

Single Tenant Identity in a Multi-Level Building

At UC Berkeley Entrance



2312 Telegraph Avenue **Retail Space for Lease**

Size: +/- 9,200 rsf

Lease Rate: \$30,000/month NNN

Contact

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*Showcase your company in this iconic Telegraph Avenue location.
Join national retailers in this highly sought after location offering high ceilings and open ground floor, full floor basement level and mezzanine.*

Building and Location Highlights

Located at one of Berkeley's highest foot traffic intersections--the south entrance of UC Berkeley. Across from a major campus redevelopment project dramatically enhancing the look and feel of this retail district, including a new student union and bus depot.

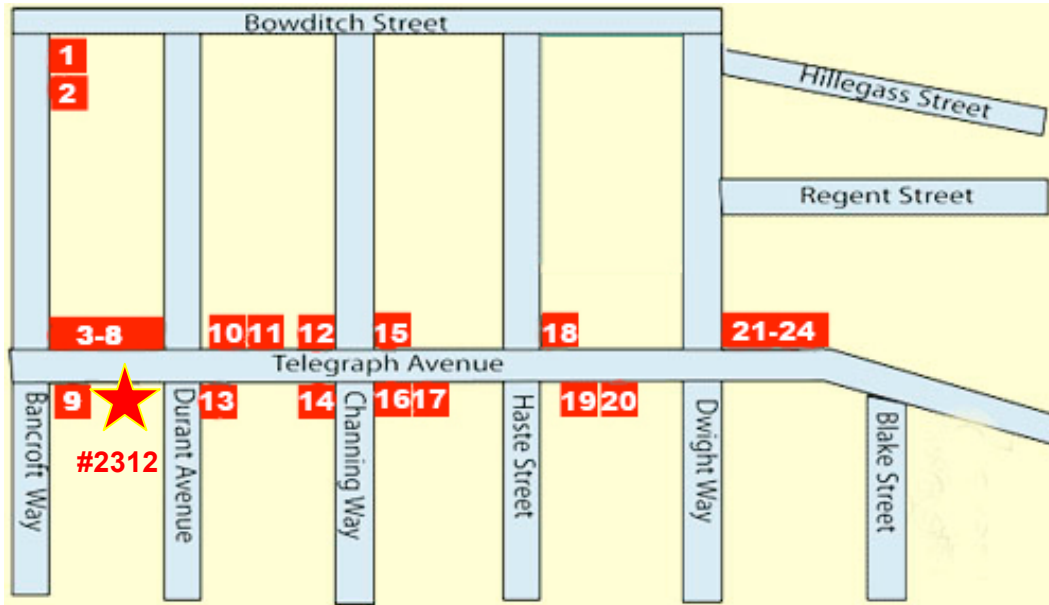
- Single tenant building across from UC Berkeley with 50,000 daily population
- High ceilings, open floor plan, full basement, and mezzanine
- 40' of prime street frontage with tall clear glass that offers tremendous visibility into the space and a large signage palette.
- Open floor plan with large display windows
 - +/- 4,000 sq. ft. ground floor space. +/- 17' ceiling height, 1 restroom
 - +/- 1,200 sq. ft. mezzanine space. +/- 7'8" ceiling height, 2 restrooms
 - +/- 4,000 sq. ft. basement space. +/- 8'5" ceilings
 - Type 1 and Type 2 commercial hoods on ground floor
 - Walk-in refrigeration unit with freezer in basement, 11 x 9'
 - Off-Sale Beer and Wine License (Type 20) in place
 - Quick Serve Food Permit in place
- Ample power and gas, sidewalk lift, large walk-in, hoods, HVAC are all in place
- 5x5' sidewalk hatch
- Close to > 5,000 residential units of UC Berkeley students
- Join national retailers in this highly sought after location
- Ideal for soft goods retail, brewery, restaurant, entertainment venue, or as it is today - a full service market with deli, grill, produce and dry goods

Telegraph Avenue is known internationally as a mecca for culture and history, shopping and dining. This location is at the heart of the Telegraph Avenue shopping district and frequented daily by travelers from around the world, an ever evolving student body, faculty, families and locals.

