

2277 SHATTUCK AVENUE

High-Traffic Core of Downtown Berkeley



HISTORIC HEZLETT'S SILK STORE BUILDING STREET RETAIL FOR LEASE

SIZE: ± 8,271 rsf | **LEASE RATE:** \$2.00 psf/month NNN

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PRIME LOCATION, JUST ONE BLOCK FROM UC BERKELEY.
Well-suited for many uses, on busy Shattuck Avenue, in the heart of Downtown Berkeley.

PROPERTY HISTORY

The Hezlett's Silk Store Building is a Mediterranean-style building which originally housed an early telephone exchange. In 1925, the Mason-McDuffie Company (along with Masten & Hurd) redesigned it as a one-story building with mezzanine and basement. The first tenant, Hezlett Silk Store, remained for 35 years. In 1960, the Tupper & Reed music store moved in and remained until 2005. Located next door, at 2271 Shattuck Avenue, is the storybook-style Tupper & Reed building.

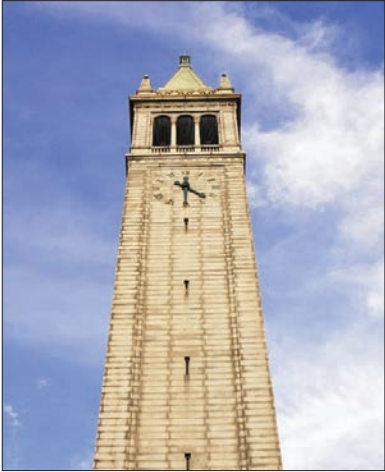
PROPERTY FEATURES

- ± 8,271 rsf (± 2,736 ground floor, ± 2,538 mezzanine, ± 2,997 basement)
- Designated a Landmark by the City of Berkeley in 2008
- Street frontage adorned with tile work surrounding 3 mezzanine level windows and beautiful Terrazzo floor at interior entrance
- Existing restroom on the main level, plus a non-compliant restroom on the mezzanine level
- Ceiling heights vary by floor. Ground floor is ±10 feet height; mezzanine and basement ceiling heights are approximately 7+ feet
- Join other nearby retail, food and service companies including: Staples, CVS, Walgreens, Target Express, Pegasus Books, Comal, PIQ, Jupiter, Toss Noodle Bar, Angeline's Louisiana Kitchen and Peet's Coffee
- Zoned Commercial-DMU (Commercial Downtown Mixed Use)

