

Tremendous Foot Traffic Across from UC Berkeley



2460 Bancroft Way Retail Space for Lease

**+/- 5,697 sq. ft. RSF
Lease Rate \$4.00 NNN**

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Located at the south entrance of UC Berkeley, with tremendous foot traffic throughout the day. Showcase your company in this prime location directly across from UC Berkeley's new Student Union.

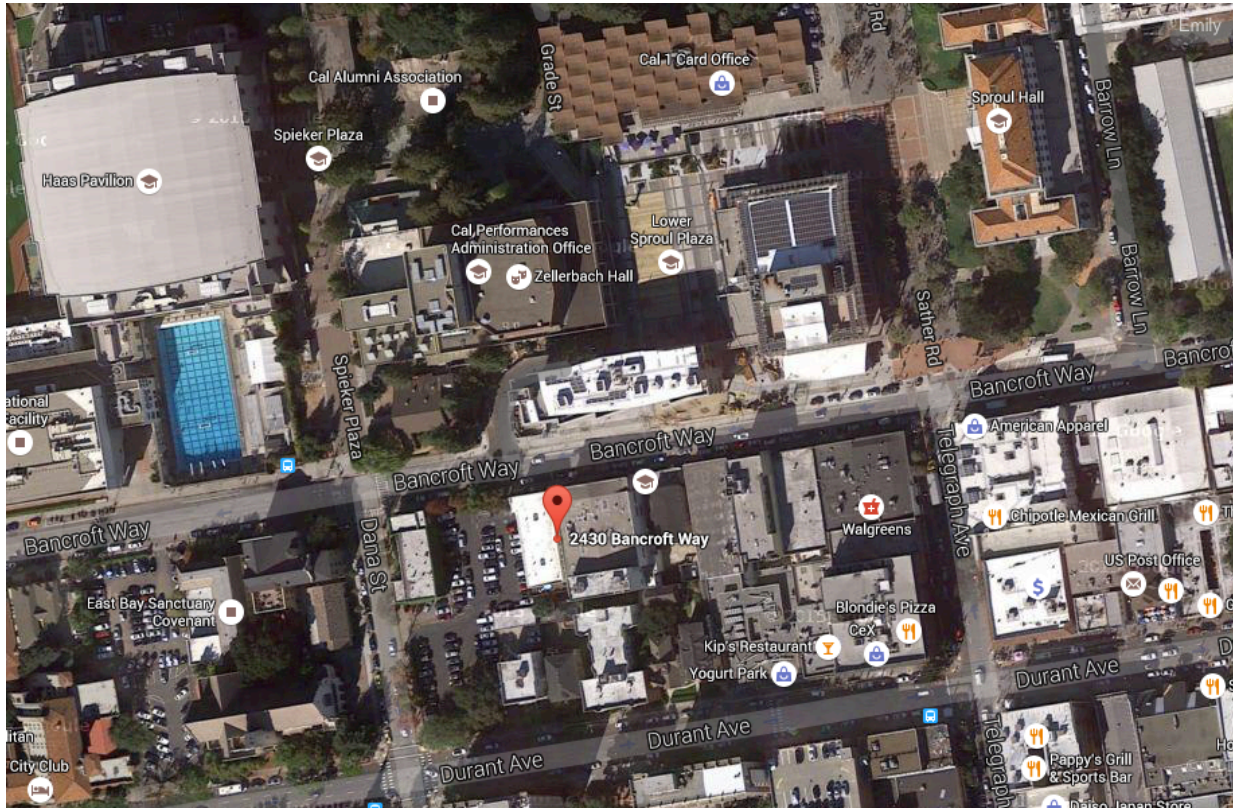
Join national retailers in this highly sought after location offering high ceilings and an open floor plan

Building and Location Highlights

- Single tenant building across from UC Berkeley with 50,000+ daily population
- High ceilings, open floor plan, bonus mezzanine
- Ideal for soft goods retail
- 50' of prime street frontage
- Directly across from the new ASUC Student Union with spacious study areas, numerous eateries, Cal's student store, and Amazon's first Berkeley brick and mortar location
- Close to ~ 6,000 residential units of UC Berkeley students
- Join national retailers in this highly sought after location including American Apparel, Francesca's, Urban Outfitters, Walgreens, Daiso, Buffalo Exchange, and more
- Close to popular restaurant and cafe options including Pieology Pizzeria, Gordo's Taqueria, The Melt, KoJa Kitchen, Tacos Sinoloa, Cream, and more
- Easy parking in nearby public lot. First hour free!

