

# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

## 2506 SHATTUCK AVENUE, BERKELEY

On the Southern End of Vibrant Downtown Berkeley



## HIGH VISIBILITY SHATTUCK AVENUE RETAIL FOR LEASE

**SIZE:** ± 1,206 rsf | **LEASE RATE:** \$3.25/psf month NNN

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## SHATTUCK AVENUE RETAIL, ADJACENT TO DOWNTOWN BERKELEY. Ground floor of mixed-use building.

### PROPERTY HIGHLIGHTS

- Open floor plan
- Street parking in front of space
- Good signage opportunities
- 3 blocks to Telegraph Avenue
- 6 blocks to Downtown BART Plaza
- 8 blocks to Ashby BART, Sports Basement and Berkeley Bowl Marketplace
- Co-tenants: Berkeley Vacuum & Sewing Center, Stonemountain & Daughter Fabrics
- Close to Viking Trader Furniture, Artist & Craftsman Supply, Trek Bicycle Berkeley, Orangetheory Fitness, Grassroots CrossFit, Funky Door Yoga, and Equinox Gym
- Around corner from Sutter Alta Bates Medical Center: Herrick Campus
- Short walk to UC Berkeley campus with 56,000+ daily population
- Near 350 new residential units in a 2-block radius, including The Dwight (99 new luxury apartment units across the street). Several are approved, under construction or in the permitting process
- Zoned C-SA (Commercial South Area)



### LOCATION HIGHLIGHTS

- Downtown Berkeley is the cultural epicenter of the East Bay
- More than 150 restaurant and dining options – plus a wide range of entertainment including live theater, music, movie theaters, galleries and museums
- Lively walking and biking environment with easy access to public transit



#### DEMOGRAPHICS

WITHIN 3 MILES

Population	<b>217,151</b>
Average household income	<b>\$98,937</b>
Daytime Employees	<b>148,736</b>



## 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
<b>TOTAL - LIVE THEATER AND MUSIC VENUES</b>		<b>20,015</b>
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
<b>TOTAL - MOVIE THEATERS</b>		<b>2,274</b>
SPORTS VENUES		NUMBER OF SEATS
Haas Pavilion		11,877
California Memorial Stadium		63,000
Edwards Stadium		22,000
<b>TOTAL - SPORTS VENUES</b>		<b>96,877</b>
<b>GRAND TOTAL</b>		<b>119,166</b>

