
TENANT MAP

GOUGH TO STEINER

FOR MORE LISTINGS,
VISIT SFRETAIL.NET

OCTAVIA STREET

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

GetzWell Pediatrics 1800
Organic Shimmer 1804
SFR Color Collective 1806
Bar 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
Top of the Market 1836
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 1874
Red Hot Sauce 1874
LUN TUCKIT 1872
Laser Away 1878
Available Retail Space for Lease 1882
Yoga Flow SF 1892
Neomodem 1898

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 1958
Redmint 1958
Bonobos 1964
Available Retail Space for Lease 1974
Available Retail Space for Lease 1980
Extreme Pizza, The Stylist SF 1980
Solstice and Bar None 1994
Juice Shop 1994
Arthur Sebastian Hair Salon, Brown Sugar Boutique 1996
Gio Gelati 1998

BUCHANAN STREET



Marcello Watches, The Barber Shop 2000
Palm House, Union Street Shoe Repair 2032
Impact Builders, LLC 2034
Images of the North 2036
Milvalli Salon, Rosewater Skin Care 2042
Titika Active Culture 2042
The Naked Market, G 1 Financial Group 2044
West Coast Leather, Cuccalon Orthodontics 2064
Various Chiropractic Offices 2064
Le Marcel Bakery 2066
Vuori 2070
Titika Active Couture 2070
Evolve Therapy 2082
B12 LOVE 2086
Various Spaces 2088
Retail Space for Lease 2090

WEBSTER STREET

Available Retail Space for Lease 2102
Practice SF Yoga - Might 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, Maria 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 2174
Casper Mattress 2174
Little Gem 2184
Luke's Grocery 2190
Michael's Wine & Spirits 2198

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
Available Retail Space for Lease 2254
Jutta Reichart Associates, Union Street Dental Care 2256
True Jerkey, Lovely Bride 2266
Lili Henry - Personal Fashion Stylist 2272
Bridal Breeze 2274
2nd Floor Office Space for Lease 2276
Danielle 2278
Legal Offices 2280
Various Clinical Offices 2280
Bamboo Wellness Salon 2284
Great Tan 2286
eSalon 2288
Jenkins Garage Door Repair 2292
Rose's Cafe 2298

UNION STREET

2276

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

Fenzl Uomo 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
Available Restaurant For Lease 1875
Drip Doctors (Medical Spa) 1877
Sunglass Hut 1887
Berenice Hair Salon, Thermal Reconditioning SF 1889
Doob Group 1895
Starbucks 1899



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
Urban Remedy 1957
Dahlia, High Society, Golden Lotus 1969
Vegan Picnic, Pacific Heights Place 1977
The Blue Light 1979
Lululemon Athletica 1981
1995



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

Adair Design Group 2101
Summerall Law 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 2157
Available Retail Space for Lease 2161
West Coast Wine & Cheese, Gumilla Skin Butik 2163
STYLEDASH Beauty Lounge 2165
The Sili, Balanced Bites 2167
Cameron James Salon 2181
Available Retail Space for Lease 2185
Eyes in Disguise 2187
Union Street Coffee Roastery 2191

Loving Cup 2201
Images For Hair 2203
Le Bouquet Flower Shop 2205
Nails 2001 2213
Sofa U Love 2217
Gamine 2225
Various Clinical Services, The Pure Skin 2225
Union Street Inn 2229
Teevan Restoration 2247
Available Retail Space for Lease 2253
Available Retail Space for Lease 2263
Wrecking Ball Coffee Roasters 2271
GALA Boutique 2277
Neja Cosmetics 2285
Fondue Lab 2289
Marina Submarine 2299

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