

High Traffic Single Tenant Building with Outdoor Patio
Ideal for Restaurant, Brewery, or Retail



1929 University Avenue
Retail Space for Lease

Size: +/- 4,100 rentable sq. ft. plus rear patio
Lease Rate: +/- \$2.75 psf NNN

Contact

Kevin Gordon
(510) 898-0513
kevin@gordoncommercial.com
License #: 01884390

Single tenant building in the heavily traveled University Avenue corridor.
Just 2 blocks to UC Berkeley.
Space ideal for restaurant, brewery, or retail

Property Highlights

- Large open floor plan with:
 - +/- 4,100 sq. ft. space
 - +/- 1200 sq. ft. mezzanine
 - +/- 800 sq. ft. rear patio ideal for outdoor seating
 - 6 skylights
- Approved for Off-Sale Beer and Wine
- Type 1 hood, about 6' long
- +/- 300 amp, 3-phase power
- ANSUL fire suppression system

Location Highlights

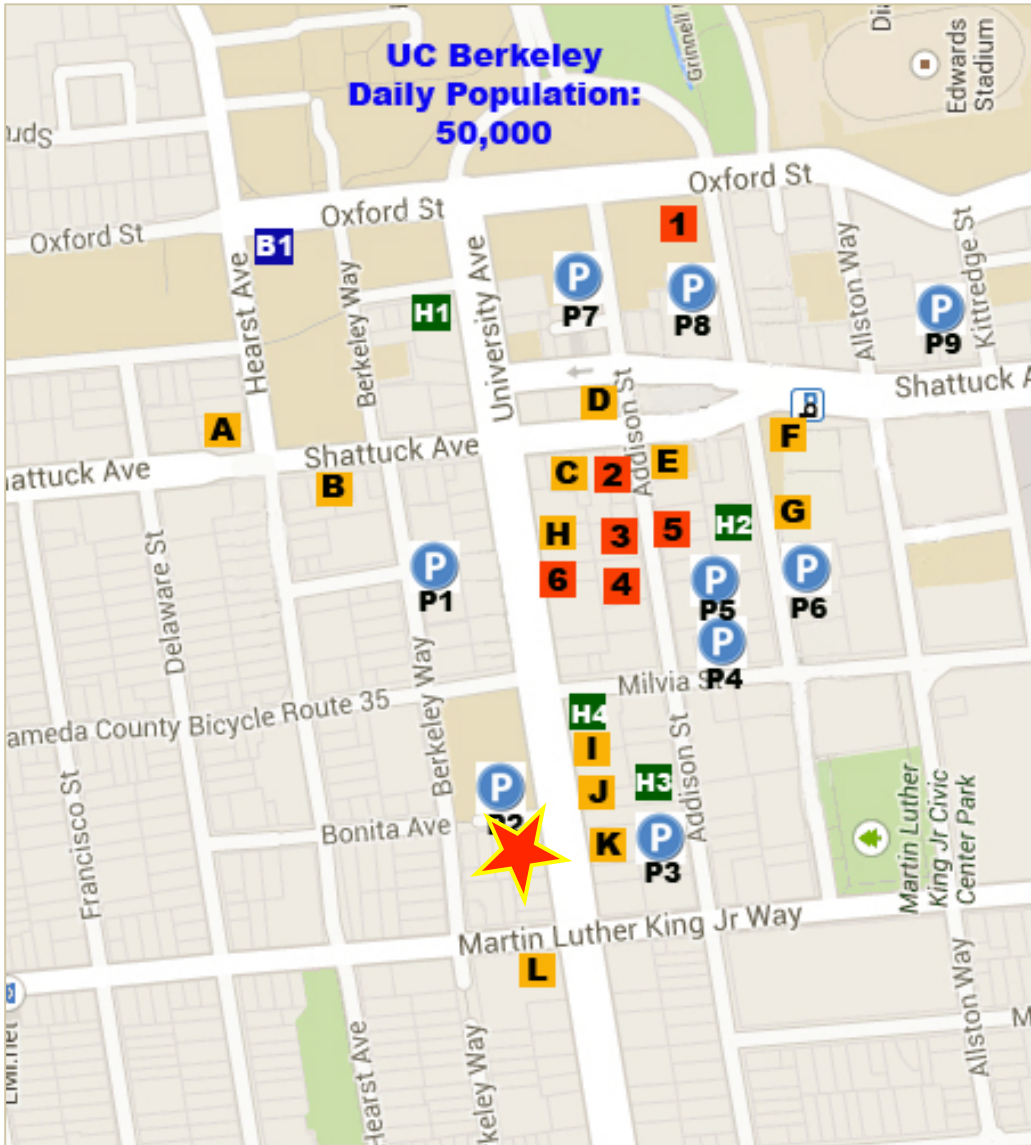
- Tremendous daily foot traffic - short walk to BART
- 2 blocks to UC Berkeley with a 50,000 daily population
- 2 blocks to the downtown Arts District with Berkeley Repertory Theater, Aurora Theater, Freight & Salvage and the JazzSchool
- 1 block to UC Theater permitted for a 1,440 seat music venue
- Over 23,000 seats of nearby entertainment (see details on page 7)
- Major housing projects proposed within 1/2 - 3 blocks away
- Located amongst many restaurants and food purveyors including Plearn Thai Restaurant, Athinion Greek Restaurant, Trader Joe's, Bonita Fish Market. Across from Brazil Cafe, Chocolatier Blue
- Near Berkeley City College with >7,600 students per semester