## LOCATION MAP



### NEIGHBORS

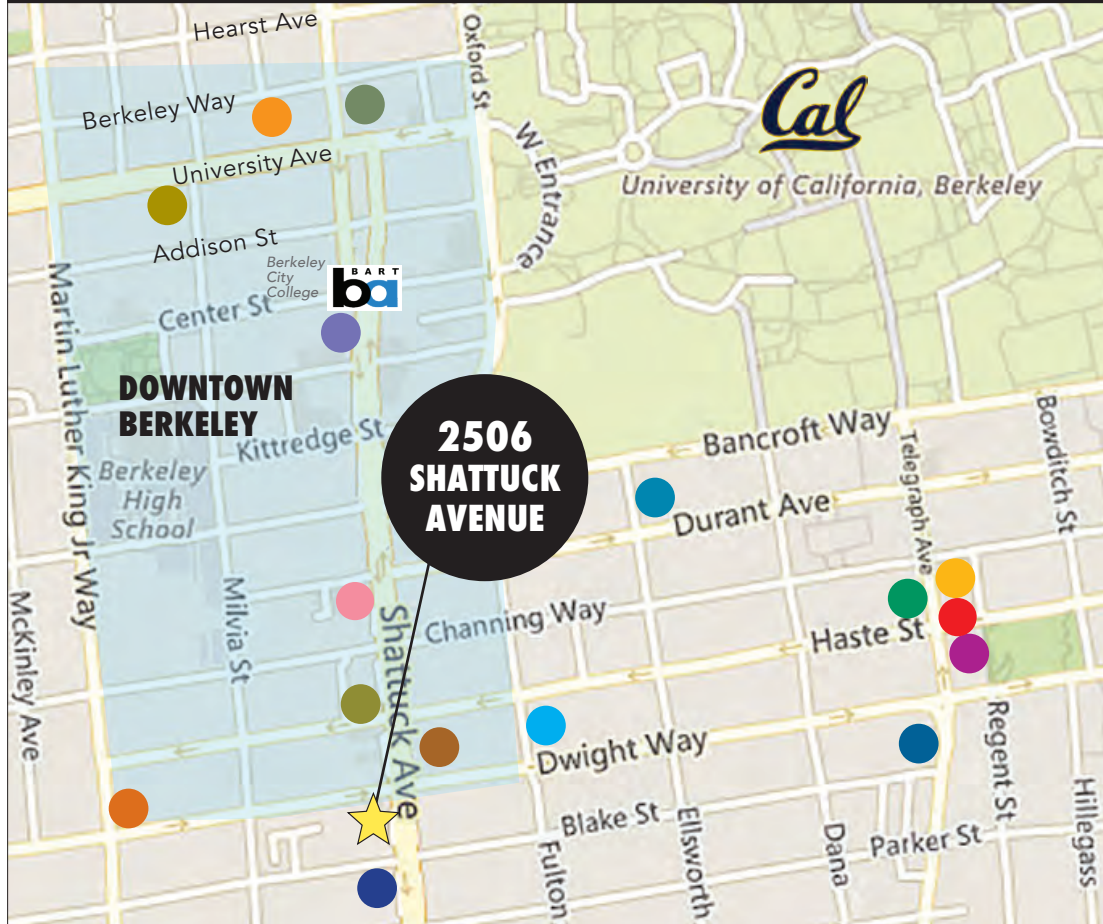
- |                             |                                      |  |
|-----------------------------|--------------------------------------|--|
| 1 Whole Foods Market        | 9 Funky Door Yoga                    | 16 CVS                                 |
| 2 Paco Collars              | 10 Berkeley Vacuum and Sewing        | 17 Core Power Yoga                     |
| 3 Berkeley Bowl Marketplace | 11 Stone Mountain & Daughter Fabrics | 18 Walgreens                           |
| 4 Walgreens                 | 12 Way Station Brew                  | 19 Scandinavian Designs                |
| 5 Sports Basement           | 13 Orangetheory Fitness              | 20 Target                              |
| 6 Equinox Gym               | 14 The Starving Musician             | 21 Pegasus Books                       |
| 7 Viking Trader Furniturer  | 15 Trek Bicycle Berkeley             | 22 Cornerstone Craft Beer & Live Music |



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## NEARBY NEW HOUSING DEVELOPMENTS



