

2450 SHATTUCK AVENUE, BERKELEY, CA

± 60 Feet of Frontage on Busy Downtown Berkeley Corridor



PRIME CORNER RETAIL SPACE FOR LEASE

SIZE: ± 7,500 rsf | **LEASE RATE:** \$3.00 psf/month NNN

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NEAR ALL DOWNTOWN BERKELEY AMENITIES. High foot traffic corner – surrounded by dense housing, cafés, restaurants, offices and fitness.

PROPERTY FEATURES

Large corner space filled with natural light. Easily accessible by public transportation and nearby public parking. Vibrant, walkable area with high foot traffic from 3 nearby campuses – UC Berkeley, Berkeley City College and Berkeley High School.

- Superb street visibility and signage opportunities
- ± 60 feet of frontage on Shattuck Avenue
- Clerestory windows and high ceilings
- Zoned C-DMU (Downtown Mixed-Use)

WALK SCORE 98
BIKE SCORE 97
(walkscore.com)

LOCATION HIGHLIGHTS

- Close to Telegraph Avenue and UC Berkeley campus with 56,000+ daily population
- Next to Sutter Alta Bates Medical Center: Herrick Campus
- Directly across from Orangetheory Fitness; near Equinox Gym, Grassroots Crossfit, Pure Barre, 24 Hour Fitness, Berkeley YMCA, Funky Door Yoga, CorePower Yoga, Yoga to the People and CycleBar
- Nearby Downtown Arts District has live theater and music venues including the Berkeley Repertory Theatre, California Jazz Conservatory, UC Berkeley Art Museum, Pacific Film Archive and UC Theatre
- 3 blocks from 3 movie theaters: UA Berkeley 7, California and Landmark Shattuck
- 6 blocks from BART and a major hub of public transportation



OVERVIEW OF DOWNTOWN BERKELEY



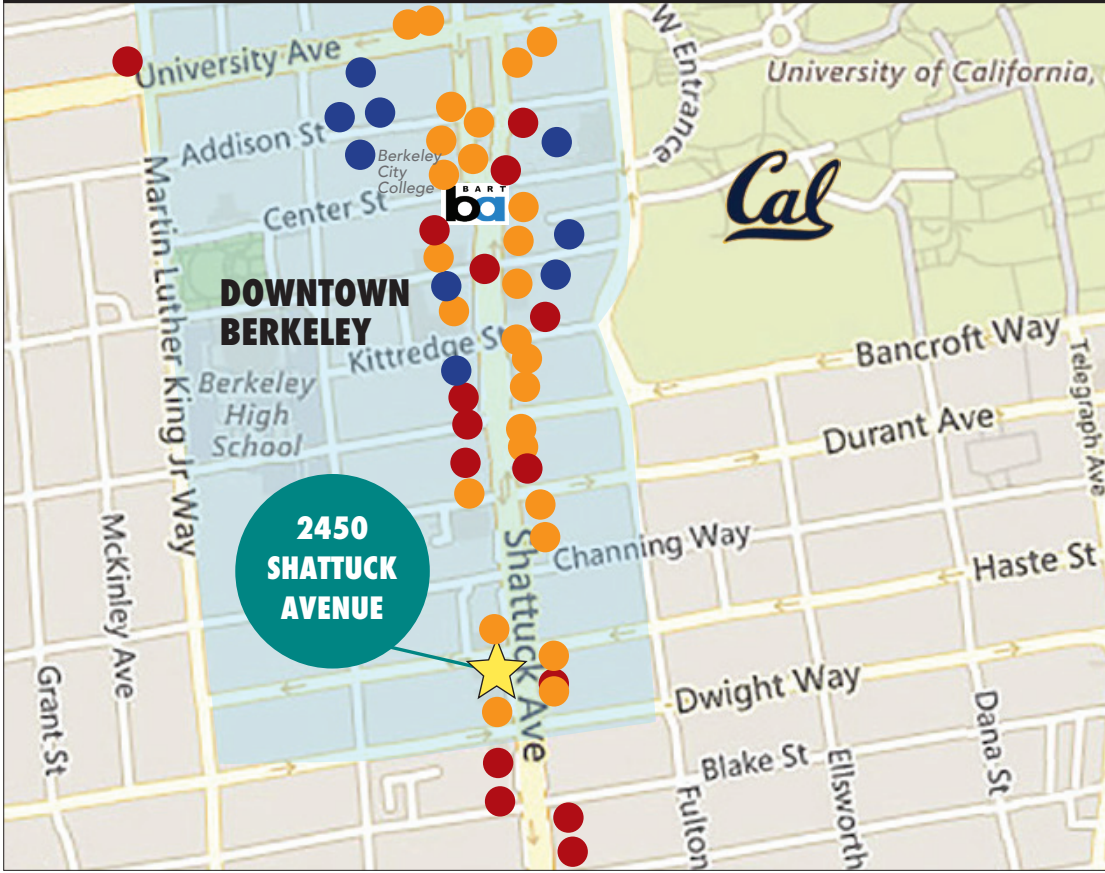
THE CITY OF BERKELEY is densely populated with a highly educated, high income population. There are ~90,000 residents within a 2-mile radius of downtown. Almost a third of their households have annual incomes greater than \$100,000. 32% of these residents over age 25 have Bachelor’s degrees; an additional 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

