

2520 SHATTUCK AVENUE

Adjacent to Downtown Berkeley



HIGH VISIBILITY RETAIL SPACE FOR LEASE

SIZE: ± 985 rsf plus additional bonus area | **LEASE RATE:** \$2.95 psf/month IG

CONTACT:

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ADJACENT TO DOWNTOWN BERKELEY. Short walk to UC Berkeley campus, Downtown Arts District and BART.

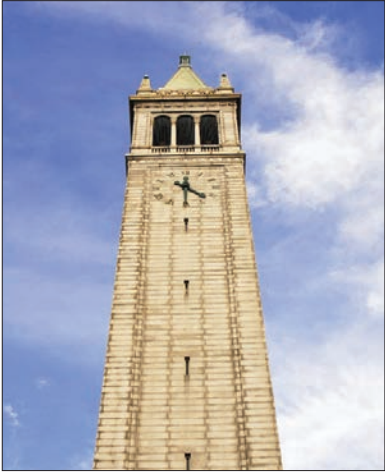
PROPERTY HIGHLIGHTS

- ± 985 rsf of ground floor retail space with ± 409 rsf rear bonus area
- Clerestory window frontage with nice, natural light
- Metered street parking in front of space
- Excellent street visibility and signage opportunities
- Next to Airport Home Appliance, Stonemountain & Daughter Fabrics. Nearby co-tenants include Frausto's, Artist & Craftsman Supply, Way Station Brew Coffee and Beer Garden, Funky Door Yoga and Viking Trader
- Across from Orangetheory Fitness. Close to Sports Basement, Equinox Gym, Trek Bicycle and Berkeley Bowl Market
- Around corner from Sutter Alta Bates Medical Center: Herrick Campus
- Only 3 blocks to Telegraph Avenue and 8 blocks to Berkeley Bowl Marketplace
- 6 blocks to Downtown Berkeley BART and 8 blocks to Ashby BART
- Only 20 minutes by BART to Downtown San Francisco
- Short walk to UC Berkeley campus with 56,000+ daily population
- Over 460 new residential units in a 4-block radius, including The Dwight – 99 new luxury apartment units across the street
- Zoned C-SA (Commercial South Area)

WALK SCORE 95
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.

LOCATION HIGHLIGHTS

- High-foot traffic every day. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- Downtown BART Station has ± 27,000 daily ridership entries and exits
- 1 block from UC Berkeley campus with over 56,000 daily population
- Berkeley City College with ± 7,000 students each semester, and Berkeley High School with ± 3,500 students
- Only 20 minutes by BART to Downtown San Francisco
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats
- More than 150 restaurant and dining options

