

2067 UNIVERSITY AVENUE

Brand New Construction – Tremendous Foot-Traffic Area



GROUND FLOOR CAFÉ OPPORTUNITY IN DOWNTOWN BERKELEY

SIZE: ± 759 rsf

LEASE RATE: \$3.50 psf/month NNN

CONTACT:

Lori Rosenthal
510 524-2344
lori@gordoncommercial.com
CalBRE# 01946676



HIGH-VISIBILITY LOCATION. Tremendous daily foot traffic near one of Berkeley's busiest corners. Across from UC Theatre on University Avenue – Berkeley's main thoroughfare.

PROPERTY HIGHLIGHTS

- ± 759 rsf café space (no vent)
- Ground floor of a new 7-story mixed-use building with ± 50 residential units directly above
- Estimated completion: Spring 2020
- High ceiling heights

WALK SCORE 98
BIKE SCORE 97

(walkscore.com)

LOCATION HIGHLIGHTS

- Next to Tender Greens and Milkbomb Ice Cream (coming soon); just 1/2 block to Comal – named one of the best new restaurants in the world by Condé Nast Traveler
- 1 block to UC Berkeley with 56,000+ daily population
- 2 blocks to Downtown Berkeley BART Plaza with ± 27,000 daily entries/exits
- 1 block to the Downtown Arts District with Berkeley Repertory Theater, Aurora Theater, Freight & Salvage and the JazzSchool
- Over 119,166 seats of entertainment nearby from live theater, music, movie theater and sports venues
- Near Berkeley City College with >7,600 students per semester, and Berkeley High School with >3,500 students per school year
- Major housing projects proposed within 1/2 - 3 blocks away
- Direct access to 113-space City Parking lot
- Next-door tenant, McDonald's, recently completed a major renovation which includes a new facade
- Lively walking and biking environment – be a part of this 7-day-a-week dynamic downtown environment!

AREA DEMOGRAPHICS

	1-MILE	2-MILE	3-MILE
Population	58,269	133,939	201,152
Average Household Income	\$65,545	\$92,376	\$98,937
Bachelor's Degree Education	34%	31%	31%
Education Beyond Bachelor's	36%	35%	34%

Downtown Daytime Employees 148,736

DOWNTOWN & UC BERKELEY ENTERTAINMENT/SPORTS VENUES

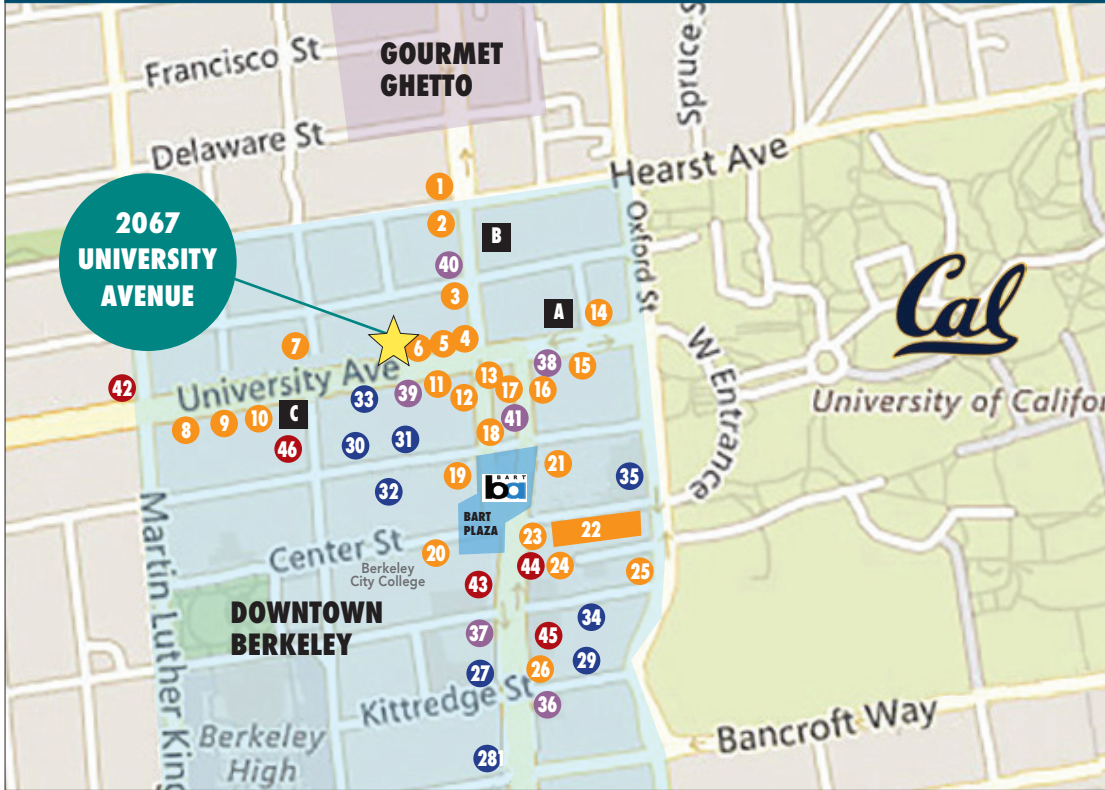
LIVE THEATER AND MUSIC VENUES	NUMBER OF SEATS
Berkeley Repertory Theatre	Roda 600
	Thrust 400
	New Berkeley Rep Space 200
California Jazz Conservatory	100
Aurora Theatre Company	150
Freight & Salvage	Performance Space 440
	Listening Room 60
The Marsh Arts Center	Theater Space 120
	Cabaret 70
The Back Room	100
Bay Area Children's Theatre	259
Berkeley Community Theatre	3,500
UC Theatre	1,400
UC Berkeley Campus	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
--------------------	----------------

