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COMMERCIAL REAL ESTATE BROKERAGE

2277 SHATTUCK AVENUE

Single-Tenant Identity in a Multi-Level Building



HIGH-TRAFFIC CORE OF DOWNTOWN BERKELEY RETAIL FOR LEASE

SIZE: \pm 2,800 rsf (with \pm 2,538 rsf mezzanine and \pm 2,997 rsf basement)

LEASE RATE: Call Broker

CONTACT:

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PRIME LOCATION – ONE BLOCK FROM UC BERKELEY.

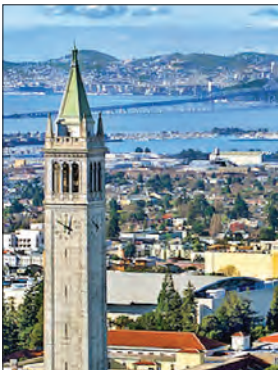
Well-suited for many uses, on busy Shattuck Avenue, in the heart of Downtown Berkeley.

PROPERTY HISTORY

The Hezlett's Silk Store Building is a Mediterranean-style building which originally housed an early telephone exchange. In 1925, the Mason-McDuffie Company (along with Masten & Hurd) redesigned it as a one-story building with mezzanine and basement. The first tenant, Hezlett Silk Store, remained for 35 years. In 1960, the Tupper & Reed music store moved in and remained until 2005. Located next door, at 2271 Shattuck Avenue, is the storybook-style Tupper & Reed building.

PROPERTY FEATURES

- Designated a Landmark by City of Berkeley in 2008
- Street frontage adorned with tile work surrounding 3 mezzanine level windows and beautiful Terrazzo floor at interior entrance
- Existing restroom on main level, plus non-compliant restroom on mezzanine level
- Ceiling heights vary by floor. Ground floor is ± 10 feet height; mezzanine and basement ceiling heights are approximately 7+ feet
- Join other nearby retail, food and service companies including: Target, CVS, Sliver Pizzeria, Walgreens, Half Price Books, Pegasus Books, Comal, Jupiter, Ippudo, Angeline's Louisiana Kitchen, Peet's Coffee, and Eureka!
- Across from Regal UA Berkeley and Landmark's Shattuck Cinemas
- Zoned Commercial-DMU (Commercial Downtown Mixed-Use)



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 ± 27,000 daily ridership entries and exits
- 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

