

GORDON
COMMERCIAL REAL ESTATE SERVICES

DOWNTOWN ARTS DISTRICT RETAIL SPACE FOR LEASE

:: STEPS TO BART PLAZA - NEAR UC BERKELEY CAMPUS ::

2026 SHATTUCK AVENUE

BERKELEY, CALIFORNIA



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LOCATED IN DOWNTOWN BERKELEY'S CORE – EXCELLENT GROUND FLOOR RETAIL WITH OPEN SPACE AND 34' FRONTAGE ON SHATTUCK

SIZE AVAILABLE

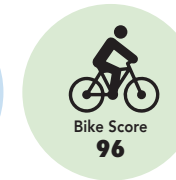
± 2,750 rsf

LEASE RATE

Call Broker

PROPERTY OVERVIEW

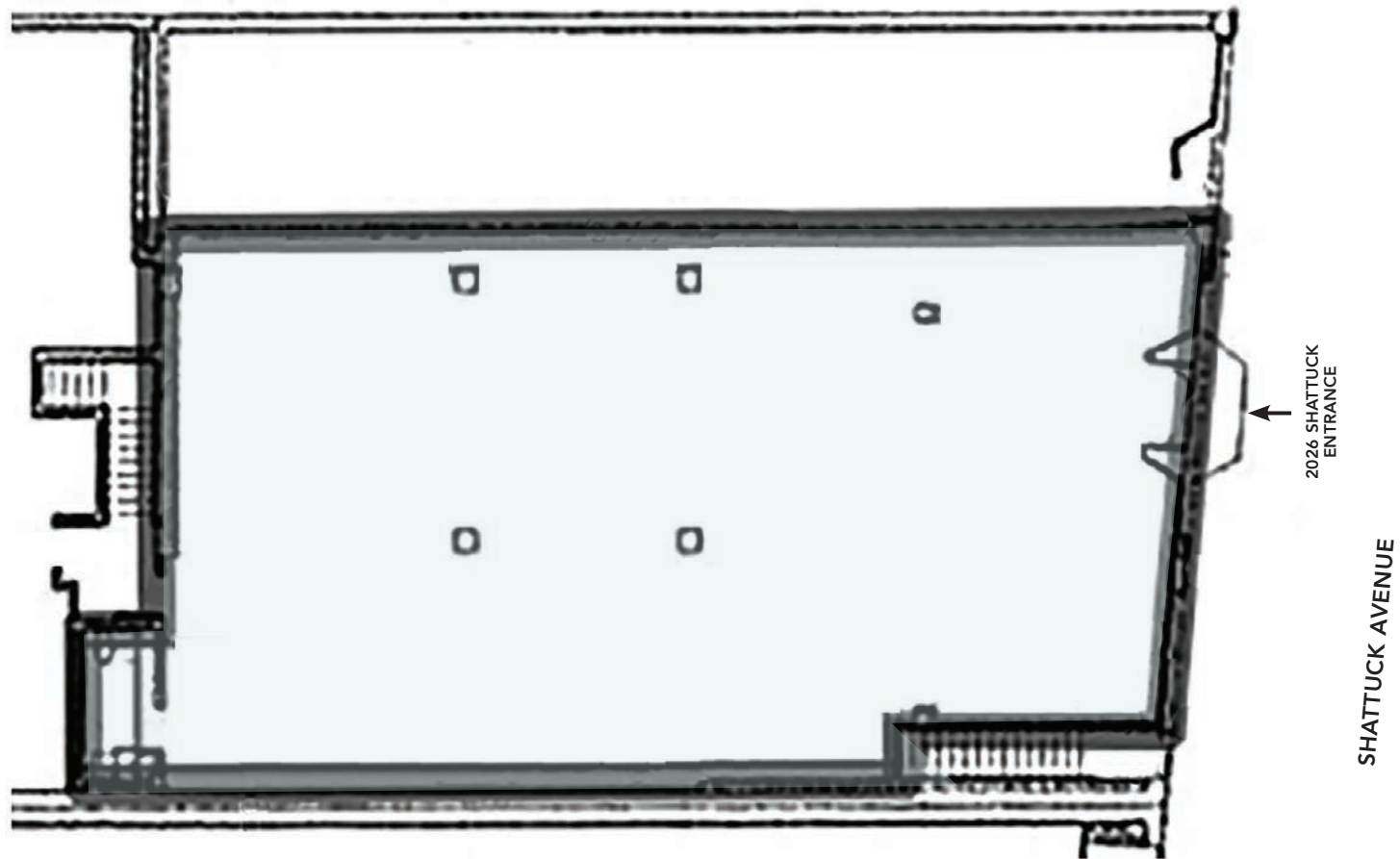
- Sprinklered building with high ceilings
- 2 means of egress
- Renovated storefront with clerestory windows
- Exposed brick wall, maple wood floors (partial)
- Beautiful natural light, with clean aesthetics
- 1/2 block from the new Center Street Garage, and close to several parking garages/lots
- Amidst all downtown amenities
- High foot traffic every day



