

# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

## 2450 SHATTUCK AVENUE, BERKELEY, CA

± 60 Feet of Frontage on Busy Downtown Berkeley Corridor



## PRIME CORNER RETAIL SPACE FOR LEASE

**SIZE:** ± 7,500 rsf | **LEASE RATE:** \$3.00 psf/month NNN

### CONTACT:

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**NEAR ALL DOWNTOWN BERKELEY AMENITIES.** High foot traffic corner – surrounded by dense housing, cafés, restaurants, offices and fitness.

## PROPERTY FEATURES

Large corner space filled with natural light. Easily accessible by public transportation and nearby public parking. Vibrant, walkable area with high foot traffic.

- Superb street visibility and signage opportunities
- ± 60 feet of frontage on Shattuck Avenue
- Clerestory windows and high ceilings
- Zoned C-DMU (Downtown Mixed-Use)



## LOCATION HIGHLIGHTS

- Close to Telegraph Avenue and UC Berkeley campus with 56,000+ daily population
- Next to Sutter Alta Bates Medical Center: Herrick Campus
- Directly across from Orangetheory Fitness; near Equinox Gym, Grassroots Crossfit, Pure Barre, 24 Hour Fitness, Berkeley YMCA, Funky Door Yoga, CorePower Yoga, Yoga to the People and CycleBar
- Nearby Downtown Arts District has live theater and music venues including the Berkeley Rep Theatre, California Jazz Conservatory, UC Berkeley Art Museum, Pacific Film Archive and UC Theatre
- 3 blocks from 3 movie theaters: UA Berkeley 7, California and Landmark Shattuck
- 6 blocks from BART and a major hub of public transportation



## OVERVIEW OF DOWNTOWN BERKELEY



**THE CITY OF BERKELEY** is densely populated with a highly educated, high income population. There are ~90,000 residents within a 2-mile radius of downtown. Almost a third of their households have annual incomes greater than \$100,000. 32% of these residents over age 25 have Bachelor's degrees; an additional 40% have Graduate degrees. Downtown Berkeley has one of the most heavily-used BART stations in the area. Conveniently a major hub of public transportation – with AC Transit multi-county bus lines, free valet bike parking and bike rental available at the nearby Bike Station.

- High-foot traffic every day. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- Downtown Berkeley BART station has  $\pm$  27,000 daily ridership entries and exits
- Berkeley City College has  $\pm$  7,000 students each semester; Berkeley High School has  $\pm$  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

