RETAIL FOR LEASE ±2,565 RSF - CORNER ■ Kevin Gordon • 510 898-0513 kevin@gordoncommercial.com DRE# 01884390

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

2475 SHATTUCK AVENUE, BERKELEY, CA

PRIME LOCATION Corner retail space remaining – close to public transit, restaurants, bars, nightlife, retailers, supermarkets, offices and UC Berkeley. This LEED Gold mixed-use development is located in Downtown Berkeley at Dwight Way. The project consists of 99 luxury apartment homes and ± 5,165 rentable square feet (demisable) of corner retail space along Berkeley's main thoroughfare and commercial corridor – Shattuck Avenue.

SPACE AVAILABLE

• Square Feet: ± 2,565 rsf (Vent) • Lease Rate: Call Broker

FEATURES

- 12+ foot ceiling heights
- Large storefront windows lining Shattuck Avenue and Dwight Way
- Potential for outdoor seating
- New construction with vent
- West facing, natural ligh
- Tenant improvement allowance available

MECHANICAL DETAILS

- (1) 400A 208Y/120V, 3-Phase 4W Panel
- (1) 1,500 Gallon Grease Interceptor
- Ductwork: (1) 24"x14" Type-1 duct, 5000 CFM Max, 1100 CFM Min
- Significant gas capacity

SEEKING FOOD TENANT – RESTAURANT INFRASTRUCTURE IN PLACE

~ High-visibility corner location close to public transit, restaurants, bars, nightlife, retailers, markets, offices and UC Berkeley ~

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2475 SHATTUCK AVENUE, BERKELEY, CA

OVERVIEW OF DOWNTOWN BERKELEY

Berkeley is densely populated with a highly educated, high income population. There are ~90,000 residents within a 2-mile radius of downtown, with a third of their household annual incomes greater than $100,000. 32% of these residents over age 25 have Bachelor's degrees; an additional 40% have Graduate degrees. A major hub of public transportation with BART and AC Transit multi-county bus lines, free valet bike parking and bike rental available at the Bike Station. Berkeley has over 2 million annual visitors.

- 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
- UC Berkeley has an undergraduate enrollment of ± 30,574 students; 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.
- Over 1.5 million annual theater and cinema patrons
- $4.04 billion in total spending power

DEMOGRAPHICS

WITHIN 3 MILES

Population	**217,151**
Average household income	**$98,937**
Daytime Employees	**148,736**

NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

Comal Restaurant
Tender Greens
Revival Bar + Kitchen
Peet's Coffee & Tea
BurgerMeister
Eureka!
Jupiter
Veggie Grill
Fresco Mexican Grill
Passione Caffe
Angeline's Louisiana Kitchen
Toss Noodle Bar
Namaste Madras Cuisine
Venus
La Note Restaurant
Way Station Brew
Starbucks
Ippudo
Blue Bottle Coffee
Tupper & Reed Cocktail Bar
Cornerstone Craft Beer & Live Music

ENTERTAINMENT

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

RETAIL

Trader Joe's
CVS
Walgreens
UPS Store
Verizon
Half Price Books
Scandinavian Designs
Target
GNC
Berkeley Ace Hardware
Luggage Center
Mattress Firm Berkeley
Crossroads Trading Co.
Pegasus Books
Artist & Craftsman Supply
Viking Trader
Mike's Bikes of Berkeley
Berkeley Vacuum & Sewing Center
Stonemountain & Daughter Fabrics
Trek Bicycle Berkeley

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NEARBY NEW HOUSING DEVELOPMENTS