- Steps to BART Plaza and 1 block to UC Berkeley
- Excellent public transportation network
- New streetscape underway (ETA: 4Q 2020)



FLOOR PLAN



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.

LOCATION OVERVIEW

- Adjacent to Comal and Half Price Books; around corner from The Jazzschool, Aurora and Berkeley Rep Theaters; across the street from Freight and Salvage
- According to Sperling's Best Places, Berkeley's future job growth over the next 10 years is estimated to be 41.43% (US is 37.98%)
- Amid popular eateries including Tender Greens, Comal, Ippudo Ramen, Sliver Pizzeria, Eureka!, Jupiter, Gather, Peet's Coffee, Sweetgreen, Chipotle, Jupiter, and Blue Bottle Coffee
- Downtown Berkeley's restaurant scene has seen tremendous recent growth with national brands
- 1 block to UC Berkeley campus; 3 blocks to Trader Joe's
- Near fitness/gyms including Pure Barre, Equinox, Yoga to the People, Berkeley YMCA, and CycleBar
- Quick walk to North Berkeley's Gourmet Ghetto with Cheeseboard, Poulet, César, Crepevine, Chez Panisse



NEARBY NEW HOUSING DEVELOPMENTS



STONEFIRE

- 98 residential units
- Opened 2017



PARKER PLACE