### DEMOGRAPHICS

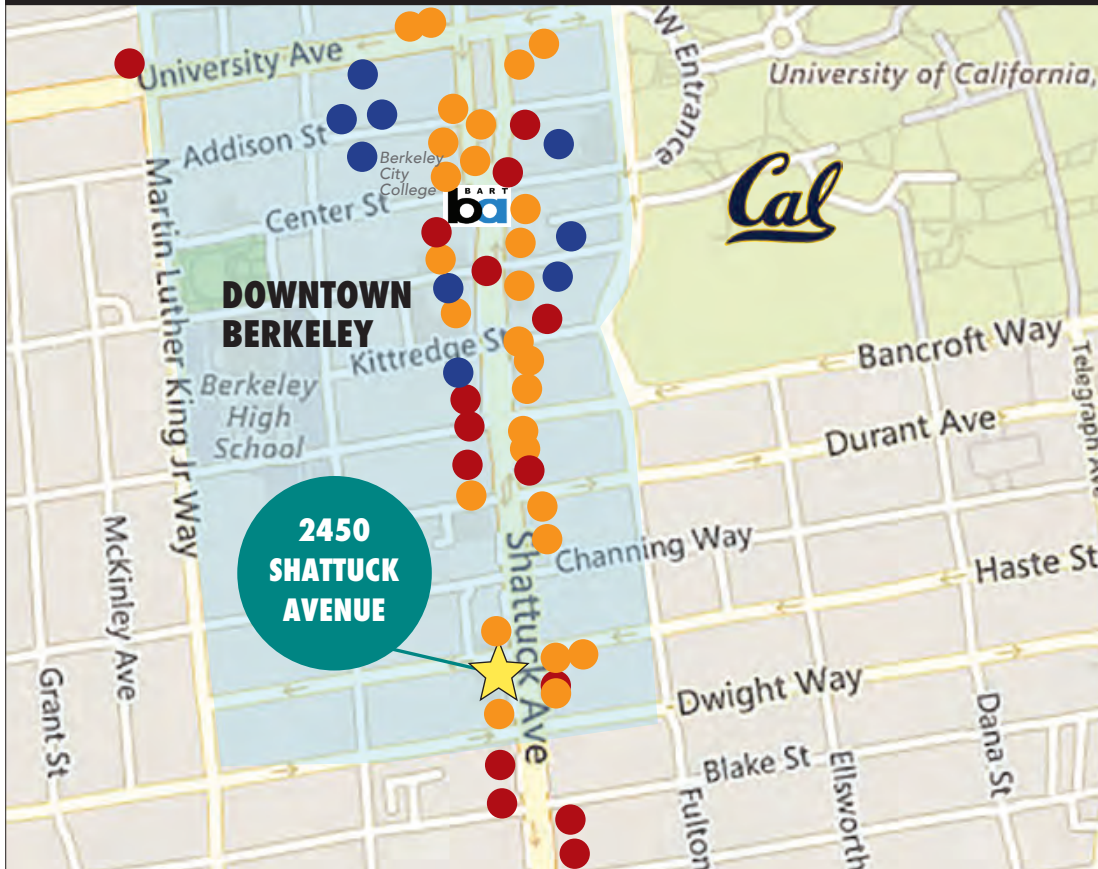
WITHIN 3 MILES

|                          |                 |
|--------------------------|-----------------|
| Population               | <b>217,151</b>  |
| Average household income | <b>\$83,715</b> |
| Daytime Employees        | <b>148,736</b>  |





## NEARBY AMENITIES



### RETAIL

Orangetheory Fitness  
Trek Bicycle Berkeley  
Stonemountain & Daughter  
Fabrics  
Crossroads Trading Co.  
Pegasus Books  
Artist & Craftsman Supply  
Viking Trader Furniture  
Mattress Firm  
Target  
Trader Joe's  
CVS  
Walgreens  
UPS Store  
Verizon  
Mike's Bikes of Berkeley  
Scandinavian Designs

### RESTAURANTS, BARS AND CAFÉS

Comal Restaurant  
La Note Restaurant  
Jupiter Pizza & Beer  
Starbucks  
Angeline's Louisiana Kitchen  
Peet's Coffee  
Cornerstone Craft Beer  
Venus Restaurant  
Bear's Lair  
Royal Ground Coffee  
Namaste Madras Cuisine  
The Flying Falafel - Berkeley  
Veggie Grill  
Revival Bar + Kitchen  
Way Station Brew  
Fish & Bird Sousaku Izakaya  
Toss Noodle Bar

Ippudo  
Tender Greens  
Milkbomb Ice Cream  
Blue Bottle Coffee  
Barclay's Restaurant & Pub  
Tupper & Reed Cocktail Bar

### ENTERTAINMENT

Landmark Shattuck Theatre  
UA Berkeley 7 Theatre  
California Theatre  
Berkeley Repertory Theatre  
Aurora Theatre Company  
Freight & Salvage  
UC Theatre  
The Marsh Arts Center  
BAMPFA