DEMOGRAPHICS

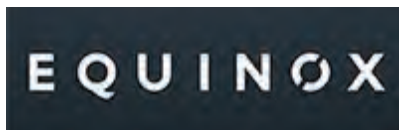
WITHIN 3 MILES

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

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JOIN DOWNTOWN BERKELEY



CROSSROADS

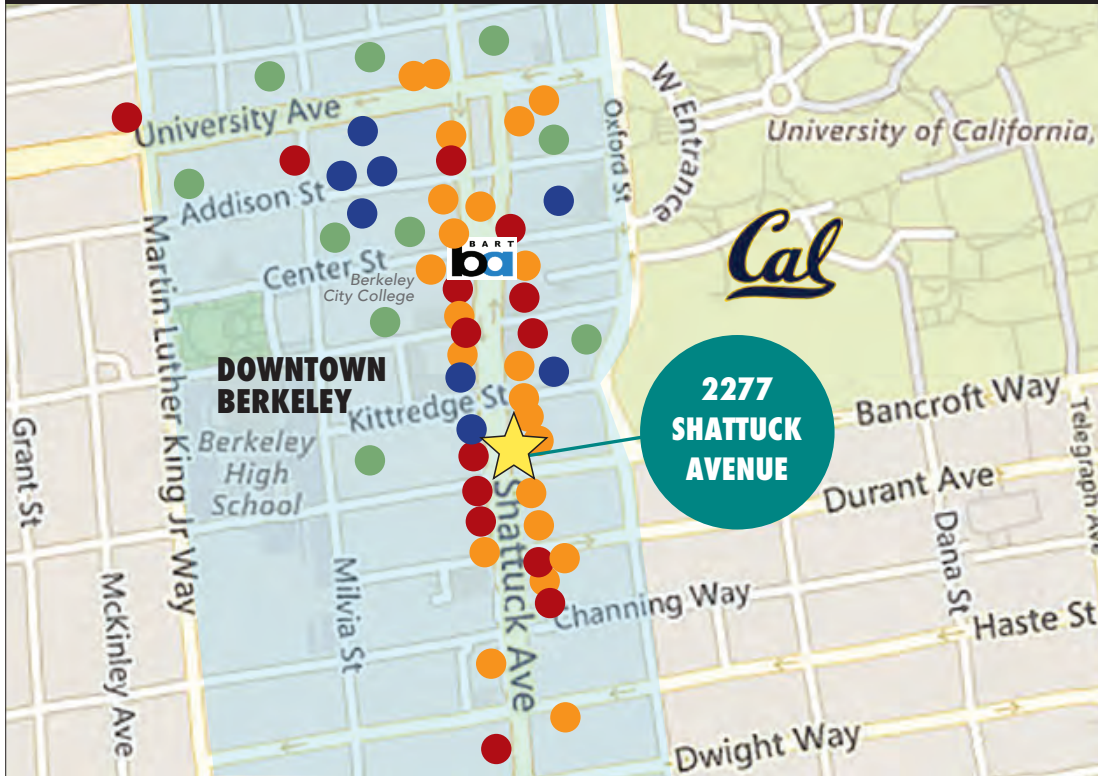


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NEARBY AMENITIES



RETAIL

Trader Joe's
Scandinavian Designs
Berkeley Ace Hardware
Half Price Books
CVS
Walgreens
UPS Store
Verizon
Crossroads Trading Co.
Pegasus Books
Mattress Firm Berkeley
Mike's Bikes of Berkeley
Trek Bicycle Berkeley

EATERIES

Comal Restaurant
Tender Greens
Milkbomb Ice Cream
Peet's Coffee & Tea
Eureka!
Jupiter
Sliver Pizzeria
Fresco Mexican Grill
Veggie Grill
Starbucks
Angeline's Louisiana Kitchen
Revival Bar + Kitchen
Toss Noodle Bar
Venus
Ippuku
La Note Restaurant
Ippudo
Namaste Madras Cuisine
Blue Bottle Coffee
Tupper & Reed Cocktail Bar

ENTERTAINMENT

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

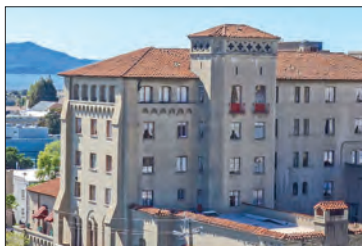
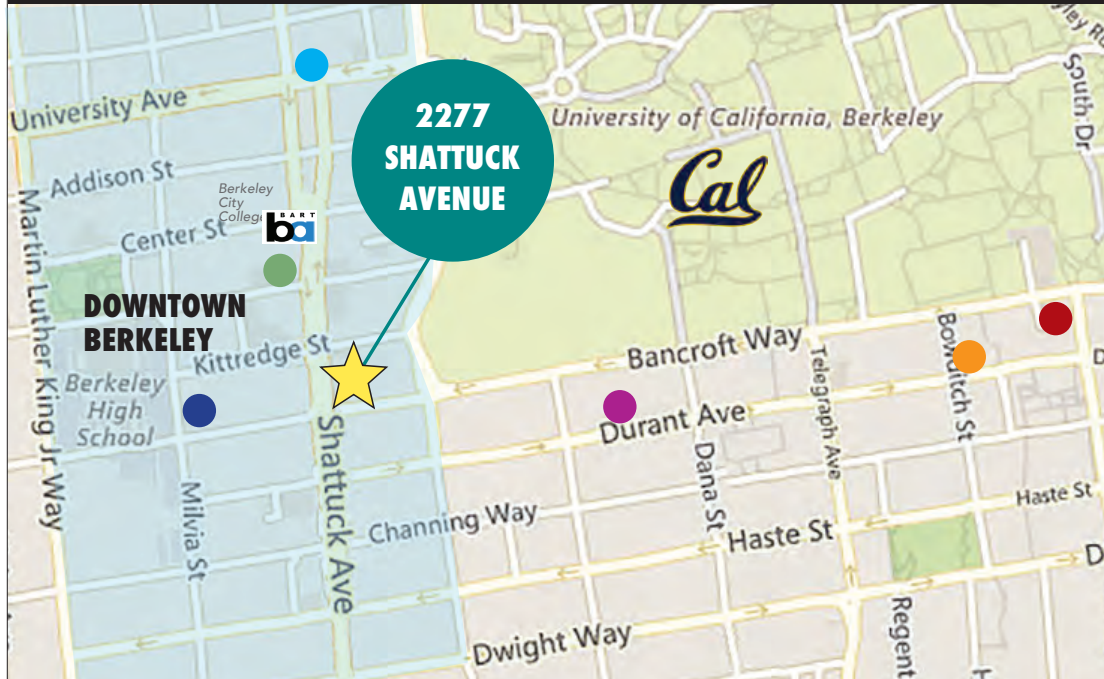
PARKING GARAGE/LOT