WALK SCORE	97
BIKE SCORE	99



OVERVIEW OF DOWNTOWN BERKELEY

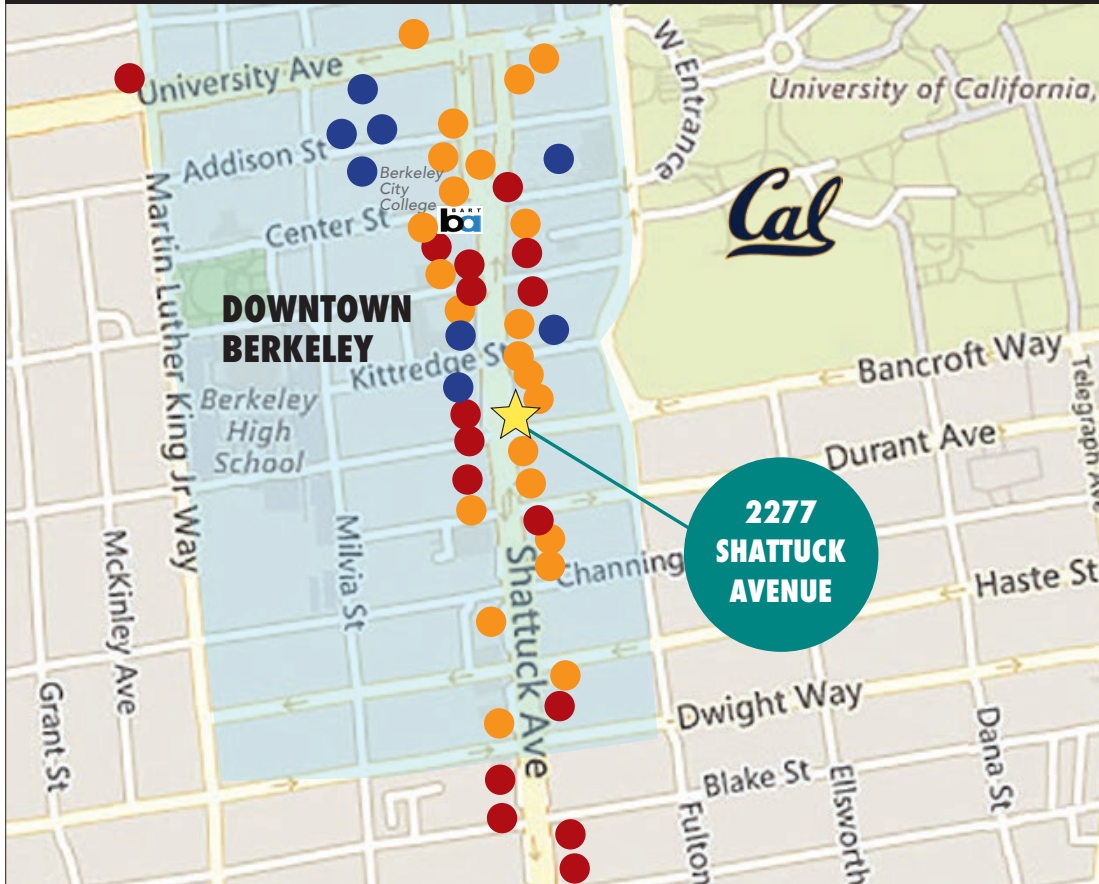


THE CITY OF BERKELEY is densely populated with a highly educated, high income population. There are ~90,000 residents within a 2-mile radius of downtown. Almost a third of their households have annual incomes greater than \$100,000. 32% of these residents over age 25 have Bachelor's degrees; an additional 40% have Graduate degrees. Downtown Berkeley has one of the most heavily-used BART stations in the area. Conveniently a major hub of public transportation – with AC Transit multi-county bus lines, free valet bike parking and bike rental available at the nearby Bike Station.

- High-foot traffic every day. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- Downtown Berkeley BART station has ± 27,000 daily ridership entries and exits
- Berkeley City College has ± 7,000 students each semester; Berkeley High School has ± 3,500 students annually
- Downtown Berkeley has 5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- Over 460 new residential units in a 4-block radius
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats

DEMOGRAPHICS	
WITHIN 3 MILES	
Population	217,151
Average household income	\$83,715
Daytime Employees	148,736

NEARBY AMENITIES



RETAIL

Trader Joe's
 CVS
 Staples
 Walgreens
 UPS Store
 Gamestop
 Verizon
 Crossroads Trading Co.
 Pegasus Books
 Airport Home Appliance
 Artist & Craftsman Supply
 Viking Trader
 Mike's Bikes of Berkeley
 Trek Bicycle Berkeley
 Scandinavian Designs
 Stonemountain & Daughter Fabrics

RESTAURANTS, BARS AND CAFÉS

Comal Restaurant
 Tender Greens
 Peet's Coffee & Tea
 BurgerMeister
 Eureka!
 Jupiter
 Fresco Mexican Grill
 PIQ Berkeley
 Angeline's Louisiana Kitchen
 Revival Bar + Kitchen
 Toss Noodle Bar
 Namaste Madras Cuisine
 Venus
 La Note Restaurant
 Starbucks
 Gio's Pizza and Bocce