### SEQUOIA

- 42 residential units
- Opened 2017



### THE VARSITY

- 96 residential units
- Opened 2017



### THE DWIGHT

- 99 residential units
- Opened 2017



### STONEFIRE

- 98 residential units
- Opened 2017



### PARKER PLACE

- 155 residential units
- Opened 2017



### VILLAGE

- 76 residential units
- Proposed



### STRANDA HOUSE

- 21 residential units
- Opened 2017



### ACHESON COMMONS

- 205 residential units
- Under Construction



### THE NEXUS

- 69 residential units
- Under Construction



### METROPOLITAN

- 45 residential units
- Opened 2017



### GARDEN VILLAGE

- 84 residential units
- Opened 2017



### THE DEN

- 36 residential units
- Approved



### TOWERS

- 155 residential units
- Proposed



### LOGAN PARK

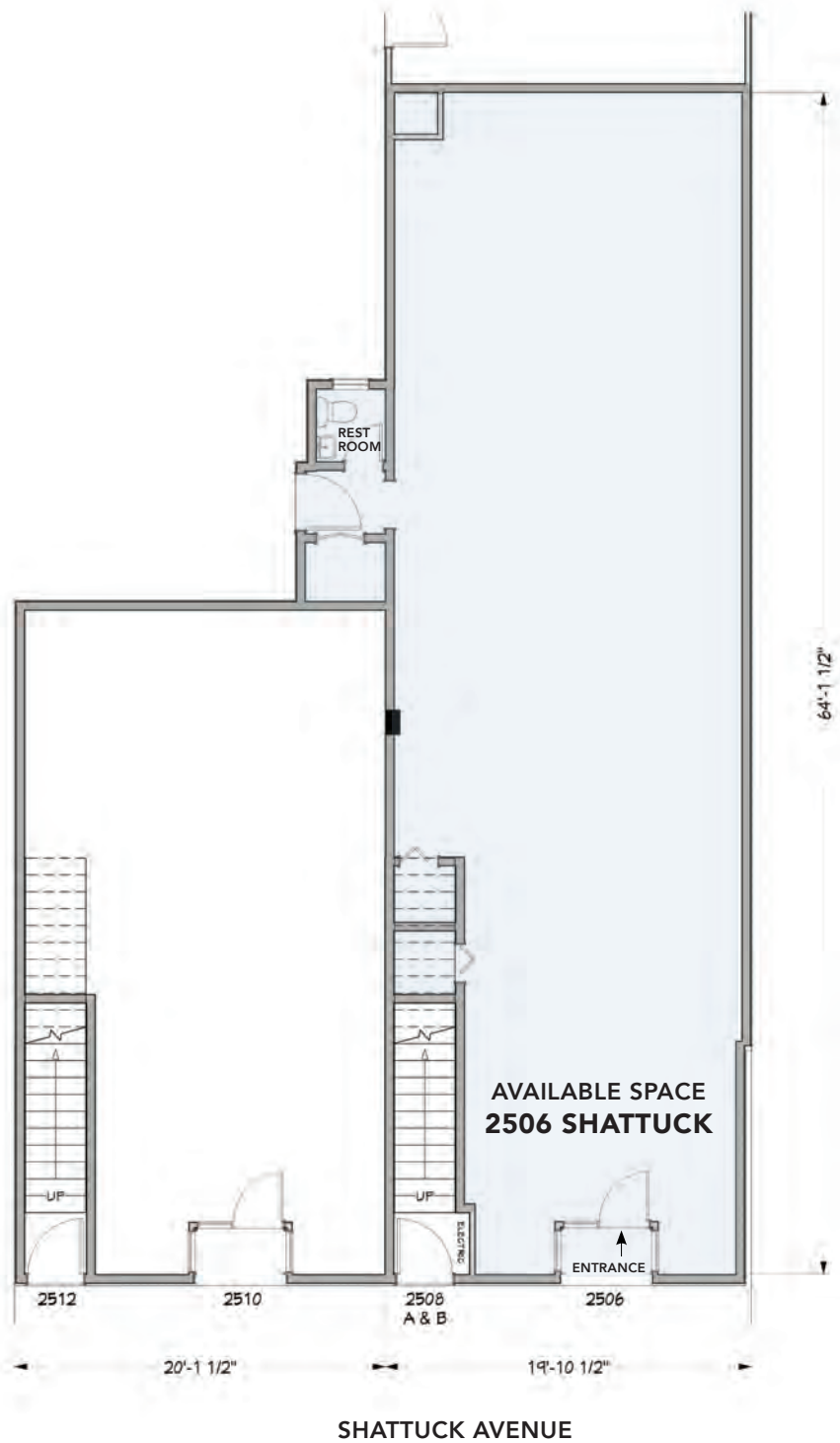
- 204 residential units
- Approved



### THE ENCLAVE

- 254 residential units
- Under Construction

## FLOOR PLAN



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.



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## NEIGHBORHOOD PHOTO TOUR



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.

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