	# spaces
Acheson Commons	20
Allston Way Garage	610
Bank of America Lot	37
Berkeley Way Lot	113
Center Street Garage	720
Kittredge Garage	247
Milvia Street Lot	23
Oxford Garage	99
Promenade Garage	150
UC Garage & Lots	1,077

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PROXIMITY TO HOTELS



BERKELEY CITY CLUB
2315 Durant Avenue – .4 mile



GRADUATE BERKELEY
2600 Durant Avenue – .7 mile



HOTEL SHATTUCK PLAZA
2086 Allston Way – 1.5 blocks



RESIDENCE INN BY MARRIOTT
2129 Shattuck Avenue – .2 mile
(under construction)



BANCROFT HOTEL
2680 Bancroft Way – .7 mile

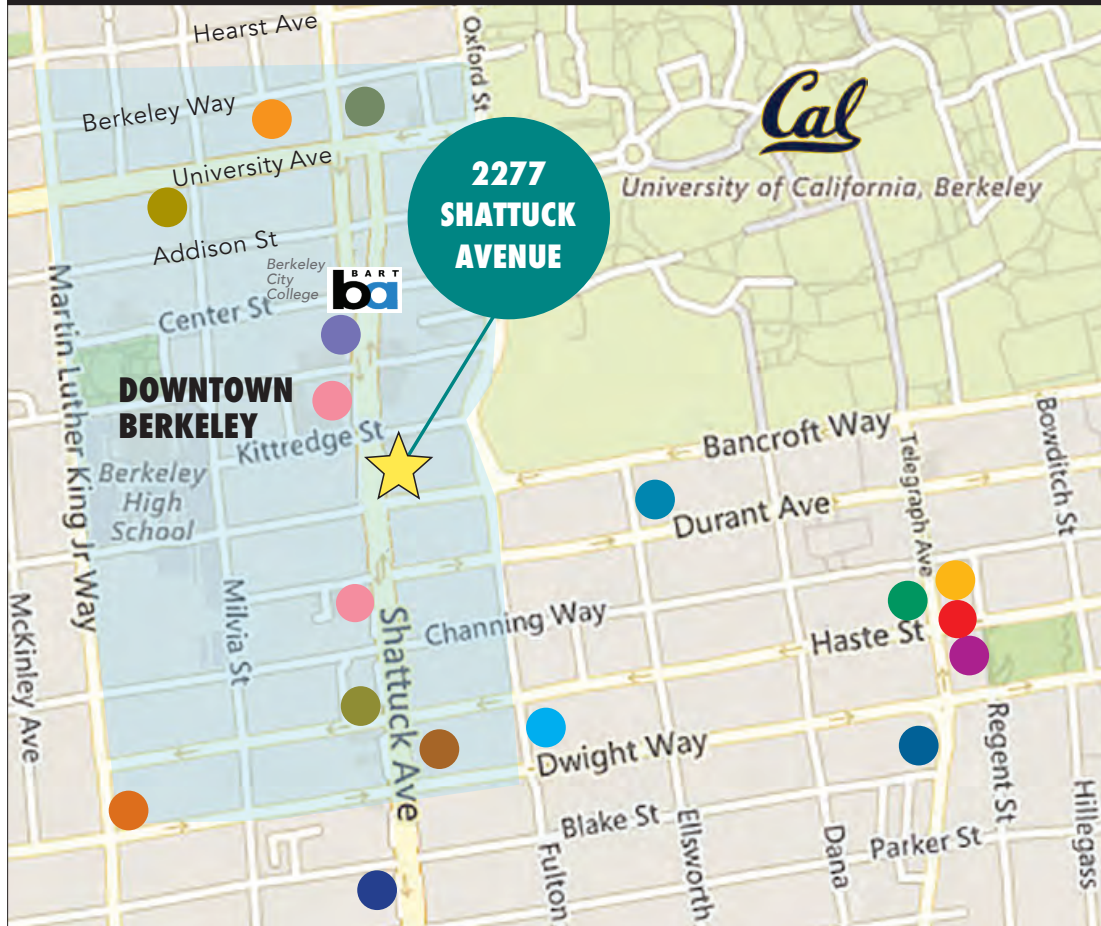


DOWNTOWN BERKELEY INN
2001 Bancroft Way – 1 block

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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