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.

Aerial Map

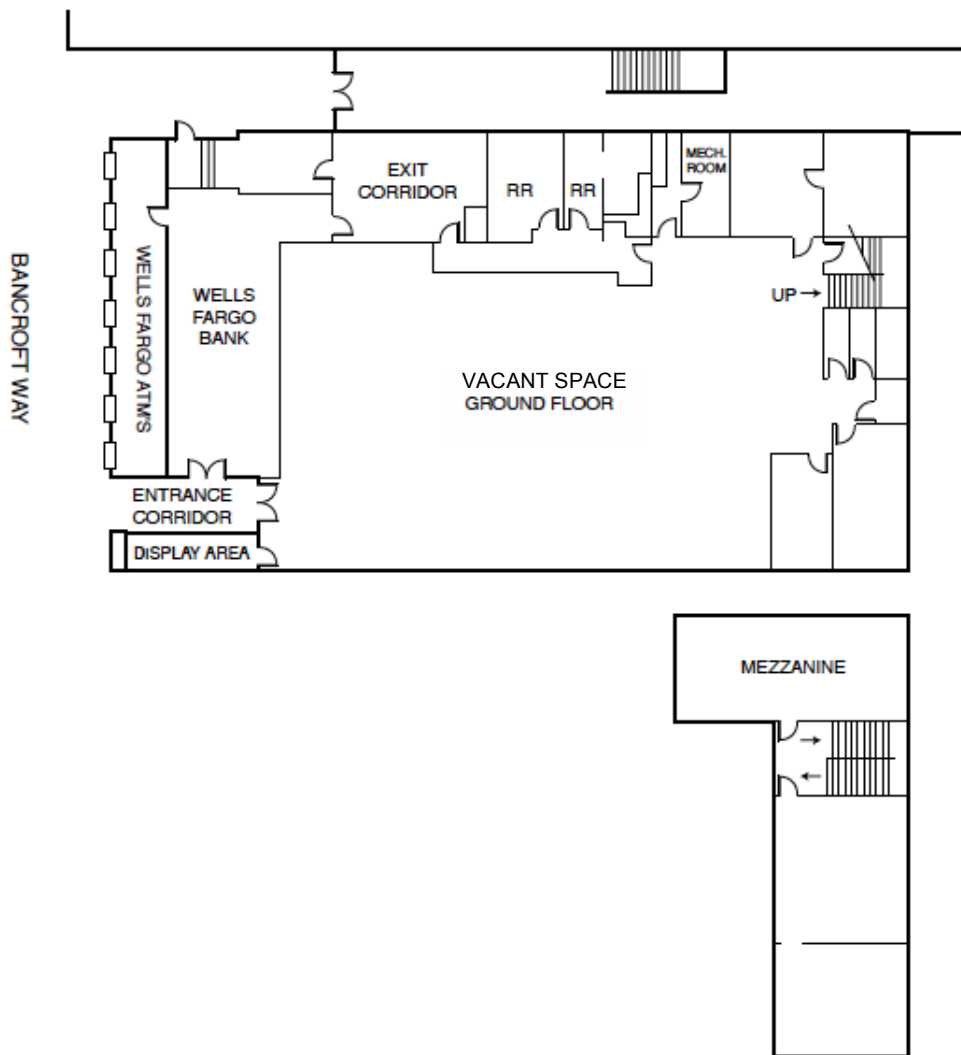


Nearby Co-tenants



Floor Plan

Entire building available for lease. Potential for storefront remodel.