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

RESTAURANTS, BARS AND CAFÉS

- Comal Restaurant
- La Note Restaurant
- Jupiter Pizza & Beer
- Starbucks
- Angeline's Louisiana Kitchen
- Peet's Coffee & Tea
- Cornerstone Craft Beer
- Venus Restaurant
- BurgerMeister
- Royal Ground Coffee
- Tuk Tuk Thai
- Fresco Mexican Grill
- Namaste Madras Cuisine The Flying Falafel - Berkeley
- Veggie Grill
- Revival Bar + Kitchen
- Saha
- Toss Noodle Bar

- Ippudo
- Tender Greens
- Milkbomb Ice Cream
- Blue Bottle Coffee
- 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
- BAMPFA

DOWNTOWN & UC BERKELEY ENTERTAINMENT/SPORTS VENUES

LIVE THEATER AND MUSIC VENUES	NUMBER OF SEATS
Berkeley Repertory Theatre	600
Roda	600
Thrust	400
New Berkeley Rep Space	200
California Jazz Conservatory	100
Aurora Theatre Company	150
Freight & Salvage	440
Performance Space	440
Listening Room	60
The Marsh Arts Center	120
Theater Space	120
Cabaret	70
The Back Room	100
Bay Area Children's Theatre	259
Berkeley Community Theatre	3,500
UC Theatre	1,400
UC Berkeley Campus	2,689
Zellerbach Hall	2,689
Zellerbach Playhouse	547
Wheeler Auditorium	705
University Club	175
Hearst Greek Theatre	8,500
TOTAL - LIVE THEATER AND MUSIC VENUES	20,015

MOVIE THEATERS	NUMBER OF SEATS
Landmark Shattuck Theatre (10 screens)	924
UA Berkeley 7 Theatre (7 screens)	700
California Theatre (3 screens)	450
Berkeley Art Museum and Pacific Film Archive	200
TOTAL - MOVIE THEATERS	2,274

SPORTS VENUES	NUMBER OF SEATS
Haas Pavilion	11,877
California Memorial Stadium	63,000
Edwards Stadium	22,000
TOTAL - SPORTS VENUES	96,877