- 155 residential units
- Opened 2017



TOWERS

- 155 residential units
- Proposed



THE NEXUS

- 69 residential units
- Opened 2019



METROPOLITAN

- 45 residential units
- Opened 2017



2211 HAROLD WAY

- 302 residential units
- Proposed



SEQUOIA

- 42 residential units
- Opened 2017



THE VARSITY

- 96 residential units
- Opened 2017



THE DWIGHT

- 99 residential units
- Opened 2017



VILLAGE

- 76 residential units
- Proposed



STRANDA HOUSE

- 21 residential units
- Opened 2017



ACHESON COMMONS

- 205 residential units
- Under Construction



THE ENCLAVE

- 254 residential units
- Under Construction



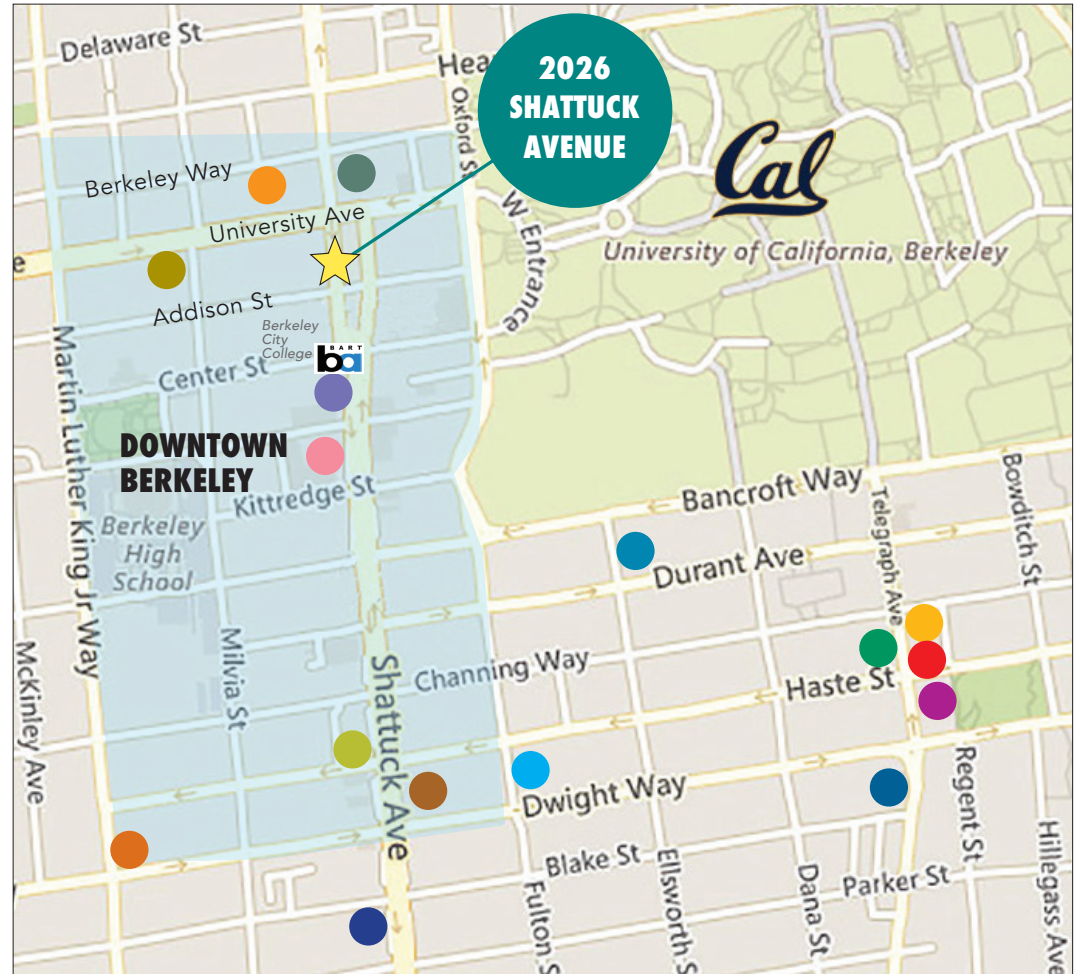
GARDEN VILLAGE

- 84 residential units
- Opened 2017



THE DEN

- 36 residential units
- Proposed



NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

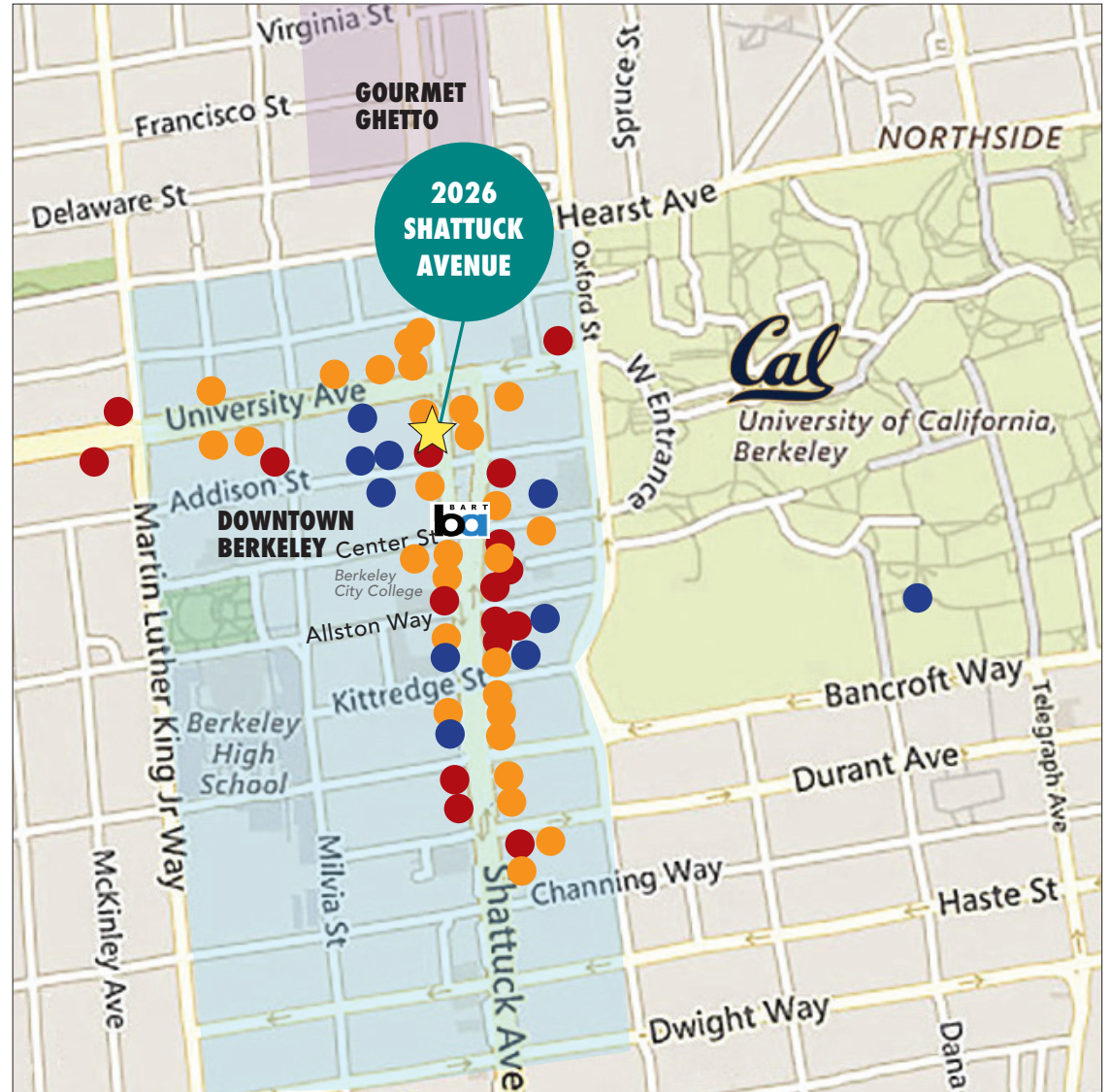
Comal Restaurant	Ippudo
Lucia's Italian Restaurant	Blue Bottle Coffee
Tender Greens	Spats Berkeley
Milkbomb Ice Cream	Cracked Sandwich
The Butcher's Son	Starbucks
Pedro's Brazil Cafe	Ben & Jerry's
Peet's Coffee & Tea	Draw Billiards Club
Sliver Pizzeria	Tupper & Reed Cocktail Bar
Ike's Sandwiches	