Photos – Ground Floor

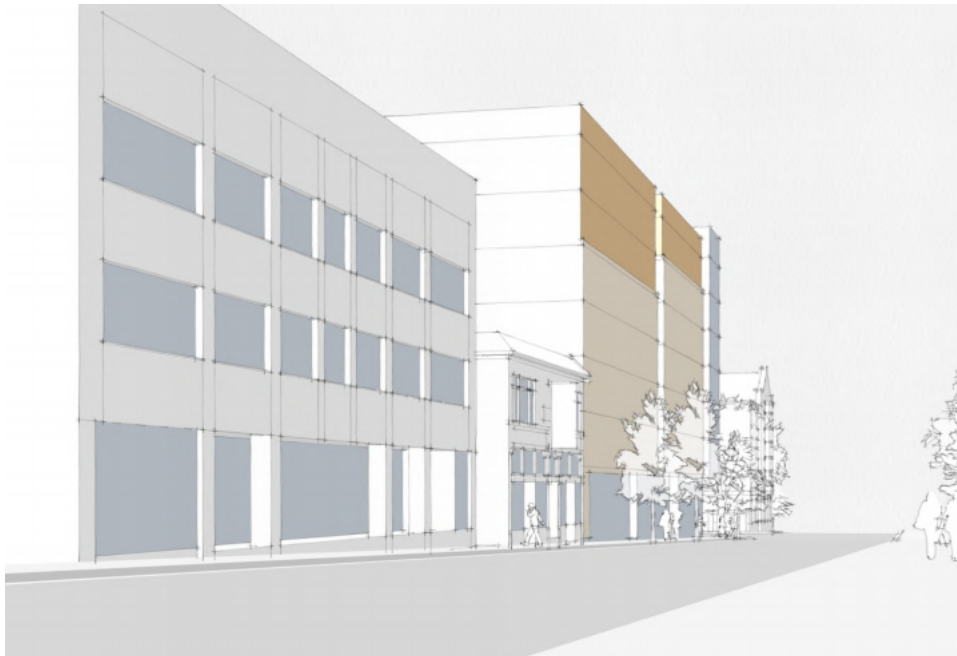


UC Berkeley Area Redevelopment

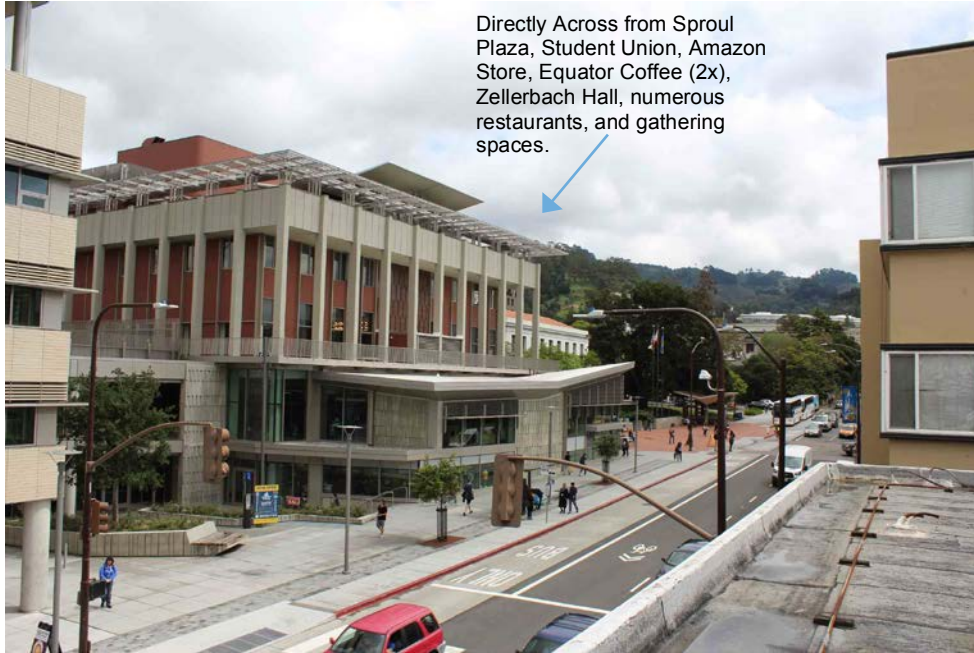
New student union now completed (rendering)



New student housing proposed on Bancroft (783 beds, 8 stories)



Photos - Surrounding Area



GORDON

COMMERCIAL REAL ESTATE SERVICES

Zellerbach Hall



Eshleman Hall Building with ASUC Student Union



Student Store



Music Performances



Student Meeting Place



Sproul Plaza – Student Thoroughfare



New Amazon Store and Amazon Locker



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