Ippudo
 Blue Bottle Coffee
 Tupper & Reed Cocktail Bar
 Cornerstone Craft Beer

ENTERTAINMENT

Landmark Shattuck Theatre
 UA Berkeley 7 Theatre
 California Theatre
 Berkeley Repertory Theatre
 Aurora Theatre Company
 Freight & Salvage
 UC Theatre
 The Marsh Arts Center
 Berkeley Art Museum and Pacific Film Archive (BAMPFA)

NEARBY NEW HOUSING DEVELOPMENTS



PARKER PLACE

- 155 residential units
- Opened 2017



METROPOLITAN

- 45 residential units
- Opened 2017



THE VARSITY

- 96 residential units
- Opened 2017



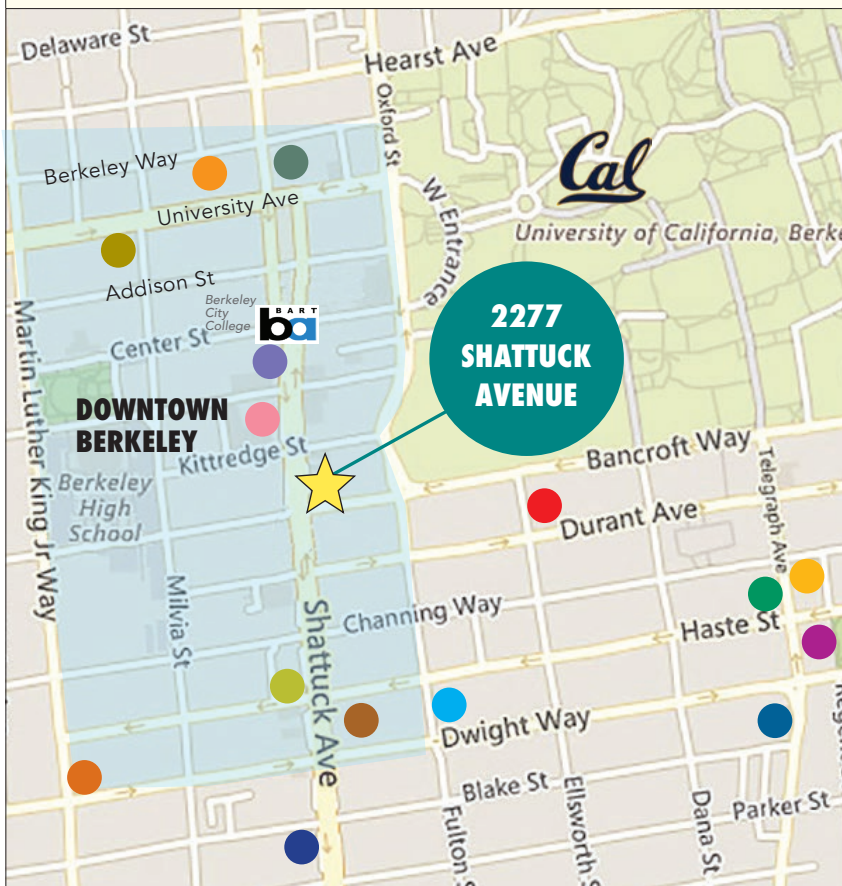
STRANDA HOUSE

- 21 residential units
- Opened 2017



GARDEN VILLAGE

- 84 residential units
- Opened 2017



STONEFIRE

- 98 residential units
- Opened 2017



THE NEXUS

- 69 residential units
- Under Construction



SEQUOIA

- 42 residential units
- Opened 2017



VILLAGE

- 76 residential units
- Proposed



TOWERS

- 155 residential units
- Proposed



2211 HAROLD WAY

- 302 residential units
- Proposed



THE DWIGHT

- 99 residential units
- Opened 2017



ACHESON COMMONS

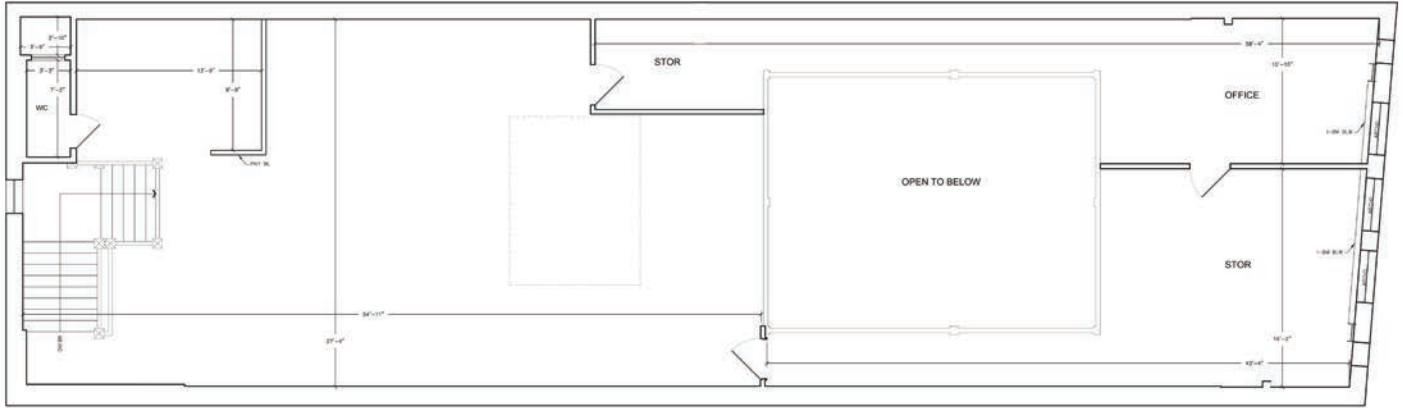
- 205 residential units
- Under Construction