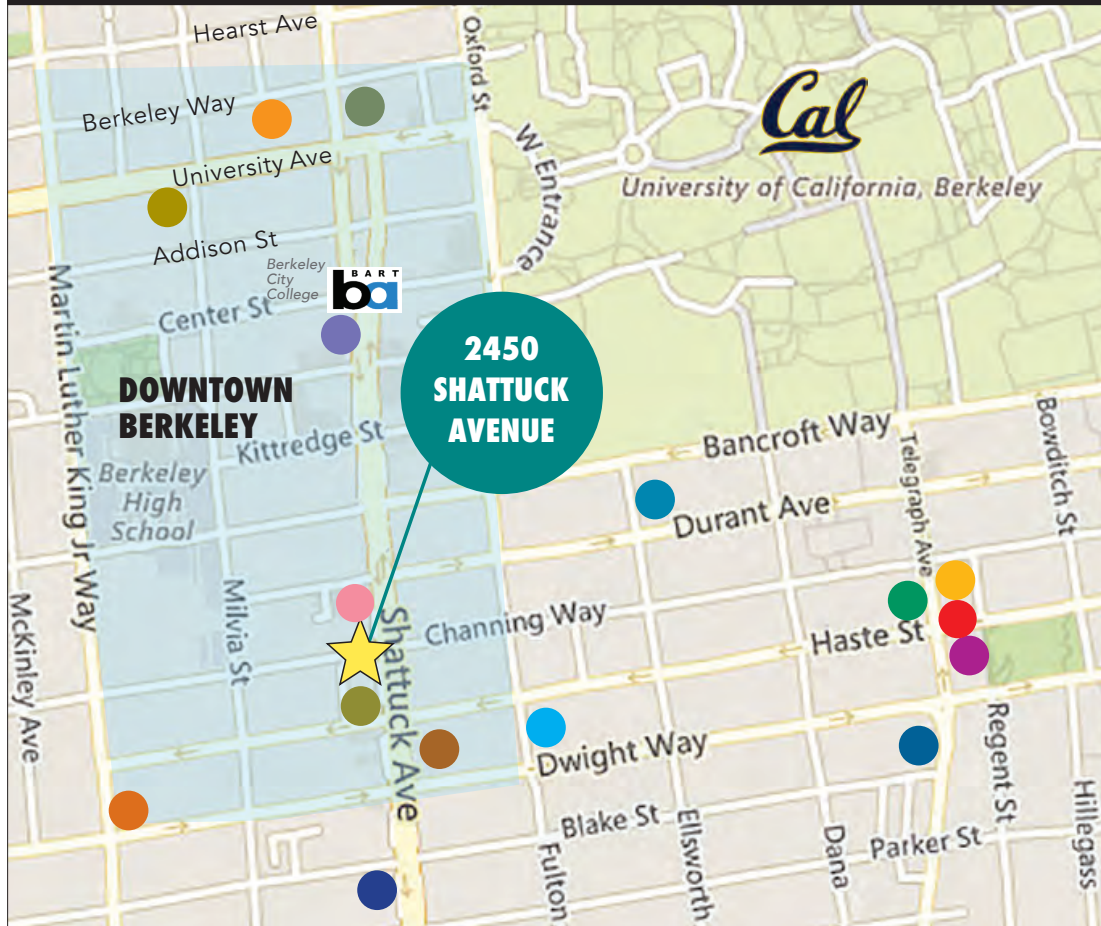
## DOWNTOWN & UC BERKELEY ENTERTAINMENT/SPORTS VENUES

| 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>  |

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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

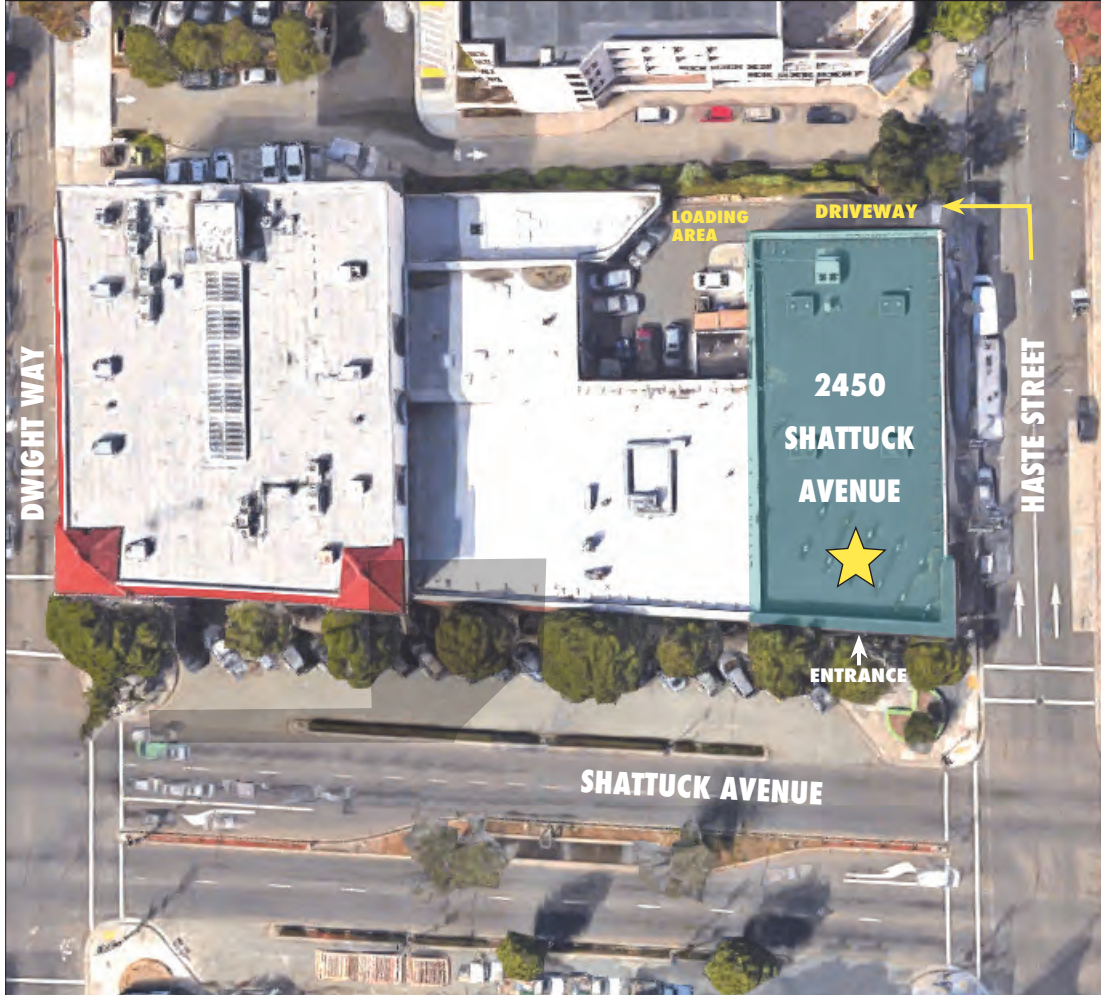
- 254 residential units
- Under Construction



