

**GORDON**  
COMMERCIAL REAL ESTATE SERVICES

**EXCELLENT VISIBILITY IN DOWNTOWN BERKELEY**

RETAIL/SERVICE COMMERCIAL SPACE AT SIGNALIZED INTERSECTION

2004 UNIVERSITY AVENUE

BERKELEY, CALIFORNIA



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HIGH-TRAFFIC AREA - NEAR UC BERKELEY CAMPUS, DOWNTOWN ARTS DISTRICT, BART AND NUMEROUS CAFÉS, RESTAURANTS AND SHOPS.

### SIZE AVAILABLE

± 1,300 rsf

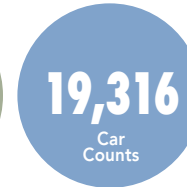
### LEASE RATE

\$3.50 psf/month NNN

Flexible zoning in  
Downtown Berkeley

### PROPERTY OVERVIEW

- Ground floor retail space of former flower shop
- Unique storefront wall of glass, which can be retracted – folded and fully opened to the street
- Natural light, high ceilings, stained concrete floors
- Sprinklered building
- Tremendous foot traffic every day
- Adjacent to Au Coquelet, and steps to UC Theatre
- Surrounded by many new mixed-use housing developments



- Outstanding public transportation with AC Transit, BART, Bikeshare
- Across from Berkeley Way parking lot (113 stalls)
- Situated near restaurants topping the "best of" lists nationwide





## LOCATION OVERVIEW

- Adjacent to Coquet Café; steps from UC Theatre
- Behind the Berkeley Rep, Roda Theatre, Aurora Theater, The California Jazz Conservatory, and Freight & Salvage
- Amid popular eateries including Tender Greens, Comal, Ippudo Ramen, Sliver Pizzeria, Eureka!, Jupiter, Gather, Sweetgreen, Chipotle, Jupiter, and Blue Bottle Coffee
- 2 blocks to UC Berkeley campus; 1 block to Trader Joe's
- Near fitness/gyms including Pure Barre, Equinox, Yoga to the People, Berkeley YMCA, and CycleBar
- Quick walk to Berkeley's North Shattuck culinary district with Chez Panisse, Corso, Poulet, César, Crepevine, Cheeseboard, and the original Peet's Coffee
- Downtown Berkeley's restaurant scene has seen tremendous recent growth with national brands
- 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%)