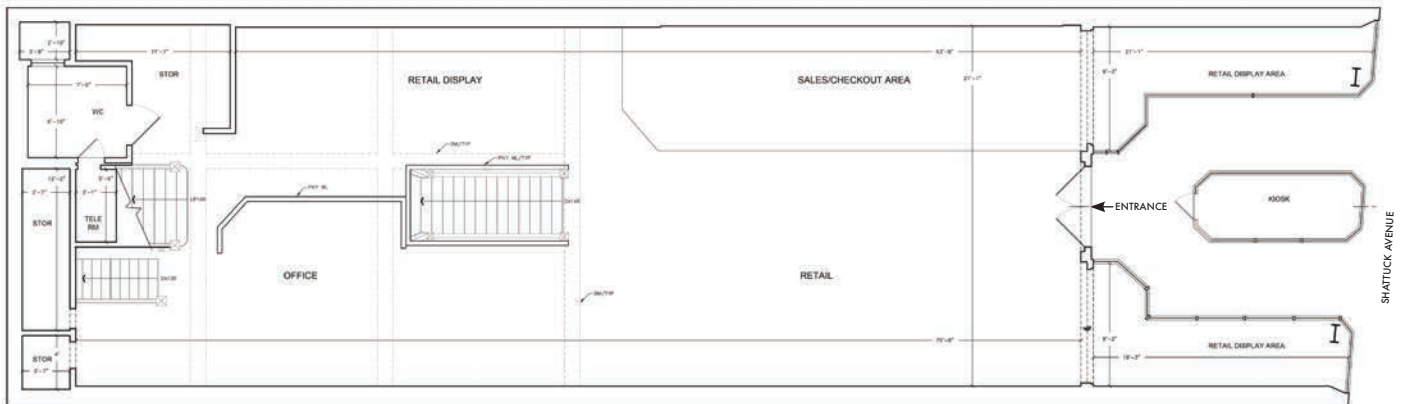
THE DEN

- 36 residential units
- Proposed

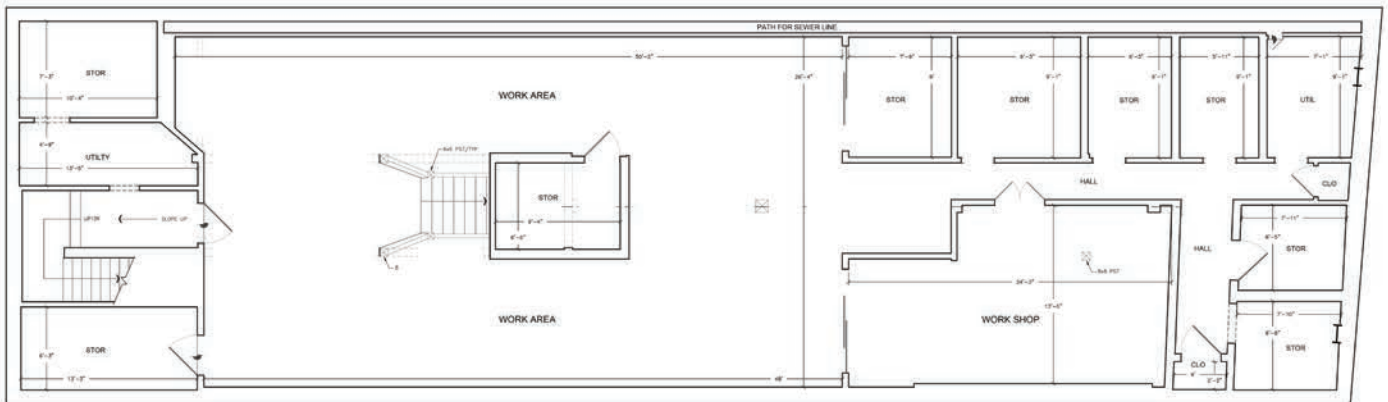
EXISTING FLOOR PLANS