ENTERTAINMENT

BurgerMeister	UC Theatre
Eureka!	Landmark Shattuck Theatre
Jupiter Pizza & Beer	UA Berkeley 7 Theatre
Veggie Grill	California Theatre
Angeline's Louisiana Kitchen	Berkeley Repertory Theatre
Poki Poke	Aurora Theatre Company
El Burro Picante	Freight & Salvage
Revival Bar + Kitchen	The Marsh Arts Center
Namaste Madras Cuisine	Cal Performances/Zellerbach
Venus Café	BAMPFA
La Note Restaurant	

RETAIL

Trader Joe's	Target
CVS	Berkeley Ace Hardware
Walgreens	Luggage Center
UPS Store	Shop College Wear
FedEx	Crossroads Trading
Verizon	Mike's Bikes of Berkeley
GNC	Missing Link Bicycle Cooperative
Half Price Books	Scandinavian Designs



OVERVIEW OF DOWNTOWN BERKELEY

Berkeley is densely populated with a highly educated, high income population. There are ~90,000 residents within a 2-mile radius of downtown, with a third of their household annual incomes greater than \$100,000. 32% of these residents over age 25 have Bachelor's degrees; an additional 40% have Graduate degrees. It's a central hub of public transportation with its Downtown BART Plaza (± 27,000 daily ridership entries and exits) and AC Transit. One of the hottest dining destinations in the Bay Area with over 150 restaurants.

- High foot traffic every day; working population is 72,000. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley campus has over 56,000 daily population – projected by 2022 to be 65,000
- Berkeley City College has ± 7,000 students each semester; Berkeley High School has ± 3,500 students annually
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has 5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats
- Over 2 million annual theater and cinema patrons
- \$4.04 billion in total spending power

DEMOGRAPHICS

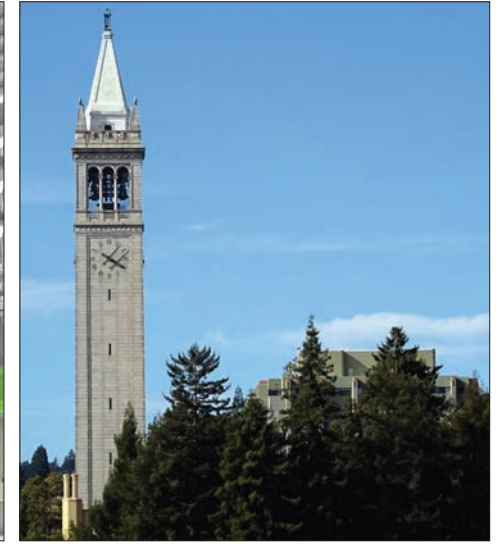
WITHIN 3 MILES

Population	217,151
Average household income	\$98,937
Daytime Employees	148,736

Source: CoStar



NEIGHBORHOOD



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.