Lease Rate: \$30,000/month NNN

NOTE: *The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

Sampling of Clothing, Restaurants, and Other Nearby Retailers

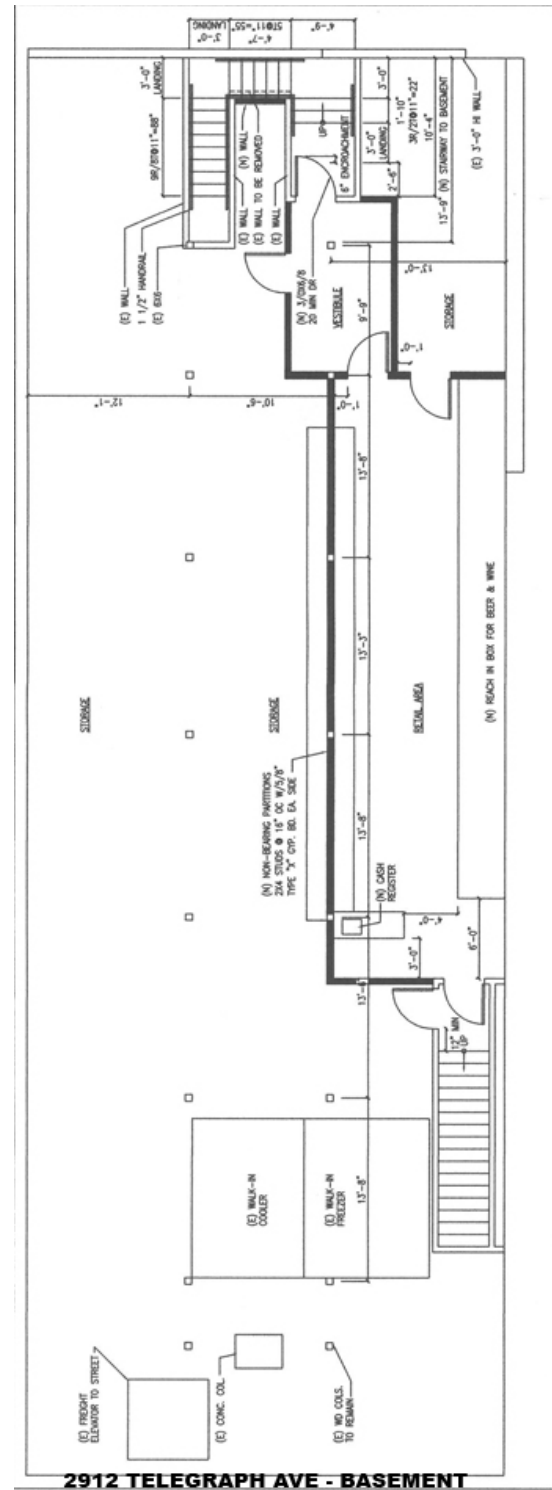
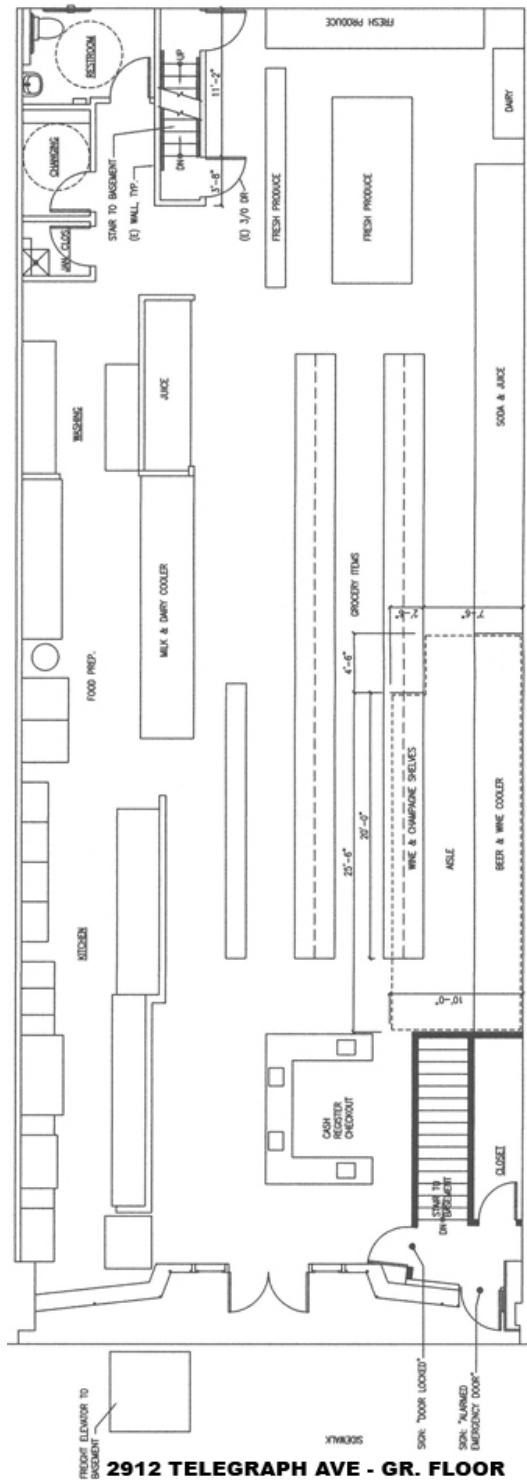