UPPER LEVEL



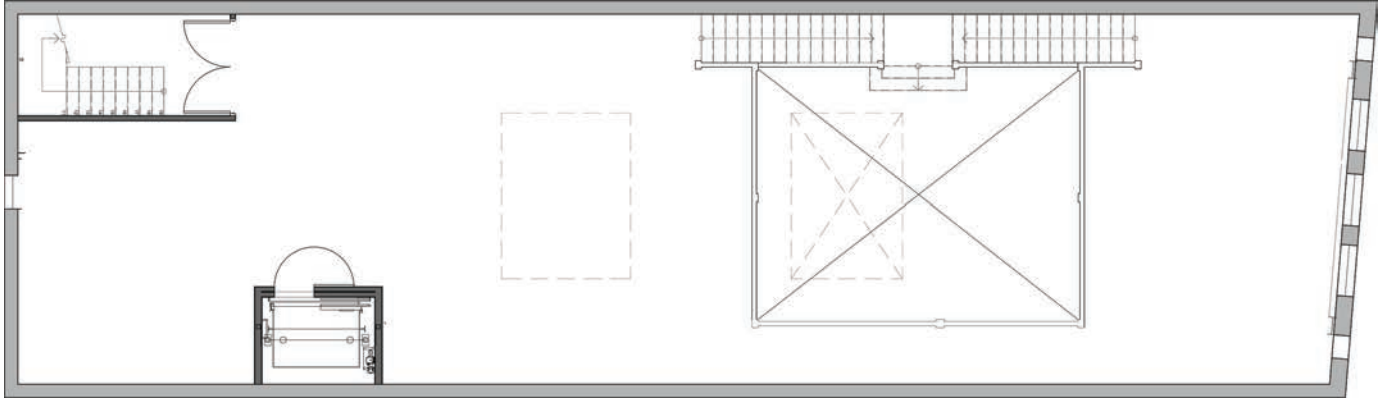
MAIN LEVEL



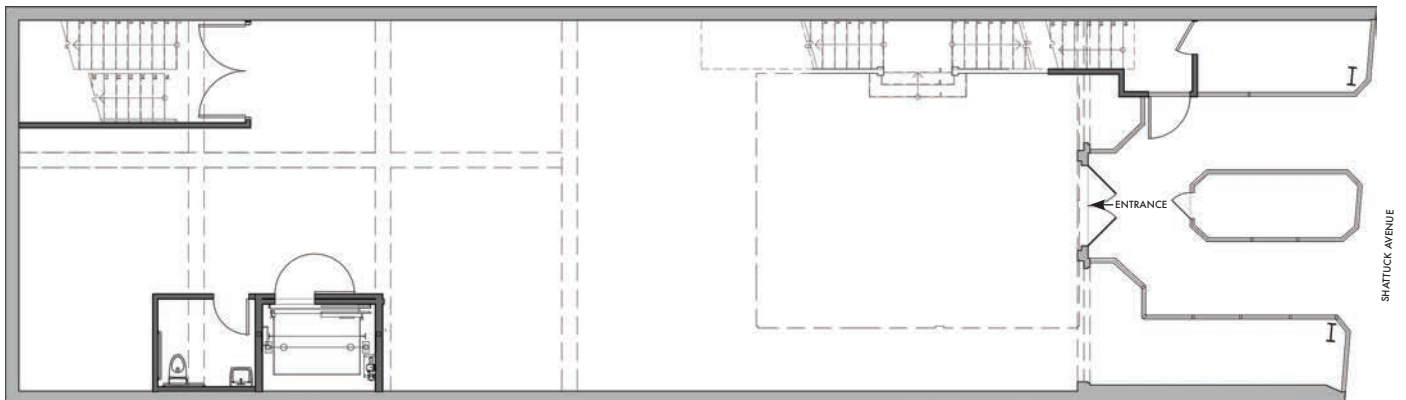
LOWER LEVEL