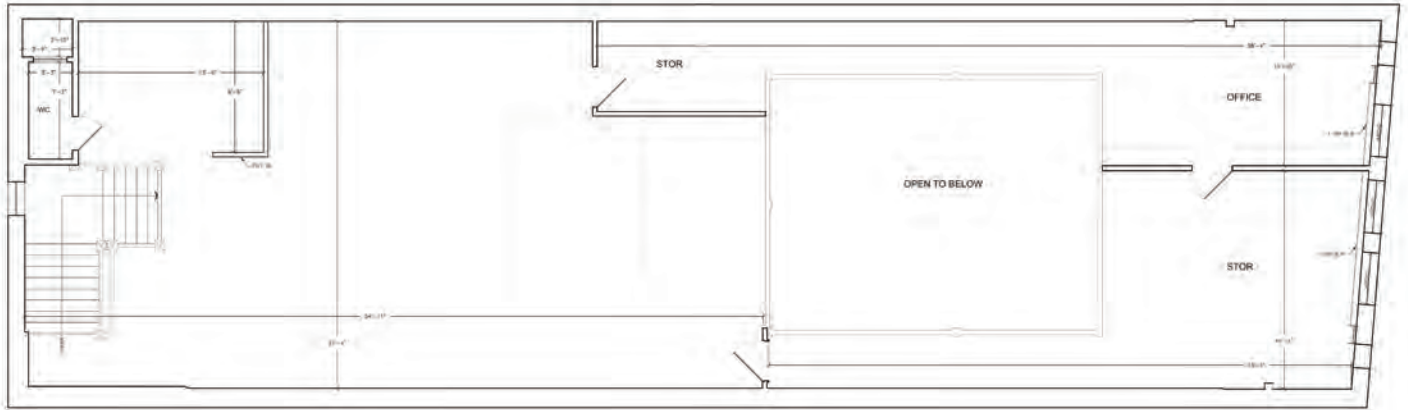
- 204 residential units
- Approved



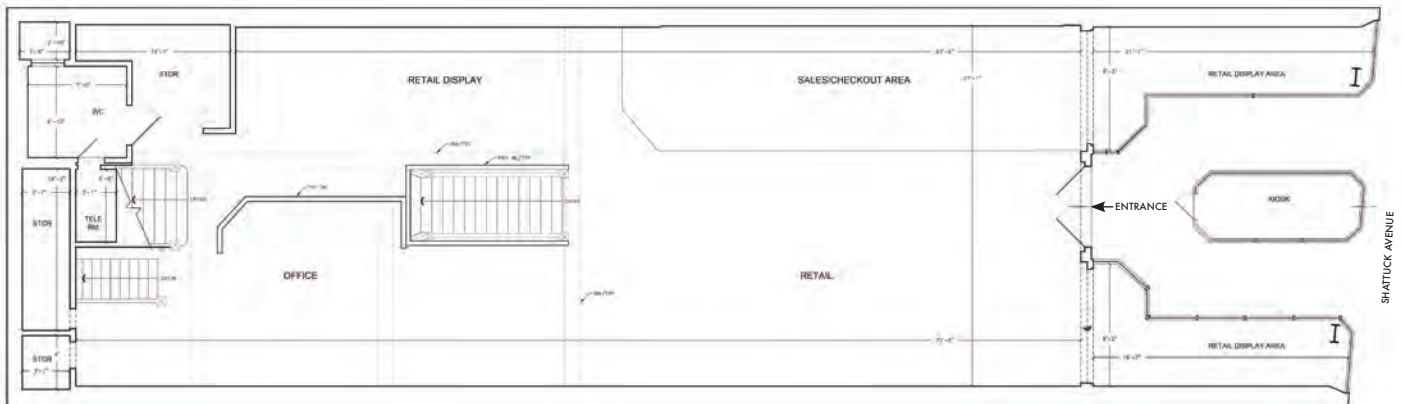
THE ENCLAVE

- 254 residential units