Area Demographics

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

Downtown Daytime Population	75,000
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Highly Appealing Downtown Berkeley Location



KEY

Restaurants/Food Retail (yellow boxes)

- A Liaison
- B Triple Rock
- C Comal
- D PIQ Cafe
- E Revival Bar+Kitchen
- F Paris Baguette (coming 11/13)
- G Eureka Berkeley (coming 10/13)
- H Bobby G's Pizzeria
- I Slow
- J Chocolatier Blue
- K Bittersweet Cafe
- L Trader Joe's

Arts Organizations (orange boxes)

- 1 Berkeley Arts Museum (under construction)
- 2 JazzSchool
- 3 Aurora Theater
- 4 Berkeley Rep
- 5 Freight and Salvage
- 6 UC Theater (permitted for 1,440 seat music venue)

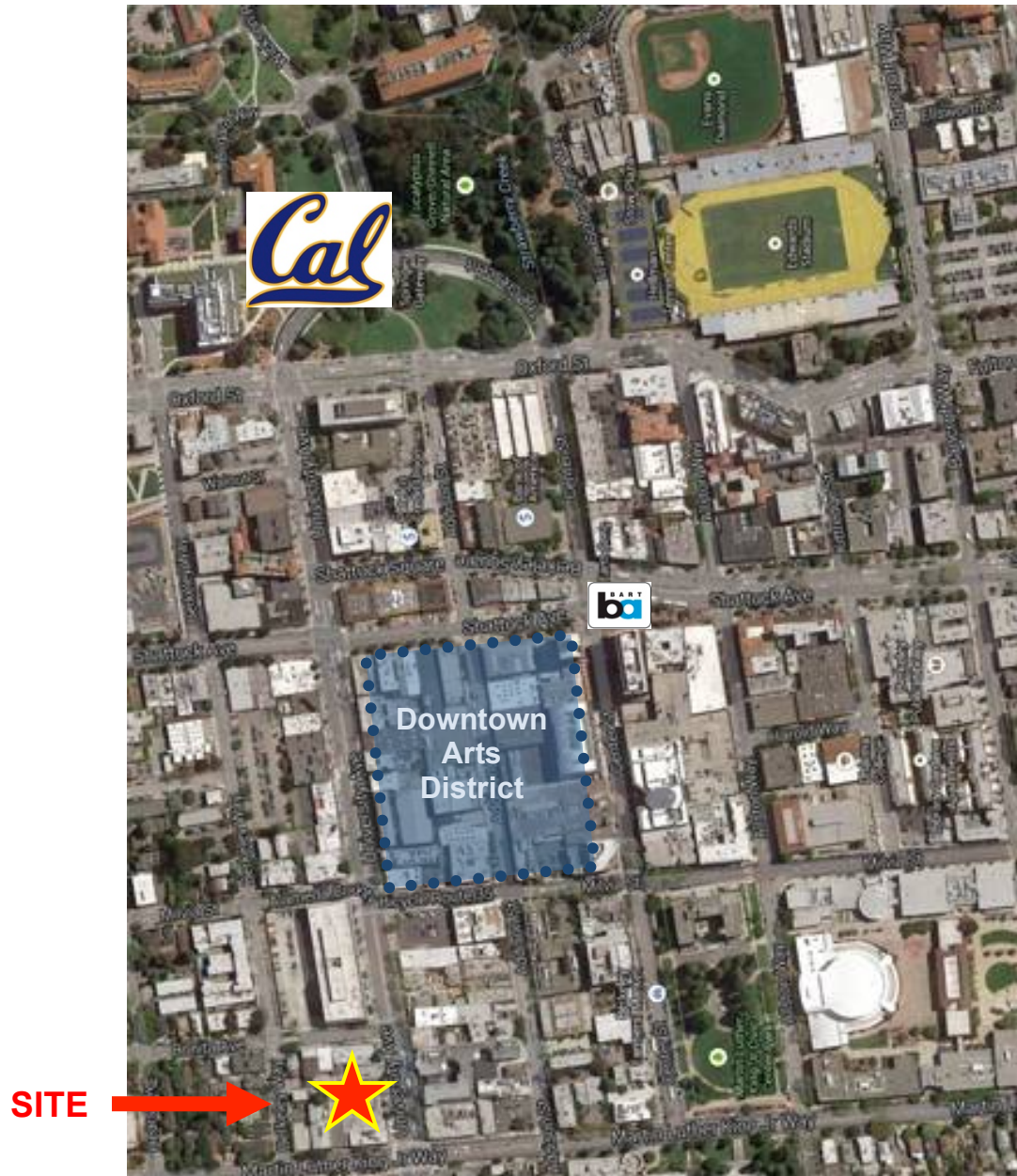
New/Approved Downtown Housing (green boxes)