This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

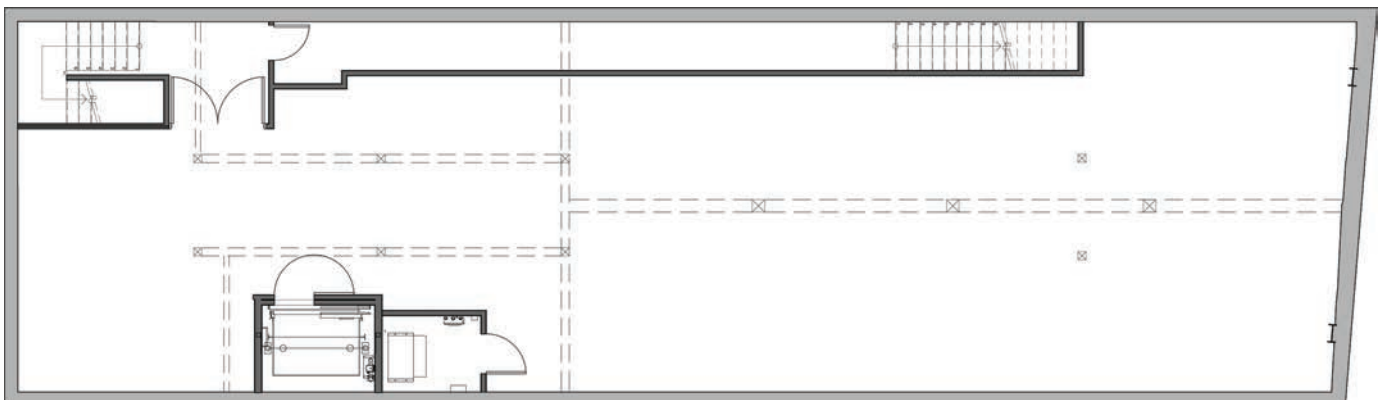
PROPOSED LAYOUT – NEW STAIRWAYS AND ELEVATOR