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



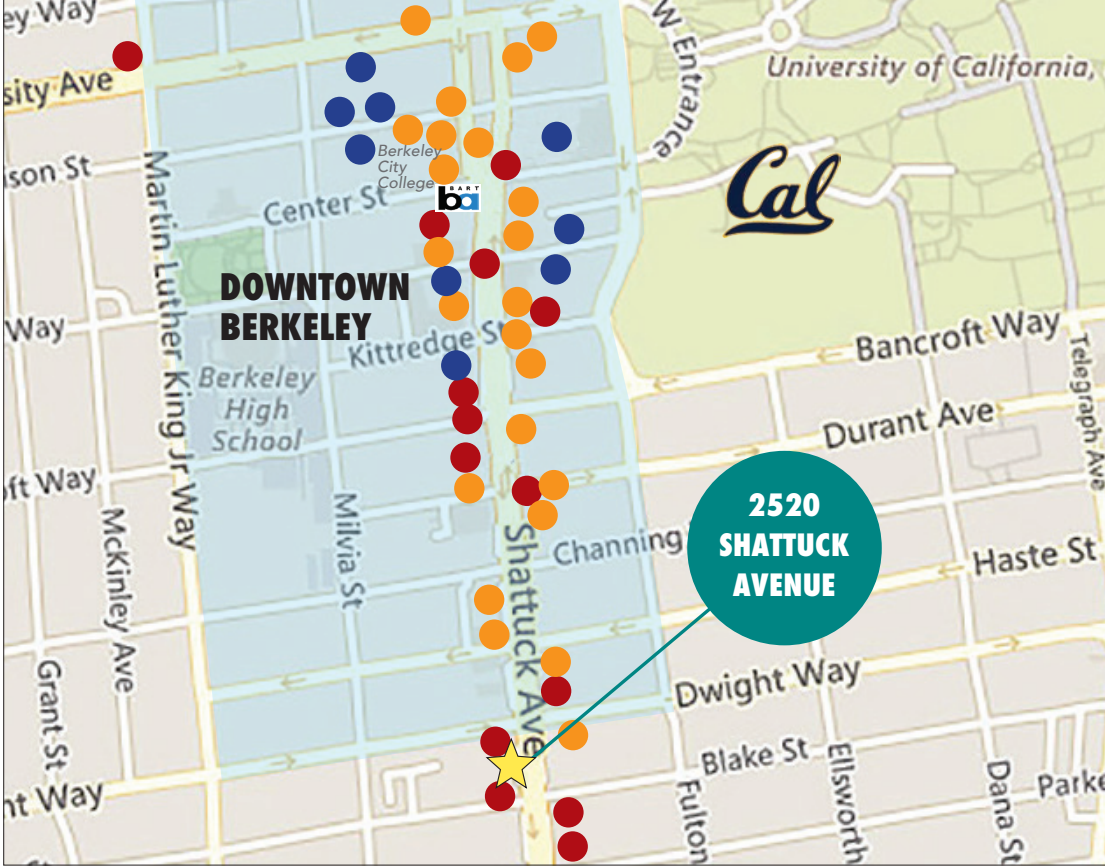
LOCATION MAP

**2520
SHATTUCK
AVENUE**

NEIGHBORS

- | | | |
|-----------------------------|---|--------------------------|
| 1 Whole Foods Market | 9 Funky Door Yoga | 16 Trek Bicycle Berkeley |
| 2 Paco Collars | 10 Way Station Brew | 17 Staples |
| 3 Berkeley Bowl Marketplace | 11 Orangetheory Fitness | 18 CVS |
| 4 Walgreens | 12 Airport Home Appliance | 19 Core Power Yoga |
| 5 Sports Basement | 13 Stone Mountain & Daughter
Fabrics | 20 Walgreens |
| 6 Equinox Gym | 14 Frausto's | 21 Target Express |
| 7 Viking Trader | 15 The Starving Musician | |
| 8 Artist & Craftsman Supply | | |

NEARBY AMENITIES



RETAIL

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

RESTAURANTS/BARS/CAFÉS

- Peet's Coffee & Tea
- Comal Restaurant
- BurgerMeister
- Jupiter
- Angeline's Louisiana Kitchen
- Fresco Mexican Grill
- PIQ Berkeley
- The Flying Falafel - Berkeley
- Revival Bar + Kitchen
- Toss Noodle Bar
- Eureka!
- Namaste Madras Cuisine
- Venus
- La Note Restaurant
- Cornerstone Craft Beer
- Way Station Brew
- Tender Greens

- Ippudo
- Blue Bottle Coffee
- Starbucks
- Saha Restaurant
- Barclay's Restaurant & Pub
- Tupper & Reed Cocktail Bar

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



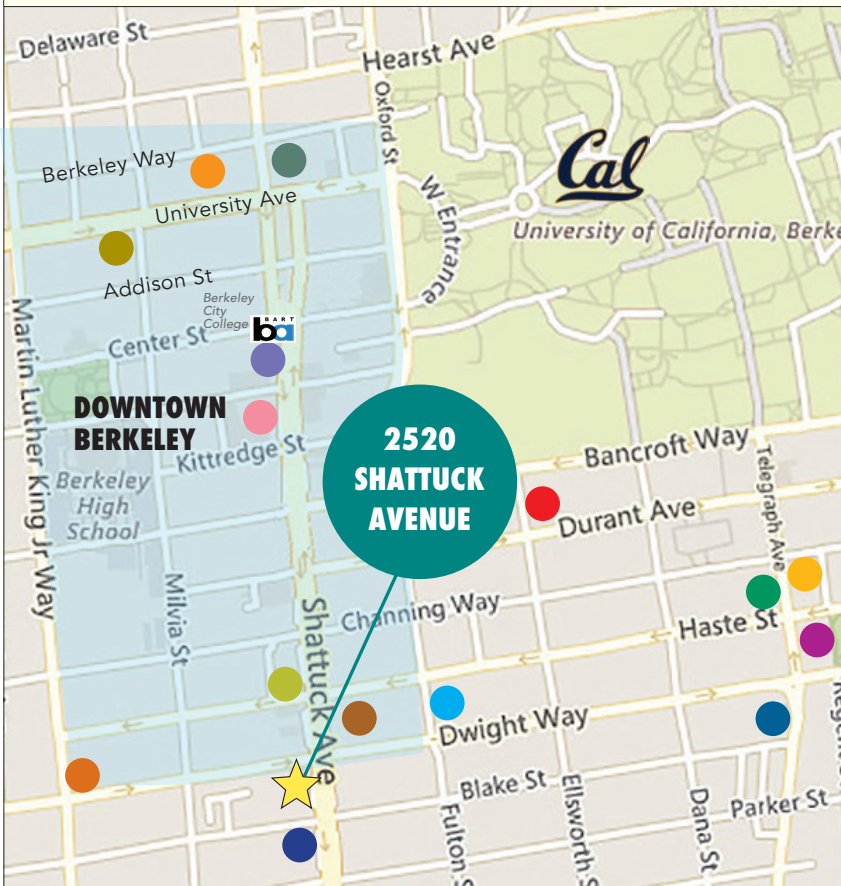
THE VARSITY
 • 96 residential units
 • Opened 2017