NEARBY AMENITIES



RESTAURANTS

- 1 Sweetgreen
- 2 Triple Rock Brewery
- 3 Spats
- 4 McDonald's
- 5 Milkbomb Ice Cream
- 6 Tender Greens
- 7 Poki Poke
- 8 The Butcher's Son
- 9 Pedro's Brazil Cafe
- 10 Blue's Chocolates, Dora's
- 11 Bobby G's Pizzeria
- 12 Comal
- 13 85°C Bakery Cafe
- 14 Brazil Cafe
- 15 Simply Bowl
- 16 Ippudo
- 17 Veggie Grill
- 18 Passion Caffe
- 19 Revival Bar + Kitchen

- 20 Eureka!
- 21 Arinell Pizza
- 22 Restaurant Row
- 23 Jupiter
- 24 Fresco Mexican Grill
- 25 Gather
- 26 BurgerMeister

ENTERTAINMENT

- 27 Landmark Shattuck Theatre
- 28 UA Berkeley 7 Theatre
- 29 California Theatre
- 30 Berkeley Repertory Theatre
- 31 Aurora Theatre Company
- 32 Freight & Salvage
- 33 UC Theatre
- 34 The Marsh Arts Center
- 35 Berkeley Art Museum and Pacific Film Archive (BAMPFA)

CAFÉS

- 36 Peet's Coffee & Tea
- 37 Starbucks
- 38 Blue Bottle Coffee
- 39 Asha Tea House
- 40 Berkeley Espresso
- 41 People's Cafe

