

**GORDON**

COMMERCIAL REAL ESTATE SERVICES

**CAFÉ SPACE FOR LEASE** :: 1854 EUCLID AVENUE, BERKELEY, CA

**TREMENDOUS DAILY FOOT TRAFFIC AT UC BERKELEY'S NORTH GATE**



Storefront rendering – space currently under renovation

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Retail space, ideal for food use on Euclid Avenue, across from UC Berkeley – north side of campus. Adjacent to Northside Café, Urbann Turbann, D'Yar Mediterranean Cuisine, Menchie's Frozen Yogurt, La Val's Pizza. Across from Brewed Awakening, Bongo Burger, Stuffed Inn Sandwich Shop, and Celia's Mexican Restaurant.

## SIZE AVAILABLE

- Size: ± 812 rsf

## LEASE RATE

- \$4.75 psf/NNN

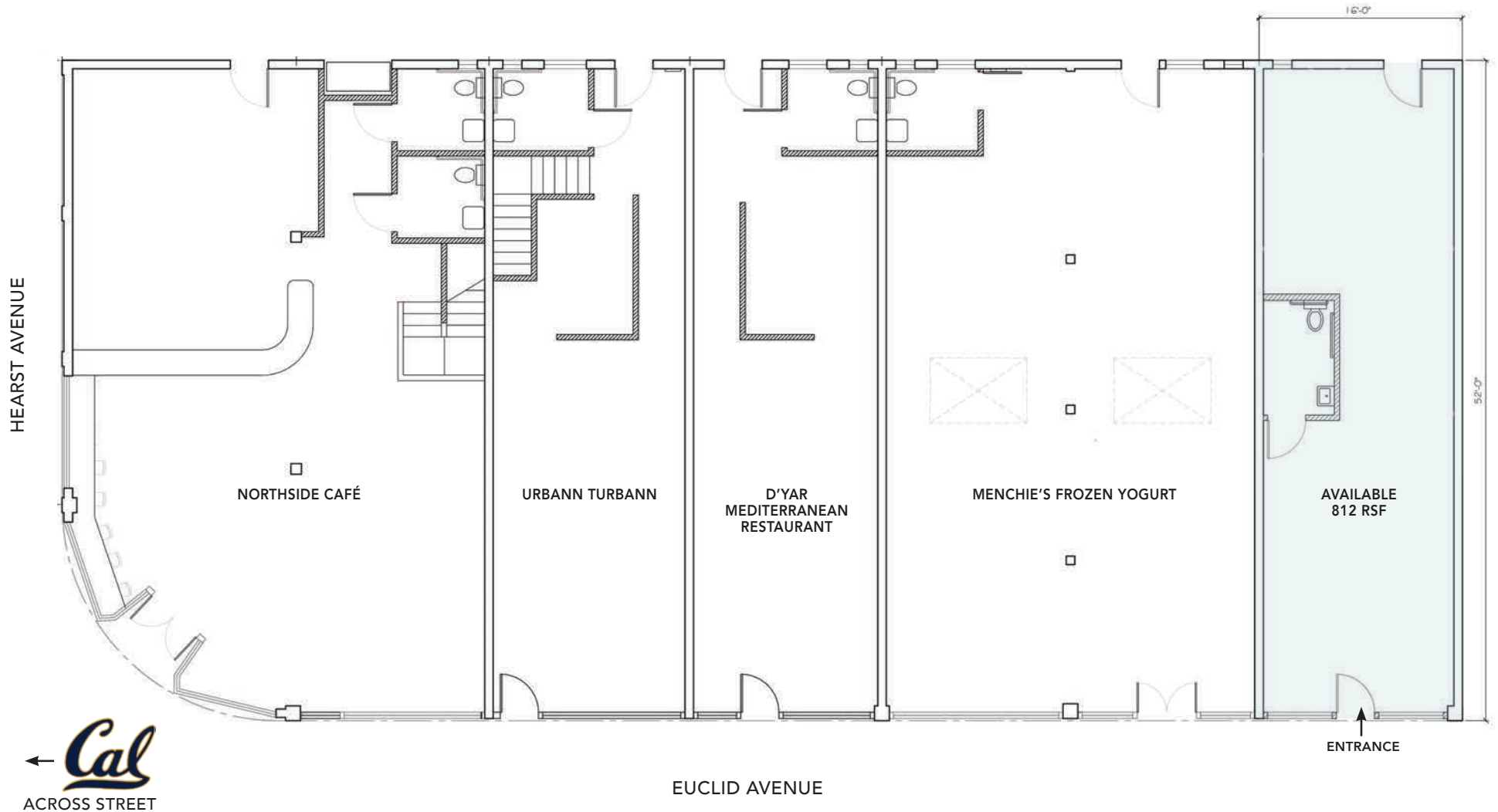
## PROPERTY FEATURES

- Space undergoing renovation – estimated completion: 3Q 2019
- Plans include a new storefront, generous windows, ADA restroom
- Open floor plan with high ceilings, operable clerestory windows, generously sized skylight, good natural light, and sprinklers
- Garbage storage in rear
- To be delivered with stubbed plumbing, electrical, gas, base floor, walls ready to be sheetrocked
- Potential for Type 1 hood
- Zoned C-N (Neighborhood Commercial)



**UC BERKELEY'S DAILY HEADCOUNT IS PROJECTED TO REACH 65,000 IN NEXT 3 YEARS**

## 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, LOCATION, LOCATION

Steps from UC Berkeley's North Gate – on the beautiful and bustling north side of campus. Busy neighborhood commercial district with several shops and cafes, proximity of the campus, student housing and parking. Walking and biking distance of everything that UC and Downtown Berkeley can offer.

- Close to student housing
- On the edge of Holy Hill District – The Graduate Theological Union is located one block west of Euclid Avenue with several more colleges
- Transit heavy with excellent visibility to students, faculty, UC staff and locals
- 2 blocks to Downtown Berkeley with BART and AC transit hub
- 3 blocks from the Greek Theatre
- Near Cal Memorial, Edwards Stadium and Haas Pavillion – with total of 96,877 seats
- Close to 14 live theater and music venues – total of 20,015 seats
- 4 blocks to Walnut Square and Gourmet Ghetto – featuring well-known destinations such as the Cheeseboard Collective and Chez Panisse



## RESTAURANTS, CAFÉS AND BARS

Northside Cafe	Sweetgreen
Menchie's Frozen Yogurt	Triple Rock Brewery
D'yar Mediterranean Restaurant	Jamba Juice
Urbann Turbann	Tacos Sinaloa
La Val's Pizza	Super Duper Burgers
Matiki Island BBQ and Grill	Cream
Abe's Café	Noah's Bagels
Jasmine Thai	Ben & Jerry's
Hummingbird Café	Brazil Cafe
Bongo Burger	Spats
Celia's Mexican Restaurant	Starbucks
Stuffed Inn Sandwich Shop	Arinell Pizza
The Snack Shack	Oasis Grill
Subway	Eureka!
Camille Vietnamese Restaurant	Gypsy's Trattoria Italiana
Aki's Japanese Restaurant	Tender Greens
Quickly Bubble Tea	Comal
TC Garden Restaurant	Veggie Grill
Blue Bottle Coffee	Ippudo

## RETAIL

- Urban Outfitters
- Brandy Melville
- Bancroft Clothing Co
- Target Express
- FedEx
- Walgreens
- CVS
- Half Price Books
- Fantastic Comics
- Mike's Bikes of Berkeley
- Scandinavian Designs
- Missing Link Bicycle Coop

## ENTERTAINMENT

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



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.