## NEARBY REGIONAL RETAIL MARKETS





## NEARBY AMENITIES

### RESTAURANTS, BARS AND CAFÉS

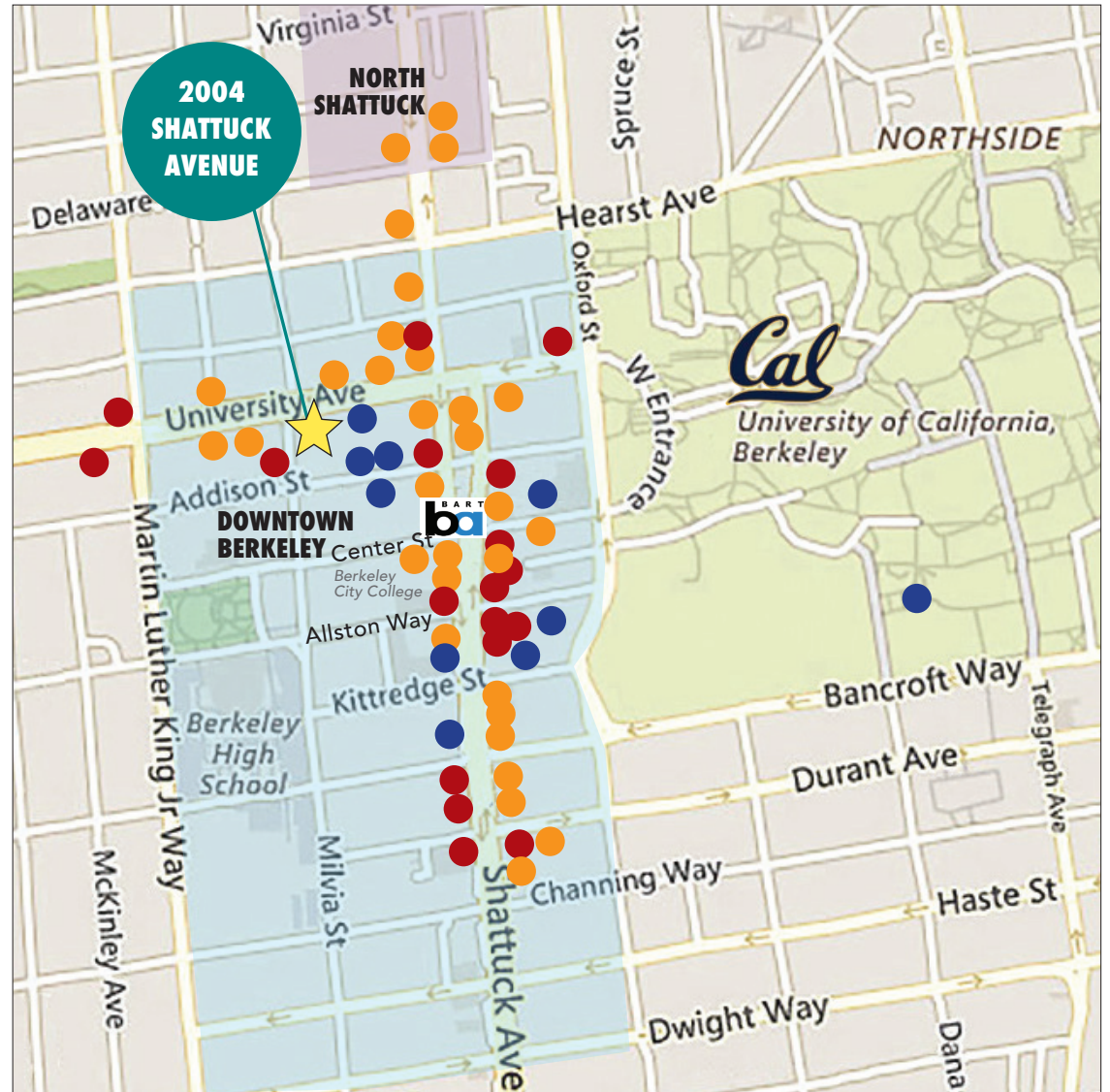
- |                            |                               |
|----------------------------|-------------------------------|
| Comal Restaurant           | Bonchon                       |
| Lucia's Italian Restaurant | Starbucks                     |
| Tender Greens              | Ben & Jerry's                 |
| Milkbomb Ice Cream         | Tupper & Reed Cocktail Bar    |
| The Butcher's Son          | Triple Rock Brewing           |
| Pedro's Brazil Cafe        | Sweetgreen                    |
| El Burro Picante           | Victory Point Cafe            |
| Peet's Coffee              | Corso                         |
| Sliver Pizzeria            | Caravaggio Gelateria Italiana |
| Ike's Sandwiches           |                               |
| Eureka!                    |                               |