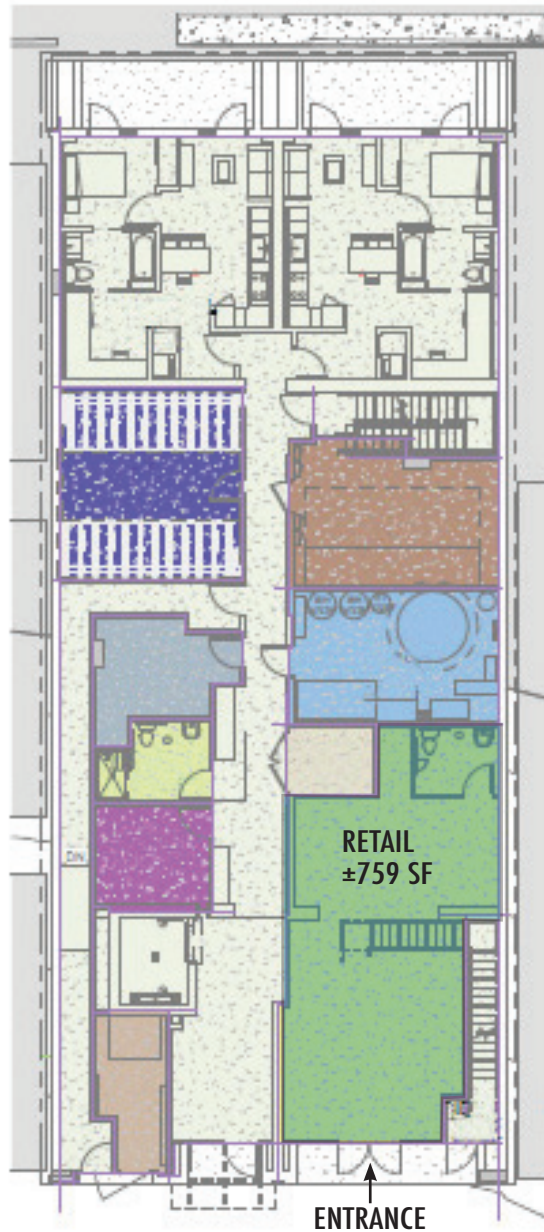
RETAIL

- 42 Trader Joe's
- 43 Walgreens
- 44 Target Express
- 45 FedEx
- 46 Berkeley Ace Hardware

NEARBY NEW DEVELOPMENTS

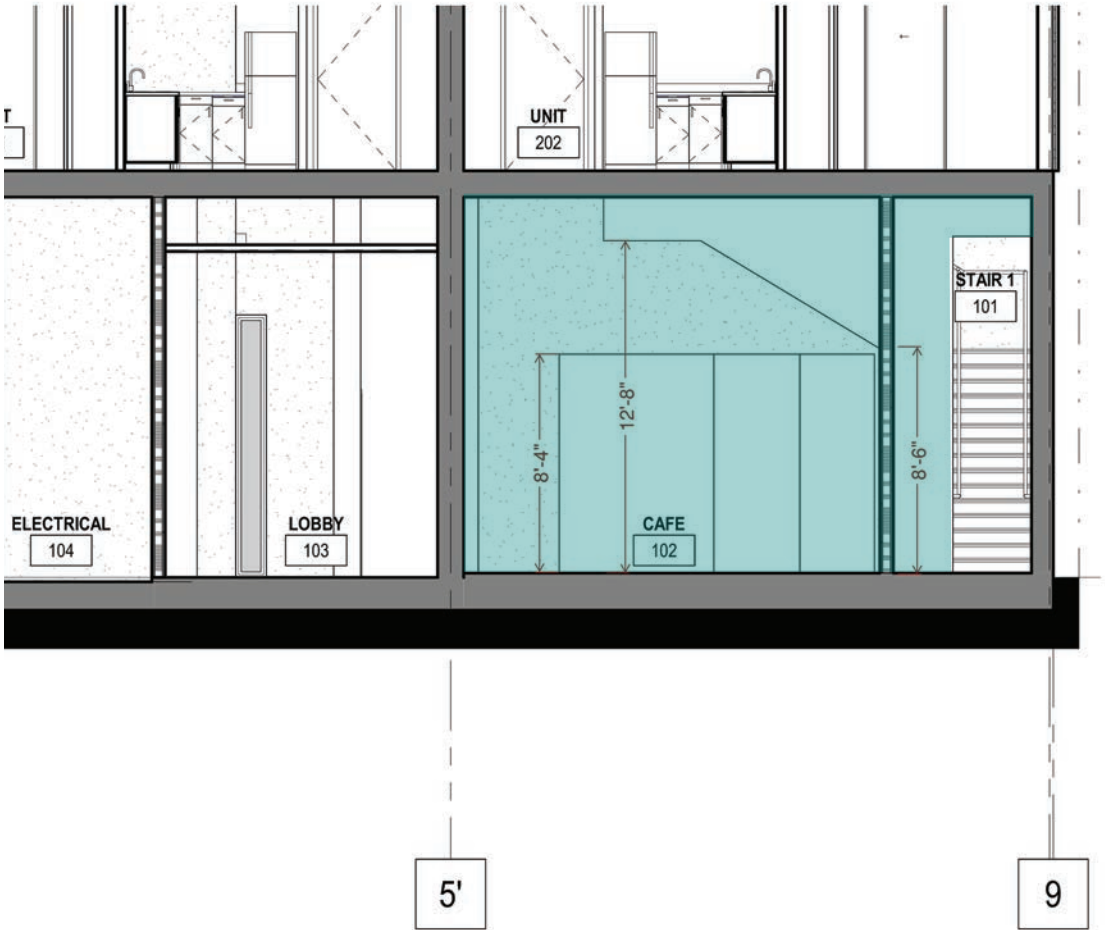
- A Acheson Commons
- B Berkeley Way West
- C StoneFire Apartments

FLOOR PLAN



UNIVERSITY AVENUE

CEILING HEIGHTS



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.