GRAND TOTAL	119,166
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NEARBY NEW HOUSING DEVELOPMENTS



PARKER PLACE

- 155 residential units
- Opened 2017



METROPOLITAN

- 45 residential units
- Opened 2017



THE VARSITY

- 96 residential units
- Opened 2017



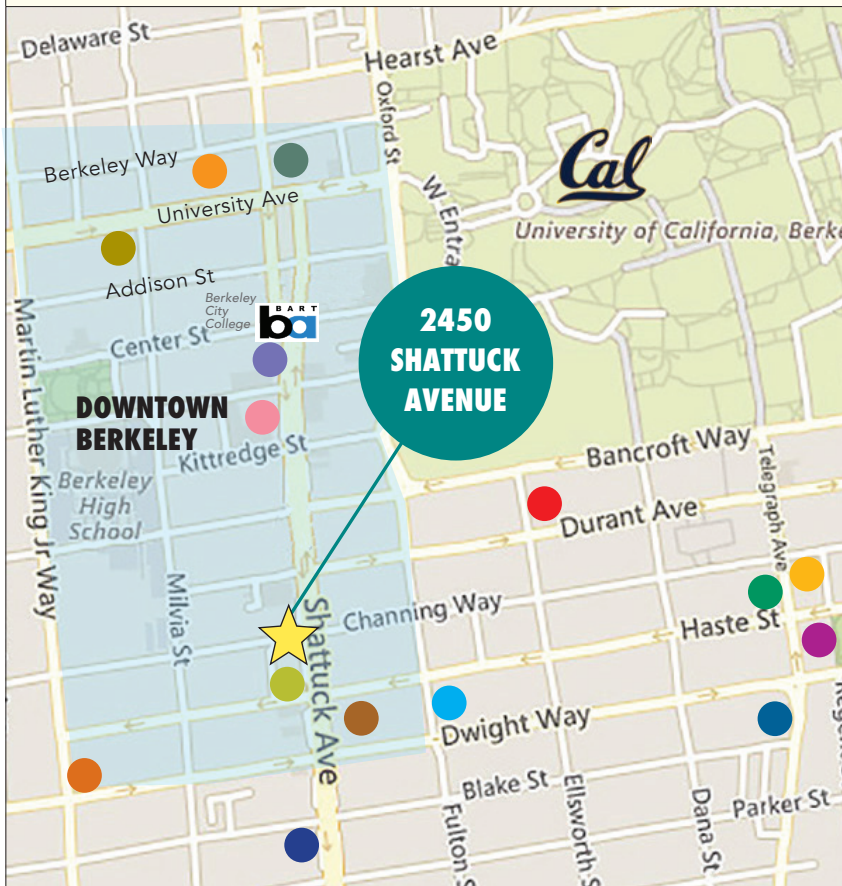
STRANDA HOUSE

- 21 residential units
- Opened 2017



GARDEN VILLAGE

- 84 residential units
- Opened 2017



**2450
SHATTUCK
AVENUE**