### ENTERTAINMENT

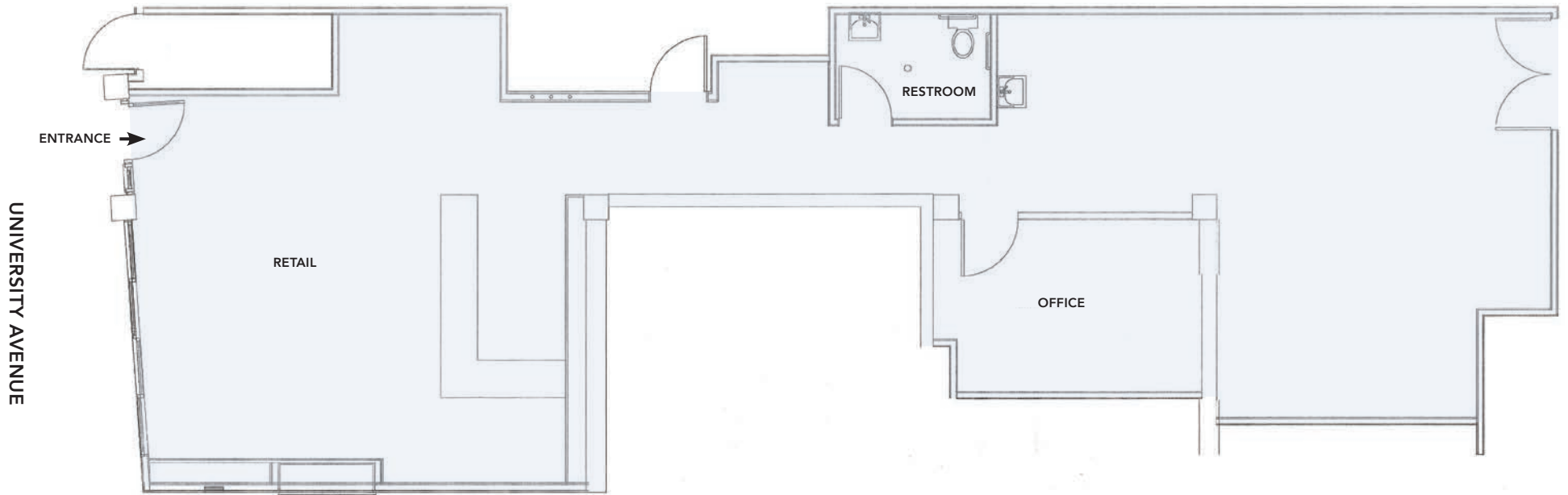
- |                              |                             |
|------------------------------|-----------------------------|
| Jupiter Pizza & Beer         | UC Theatre                  |
| Veggie Grill                 | Landmark Shattuck Theatre   |
| Angeline's Louisiana Kitchen | UA Berkeley 7 Theatre       |
| Namaste Madras Cuisine       | California Theatre          |
| Revival Bar + Kitchen        | Berkeley Repertory Theatre  |
| Venus Restaurant             | Aurora Theatre Company      |
| Endless Summer Sweets        | Freight & Salvage           |
| La Note Restaurant           | The Marsh Arts Center       |
| Ippudo                       | Cal Performances/Zellerbach |
| Blue Bottle Coffee           | BAMPFA                      |
| Spats Berkeley               |                             |

### RETAIL

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



## 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.

## PHOTO TOUR





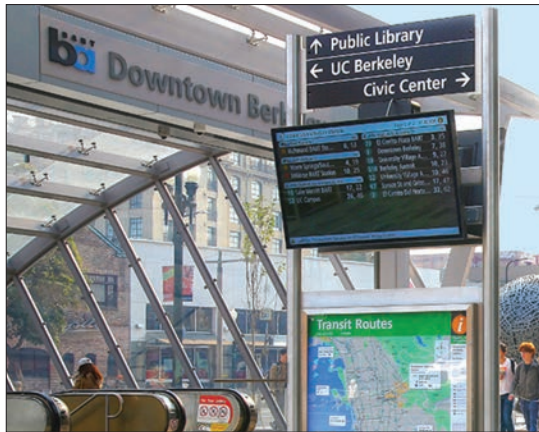
**OVERVIEW OF DOWNTOWN BERKELEY**

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
- \$1.2 billion in consumer expenditure within a 3-mile radius

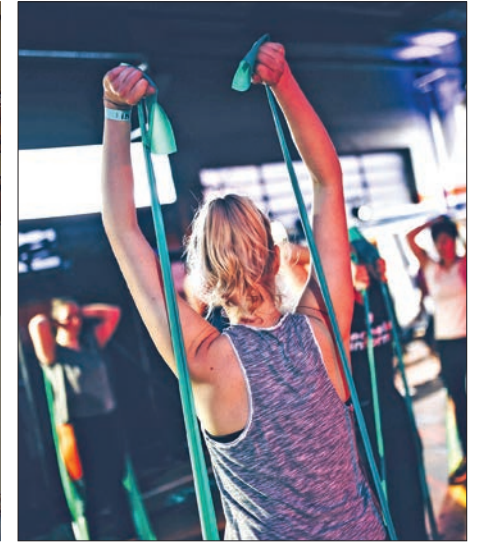
DEMOGRAPHICS	1 MILE	3 MILE
Population	67,825	217,151
Average Age	32	38
Consumer Expenditure	\$233M	\$120B
Average HH Income	\$102,313	\$128,390
Daytime Employees	148,736	

Source: CoStar/Loopnet





## 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.