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
 • Opened



SEQUOIA
 • 42 residential units
 • Opened 2017



VILLAGE
 • 76 residential units
 • Opened



TOWERS
 • 155 residential units
 • Under Construction



2211 HAROLD WAY
 • 302 residential units
 • Proposed



THE DWIGHT
 • 99 residential units
 • Opened 2017

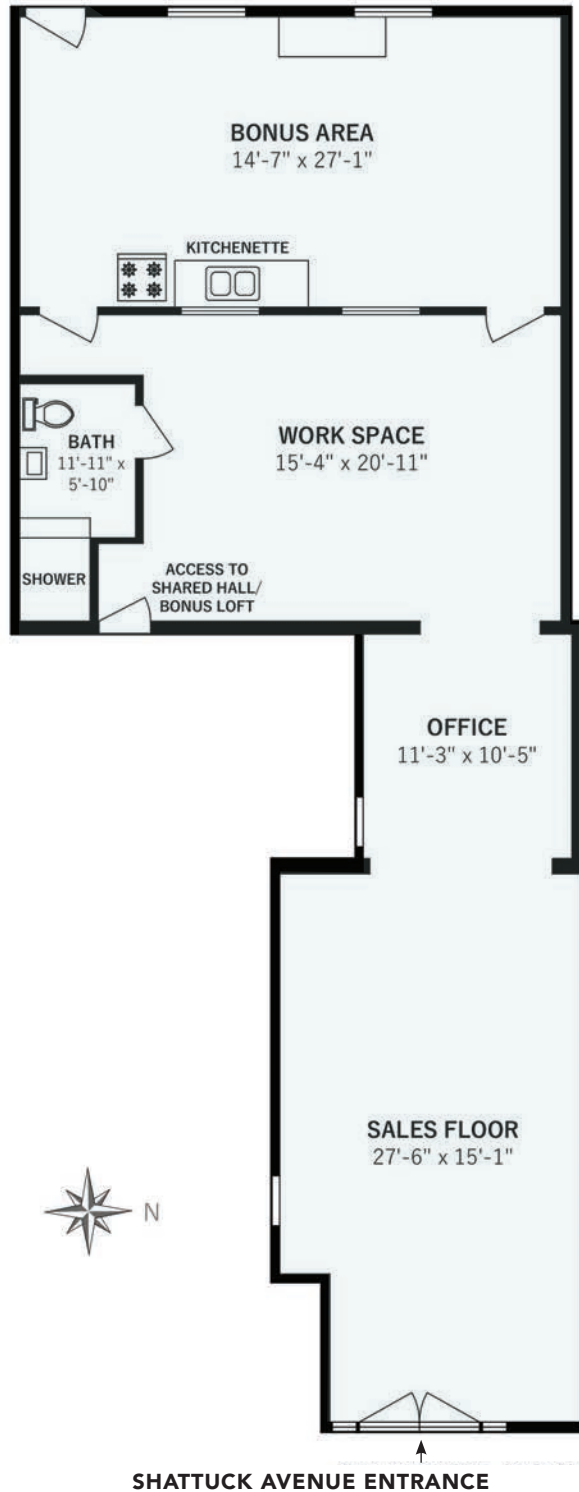


ACHESON COMMONS
 • 205 residential units
 • Under Construction



THE DEN
 • 36 residential units
 • Opened 2017

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



PHOTO TOUR



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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