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



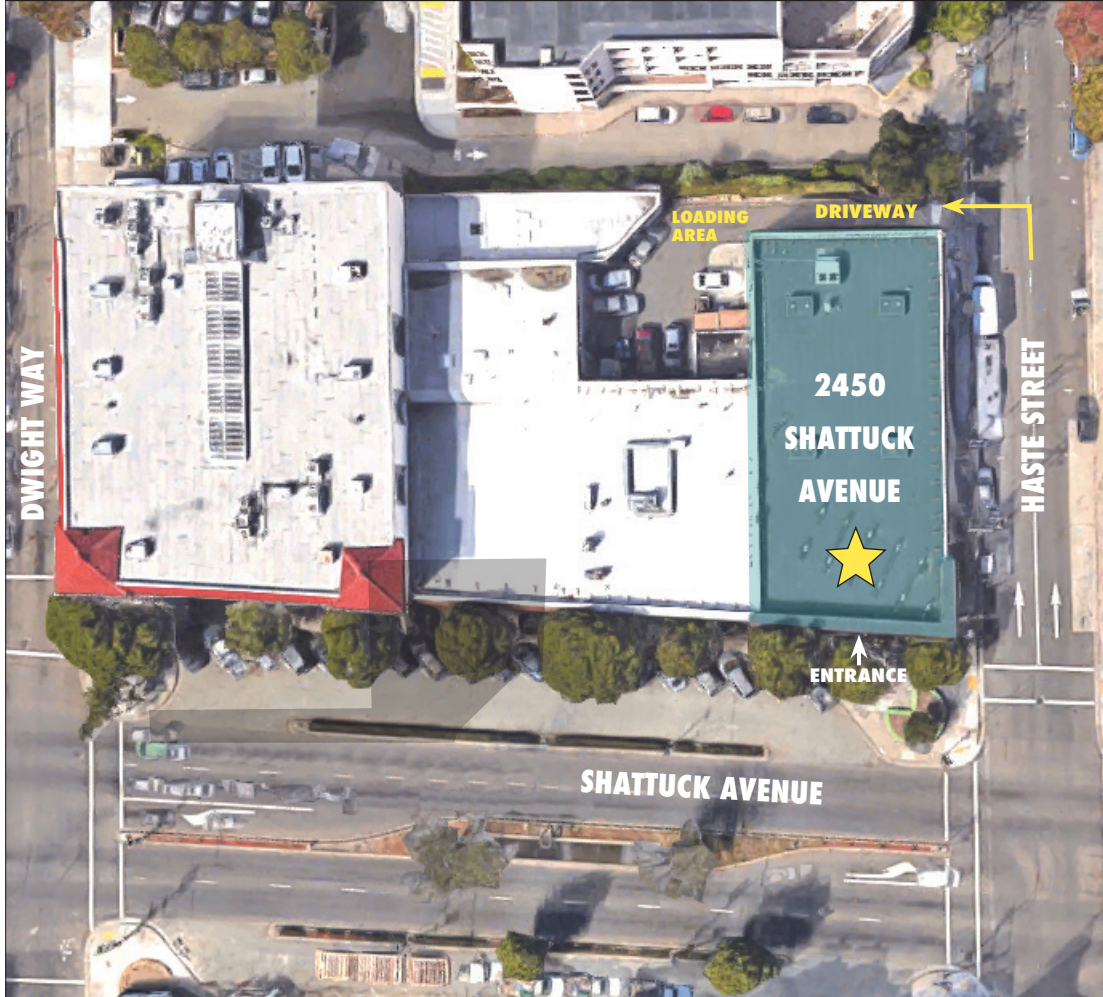
THE DEN

- 36 residential units
- Proposed

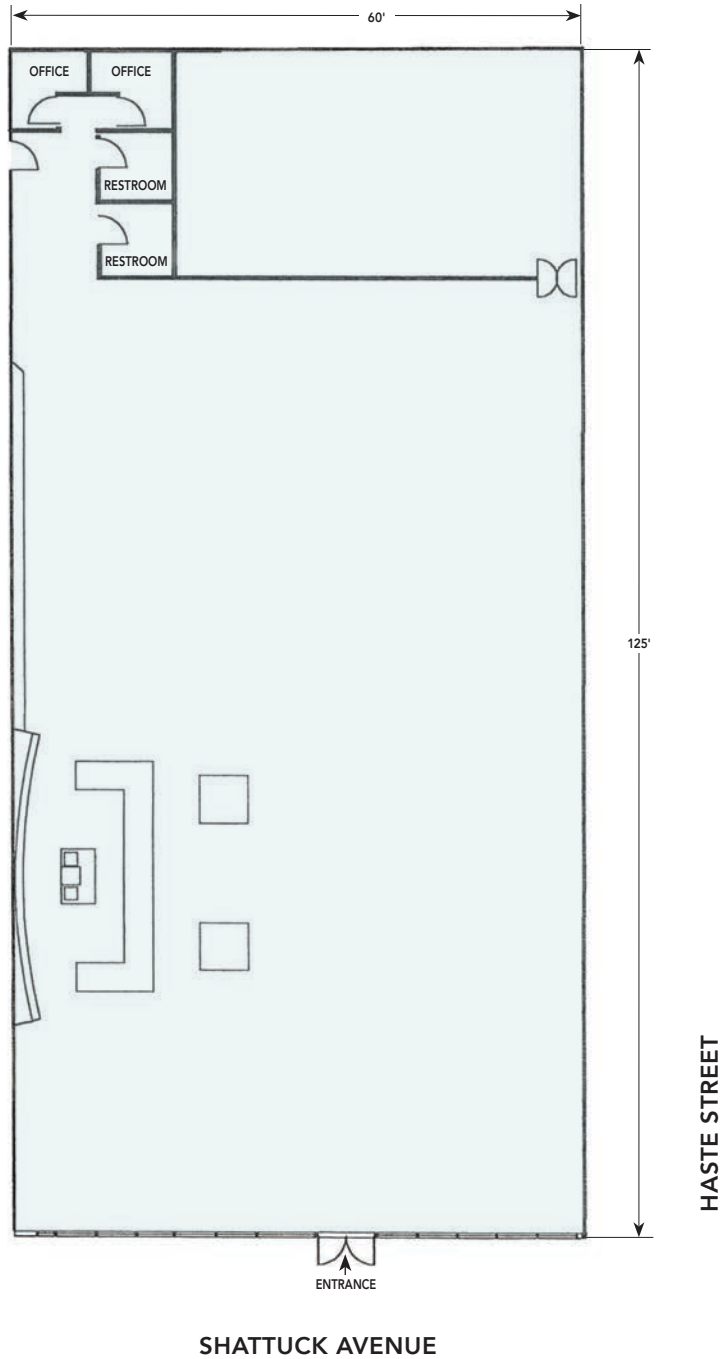
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COMMERCIAL REAL ESTATE SERVICES

AERIAL VIEW



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.

NEIGHBORHOOD PHOTO TOUR



NEIGHBORHOOD 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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