- H1 Acheson Commons (203 units)
- H2 Berkeley Central (143 units)
- H3 1931-35 Addison (69 units)
- H4 Stonefire (115 units)

Parking

- P1 Berkeley Way Surface Lot (113 spaces)
- P2 UC Golden Bear Garage (205 spaces)
- P3 Promenade Garage (80 spaces)
- P4 Milvia St Surface Lot (23 spaces)
- P5 Center St Garage (421 spaces)
- P6 Allston Way Parking (610 spaces)
- P7 University Hall West Lot (29 spaces)
- P8 B of A Lot (37 spaces)
- P9 Oxford Garage (99 spaces)

Aerial Map

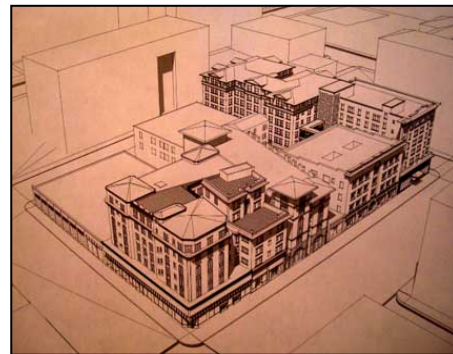


Photos



Traffic Generators That Add Value to Downtown Berkeley Underway and Recently Completed

- The new five-story +/-112,800 **UC Berkeley Energy Biosciences Building** opened in September 2012.
- Over 2,000 **new residential units** have been added to downtown Berkeley in the last ten years and close to 1,000 more units are now approved, under construction or in the permit process. The completed projects added over 125,000 sq. ft. of retail and commercial space to downtown, and projects now underway will add an additional 20,000 sq. ft. These include:
 - **Acheson Commons**, to the side of the UC Press building, is a proposed 203 unit project on the block bounded by University, Shattuck, Berkeley Way and Walnut. The development will convert the landmark Acheson Physicians Building to apartments, add five stories of housing atop the landmark Sill Grocery / Ace Hardware store, construct another five story residential building atop and behind the commercial structures at the northeast corner of University and Shattuck, and remove two brown shingle apartment buildings at Walnut and Berkeley Way, replacing them with a new residential tower.
 - **Stonefire** (1974 University Ave - current site of Firestone Tires) - a new 8-story building in the permitting process. It is planned at this time to include 115 residential units, a full-service restaurant, and commercial space on University Avenue.
 - **The Residences at Berkeley Plaza** (2211 Harold Way - between Allston and Kittredge) - a newly proposed 17-story high-rise with 355 residential units and 12,000 sq. ft. of retail space. The Hotel Shattuck Plaza, which sits on the same block but has different owners, would share some of the project's amenities but otherwise remain untouched.
- **Measure R** introduced new guidelines that will allow **greater urban density**. Under Measure R, the city will permit the construction of five high rises in downtown. Three of these can be 180 feet high and must be located within a one-block radius of the downtown BART station. Two must be residential towers and one must be a hotel.



The city will also permit development of two towers of 120 feet. These could be either residential or office space.

- **The UC Theater Nightclub and Concert Venue** will bring +/- 1,440 new live theater/music venue seats, bringing the total number of live theater/music venue seats in the Downtown area to over 9,500. The new UC Theater operator currently also operates Slims and the Great American Musical Hall.
- The **Skydeck Innovation Center** now occupies the top floor of 2150 Shattuck Ave., the tallest building in downtown Berkeley. Skydeck, a new 10,000 sq. ft. incubator for fledgling technology companies, will house up to 60 workers.
- The new home of the **UC Berkeley Art Museum and Pacific Film Archive** is now under construction on Center Street in downtown Berkeley. The new museum project will combine an existing +/- 48,000 sq. ft. building at 2120 Oxford Street with a new 50,000 sq. ft. addition to be constructed adjacent to the building.
- **Trader Joe's** project at MLK and University has been a huge success and increases foot and car traffic to the north side of University. It is in the ground floor of the New Californian, a 5-story 148-apartment complex.
- The City of Berkeley received a multi-million dollar grant from the Metropolitan Transportation Commission to renovate the **BART Plaza**.



Downtown Berkeley Entertainment Venues

Live Theater and Music Venues		Number of Seats
Berkeley Repertory Theater		
	Roda	600
	Thrust	400
	New Berkeley Rep Space	200
Jazz School		150
Aurora Theater		150
Freight and Salvage		
	Performance Space	440
	Listening Room	60
Marsh Theater		
	Theater Space	120
	Cabaret	70
Slim's at UC Theater (pending)		1,440
Zellerbach		
	Zellerbach Hall	2,015
	Zellerbach Playhouse	547
Berkeley Community Theater		3,400
TOTAL - Live Theater and Music Venues		9,592
Movie Theaters		Number of Seats
Shattuck (10 screens)		924
United Artists (7 screens)		700
California (3 screens)		450
New Pacific Film Archive (planned)		200
TOTAL - Movie Theaters		2,274
Sports Venues		
Haas Pavilion		11,877
TOTAL - Sports Venues		11,877
GRAND TOTAL		23,743