STONEFIRE
- 98 residential units
- Opened 2017

PARKER PLACE
- 155 residential units
- Opened 2017

TOWERS
- 155 residential units
- Proposed

THE NEXUS
- 69 residential units
- Under Construction

METROPOLITAN
- 45 residential units
- Opened 2017

LOGAN PARK
- 204 residential units
- Approved

SEQUOIA
- 42 residential units
- Opened 2017

THE VARSITY
- 96 residential units
- Opened 2017

THE DWIGHT
- 99 residential units
- Opened 2017

VILLAGE
- 76 residential units
- Proposed

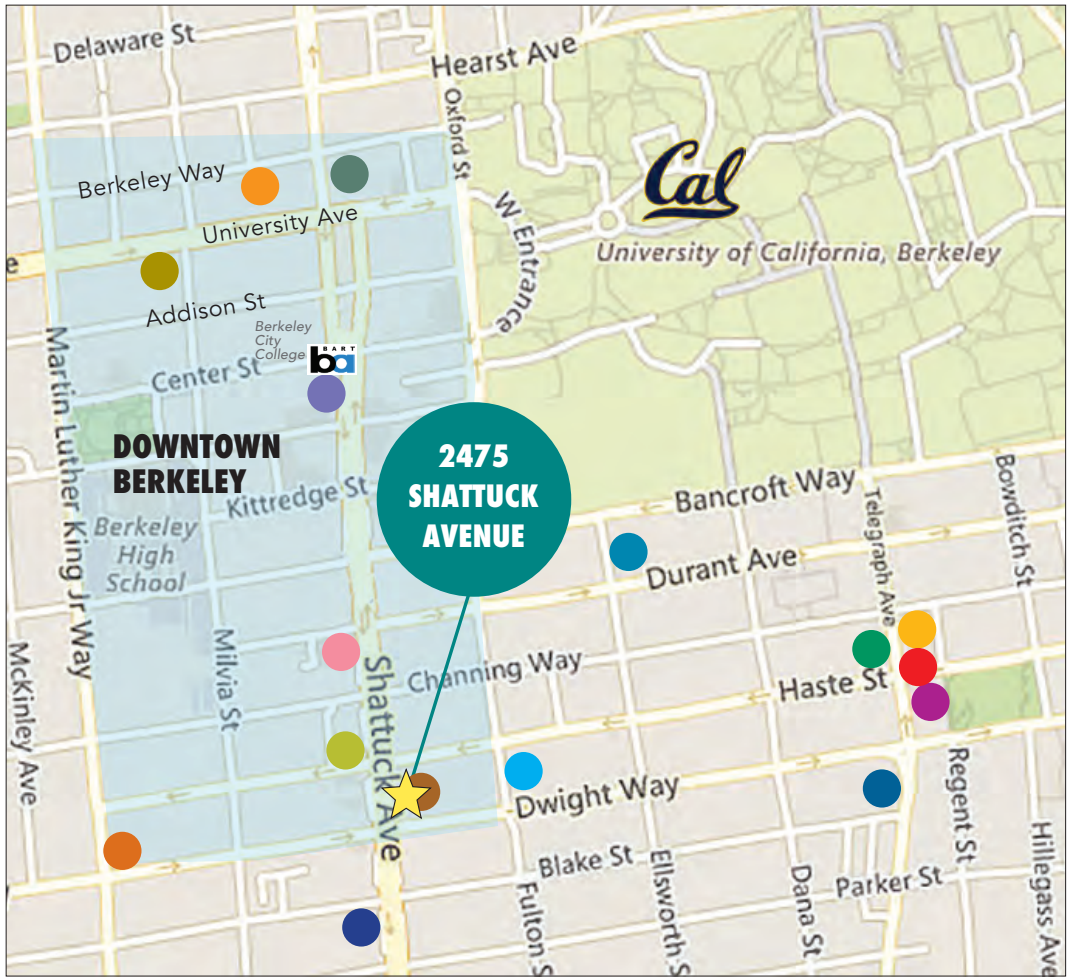
STRANDA HOUSE
- 21 residential units
- Opened 2017