UPPER LEVEL



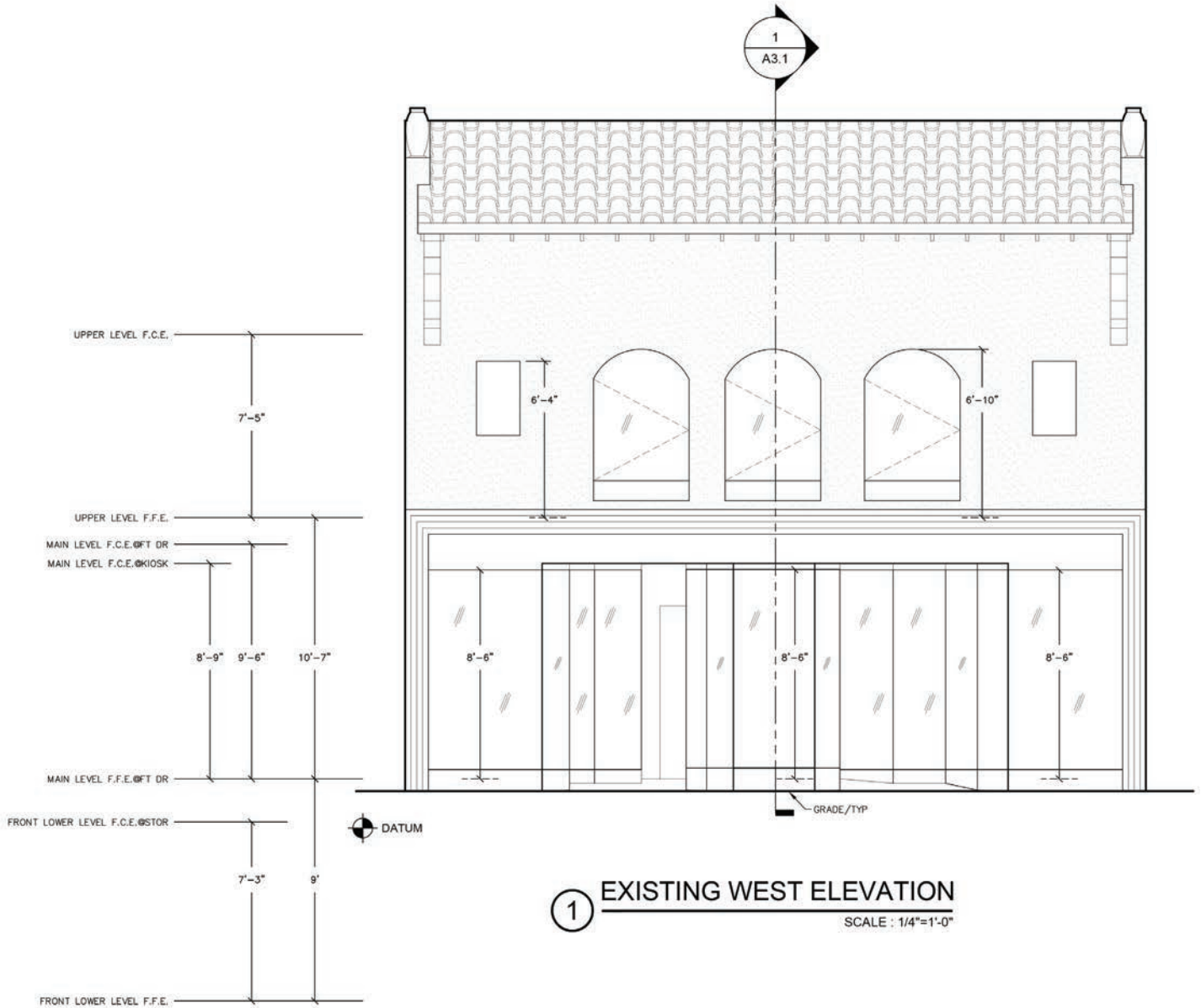
MAIN LEVEL



LOWER LEVEL

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STREET VIEW



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NEIGHBORHOOD PHOTOS



JOIN DOWNTOWN BERKELEY



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.

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