#	Store
1	Urban Outfitters
2	Bancroft Clothing
3	American Apparel
4	Sheng Kee Bakery
5	Pacific Cookie Co
6	Chipotle
7	Heavenly Couture
8	Bank of America
9	Walgreen's
10	Pappy's
11	Body Time
12	Cream
13	Bear Basics/ T-Shirt Orgy
14	Mars Mercantile
15	Rasputin Records
16	The Melt
17	Gordo's Taqueria
18	Amoeba Records
19	Moe's Books
20	Pieology
21	Peet's Coffee and Tea
22	Sock Shop
23	Upper Playground
24	Bows and Arrows

Photos



Floor Plans



Top 10 Reasons to Locate Your Business on Telegraph Avenue

1. The 4-block stretch of Telegraph Avenue between Bancroft Way and Dwight Way is the **main shopping and eating district** that serves the campus of the University of California at Berkeley (Cal). It is filled with quaint boutiques, national clothing stores, cafes, record stores, and street vendors. Explore: www.telegraphberkeley.org
2. This is a high foot traffic area!!! Cal has a daily population of approximately **50,000 people**. The southern gate of campus, at the corner of Telegraph Ave and Bancroft way has **over 2,500 pedestrian crossings per hour**.
3. The area around Telegraph Ave is full of dense student housing. There are over **5,000 Cal students** who live in University dorms or co-op housing **within a half mile** of this Telegraph Avenue shopping district. There are an additional **1,792 Cal students** who live in dorms **within a mile and a half** of this Telegraph Avenue shopping district. That's close to 7,000 residential Cal students right nearby.
4. There are **3,200 Berkeley High School students** in the vicinity – about **three quarters of a mile** away.
5. There are **5,000 Berkeley City College students** per semester in the vicinity – also about **three quarters of a mile** away.
6. There are **22,639 residents** who live within one and one-half miles of this Telegraph Avenue shopping district. This is in addition to the Cal students who live in University housing.
7. Telegraph Avenue is alive all day long with students walking, biking and driving to campus, and shopping, dining and “hanging out”. There are over 70+ places to grab a bite to eat and numerous clothing stores, book stores, music stores.
8. Numerous sporting venues and music venues draw crowds of weekend and nighttime shoppers to the area. Nearby destinations include: Sporting Venues (Memorial Stadium, Edwards Field and Haas Pavilion), and Music Venues (Greek Theater and Zellerbach Hall).
9. Telegraph Avenue has high tourist appeal especially on the weekends and late into the evenings. It is a hub of 24 x 7 activity.
10. Students and residents of Berkeley are always on the lookout for something new. You could be that next new thing!



Lower Sproul Plaza Renovation Project

Two projects under construction as part of this renovation will dramatically improve the look, feel and use of the corner of Bancroft Way and Telegraph Avenue.

King Student Union

- The MLK building, on Bancroft Way just west of the Telegraph Ave. corner, will be fully renovated and positioned as the anchor retail location on the street.
- The building façade will be transformed from to a transparent glass pavilion.
- Two story building additions on the west and south sides will add space including an accessible outdoor terrace.

Eshleman Hall Replacement

- Eshleman Hall will be replaced with a building with fewer stories and improved linkage between Bancroft Way and the Plaza.

Design Rendering – view north across Bancroft Way at Telegraph Ave



Changes Coming to the Corner of Telegraph and Haste