ACHESON COMMONS
- 205 residential units
- Under Construction

THE ENCLAVE
- 254 residential units
- Under Construction

GARDEN VILLAGE
- 84 residential units
- Opened 2017

THE DEN
- 36 residential units
- Proposed

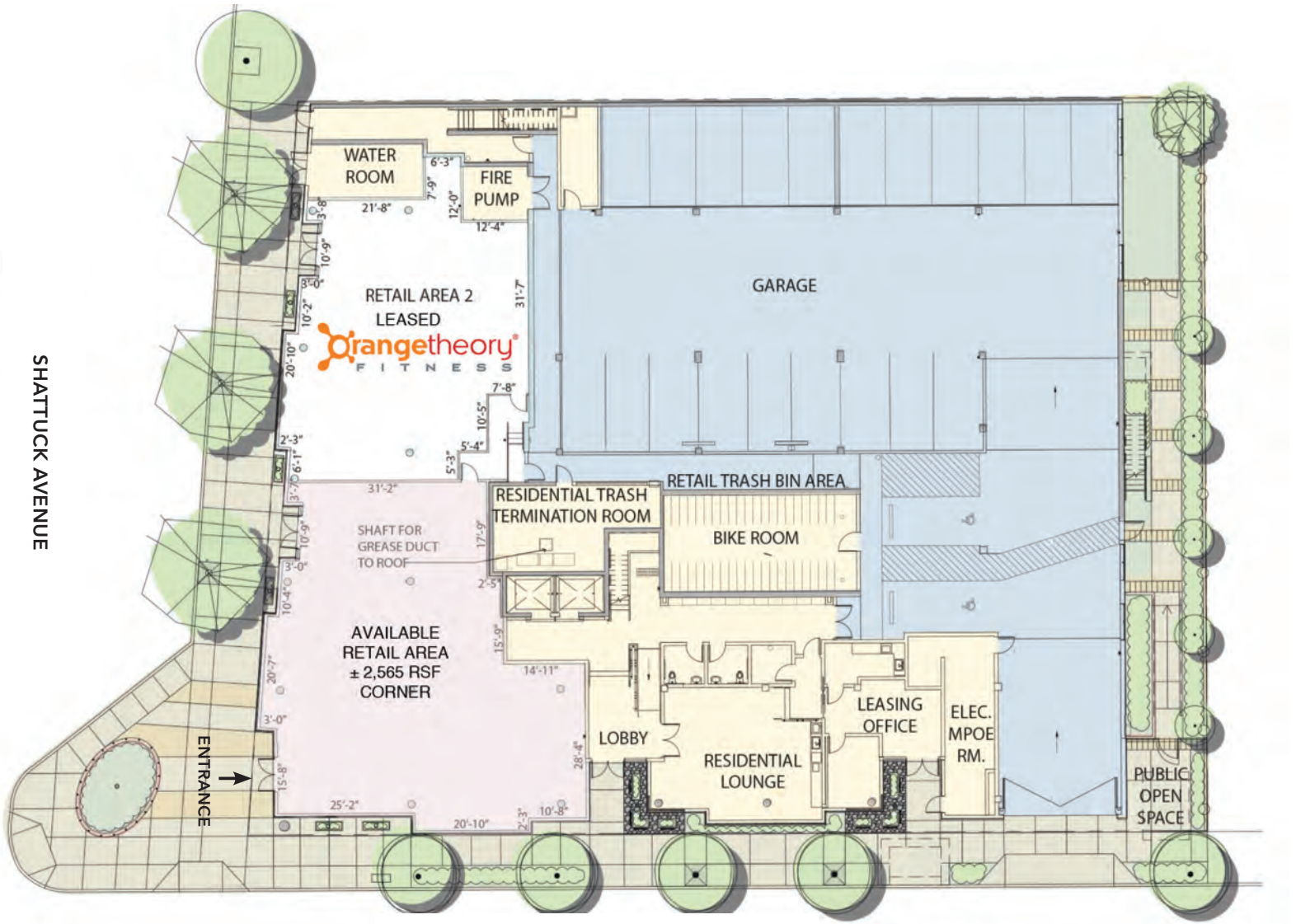


ELEVATION

SHATTUCK AVENUE

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.

SITE PLAN



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NEIGHBORHOOD

Near Cornerstone Craft Beer and Live Music, as well as numerous retail shops and cafés. Vibrant, walkable area with high foot traffic. In vicinity of 3 campuses – UC Berkeley, Berkeley City College and Berkeley High School.

WALK SCORE	98
BIKE SCORE	97

(walkscore.com)

Downtown Berkeley boasts stronger demographics within a 3-mile radius than comparable markets, with more affluent households, a higher number of college-educated residents and much greater spending power

- Shattuck Avenue is Berkeley's main thoroughfare and commercial corridor
- Lively walking and biking environment
- 5 blocks to BART and easy access to AC Transit
- Close to Telegraph Avenue, UC Berkeley campus has 56,000+ daily population
- Within a block of Sutter Alta Bates Medical Center: Herrick Campus
- Adjacent to Orangetheory Fitness; near Equinox Gym, Grassrooots Crossfit, Pure Barre, CorePower Yoga, Berkeley YMCA, Funky Door Yoga, CycleBar and Yoga to the People
- Nearby Downtown Arts District has live theater and music venues including the Berkeley Repertory Theatre, California Jazz Conservatory, Pacific Film Archive, UC Berkeley Art Museum and UC Theatre
- 3 blocks from 3 movie theaters: UA Berkeley 7, California and Landmark Shattuck
- 1,500,000 ± square feet of nearby office space

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.