



KEARNY COLLECTION

Under New Ownership

AT THE INTERSECTION OF
FIDI & UNION SQUARE



AVAILABLE
±1,827 SF

AVAILABLE
±3,618 SF

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



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
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
BARRY'S
LA FROMAGERIE
COFFEE BAR
holy nata

SUTTER

SUTTER

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

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

Starbucks
Campton Palace Hotel
WILKES BASHFORD
JROLAND SALON
LaserWay
ETHOS
teuscher

ROBERT PAUL
RIMOWA
BVLGARI
CHIPOTLE MEXICAN GRILL
drybar
saatva

BLUE BOTTLE COFFEE
Le Parc
GALLERIA PARK HOTEL
JULIES KITCHEN
FITNESS
Jamba
THE ESCAPE ROOM
Crocker Galleria
EMPIRE

KITON
NIKE
ZARA
Salvatore Ferragamo
HARRY WINSTON

POST

Dior
GIORGIO ARMANI
OLIVER PEOPLES
Shapur
Capital One
Britex
Just For Fun

INDOCHINO
citibank
McKESSON
BUN MEE

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

UNION SQUARE
b patisserie

BREITLING
ROLEX
ST. JOHN
G R A F F
MaxMara
GUCCI
Maison Margiela
HERMES PARIS
VALENTINO

GOYARD
BRUNELLO CUCINELLI
DOLCE & GABBANA
VINCE
Acne Studios

Ritz-Carlton Club
BART/MUNI Metro Montgomery St Station
MOLESKINE
PALACE HOTEL SAN FRANCISCO

Handlery Union Square Hotel
Spaulding Hotel
Hotel Villa Florence
UGG
Starbucks

dyson
Loro Piana
SWAROVSKI
Stratford Hotel
macys
POP MART
BOUDIN

OMEGA
DITA
BONOBOS
Neiman Marcus
CH
WESSLING
CHOTTO MATTE

YVES SAINT LAURENT
MOSCOT
Theory
CHASE
BOSS
WELLS FARGO
E-Mobile

California pizza kitchen
CORDIAL
whole cakes
Jinbi
Jazzride PIZZA
Dawn Club

O'FARRELL

EQUINOX

California pizza kitchen

MONTGOMERY

POWELL

CENTRAL SUBWAY

STOCKTON

GEARY

GRANT

KEARNY

KEARNY COLLECTION



RETAIL OPPORTUNITIES FOR LEASE

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