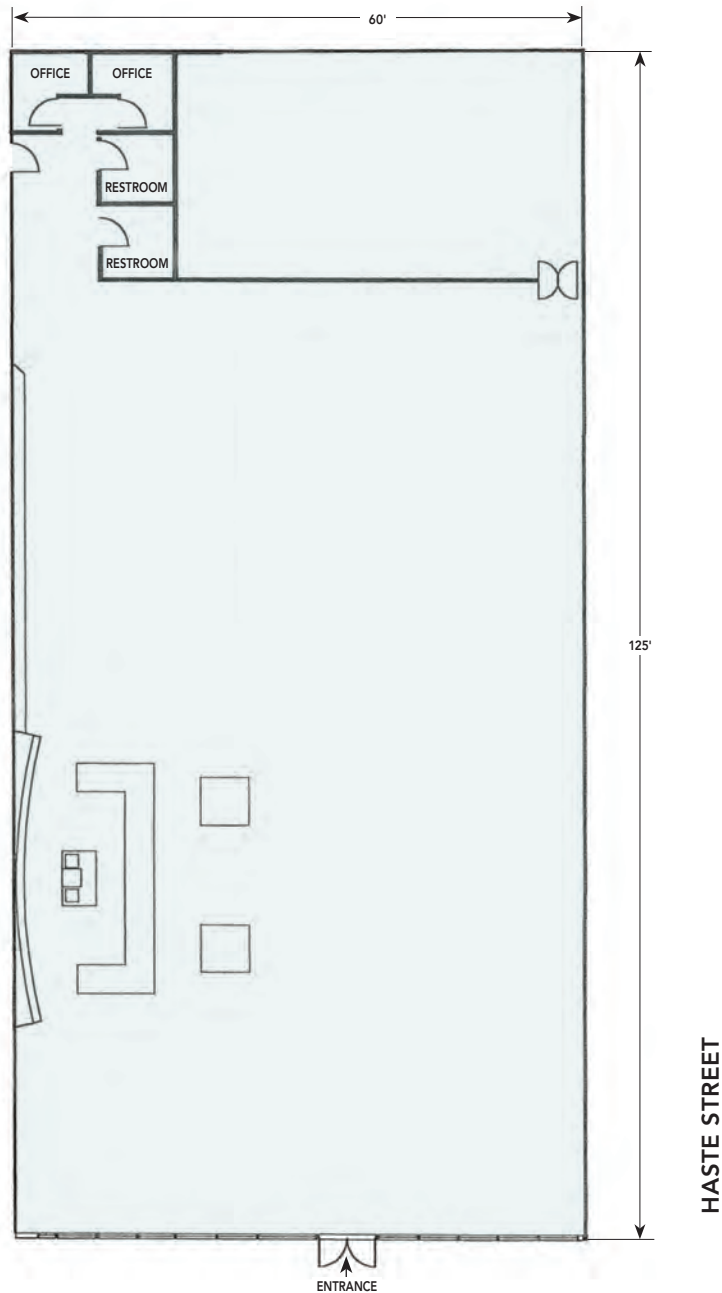
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## AERIAL VIEW



## 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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