- Under Construction

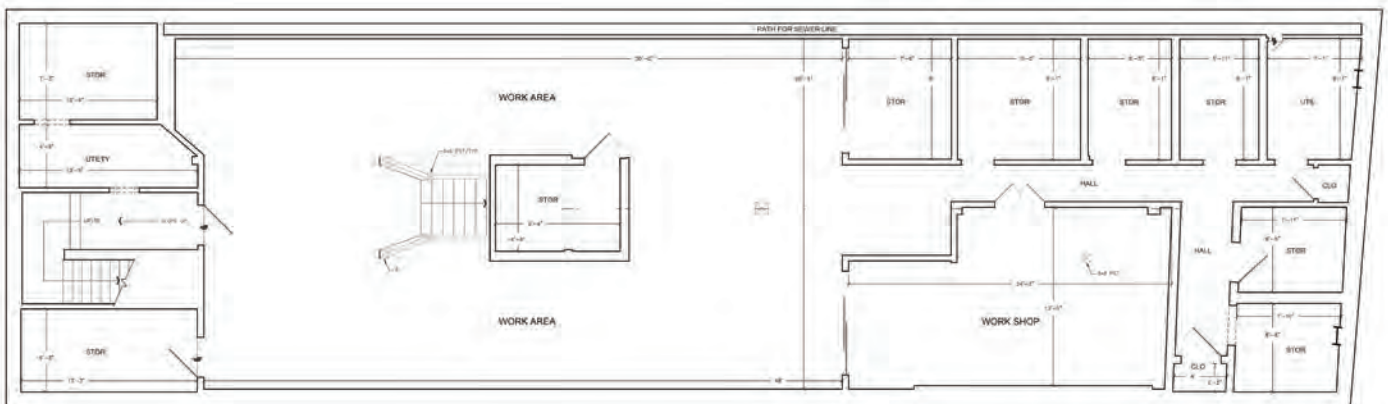
EXISTING FLOOR PLANS



UPPER LEVEL



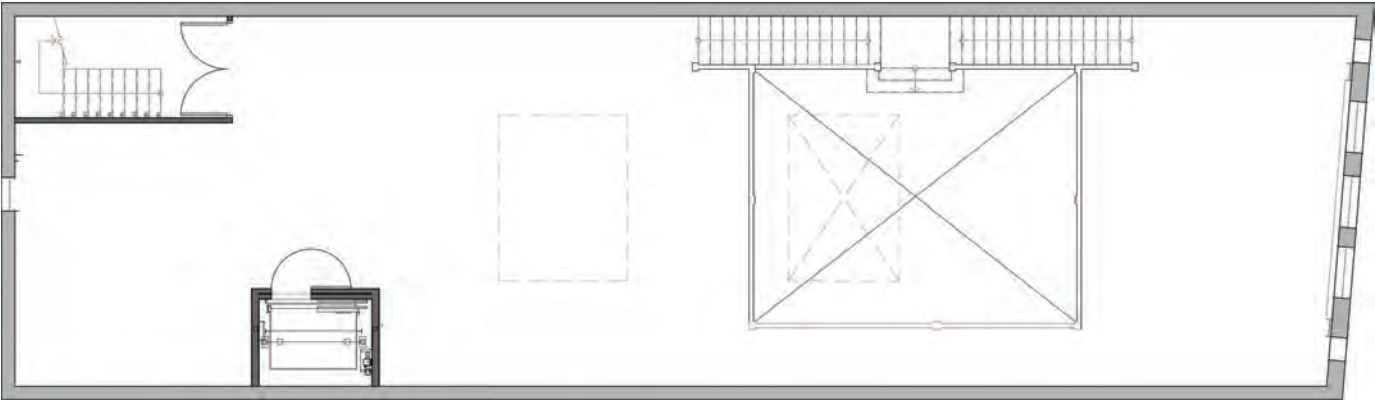
MAIN LEVEL



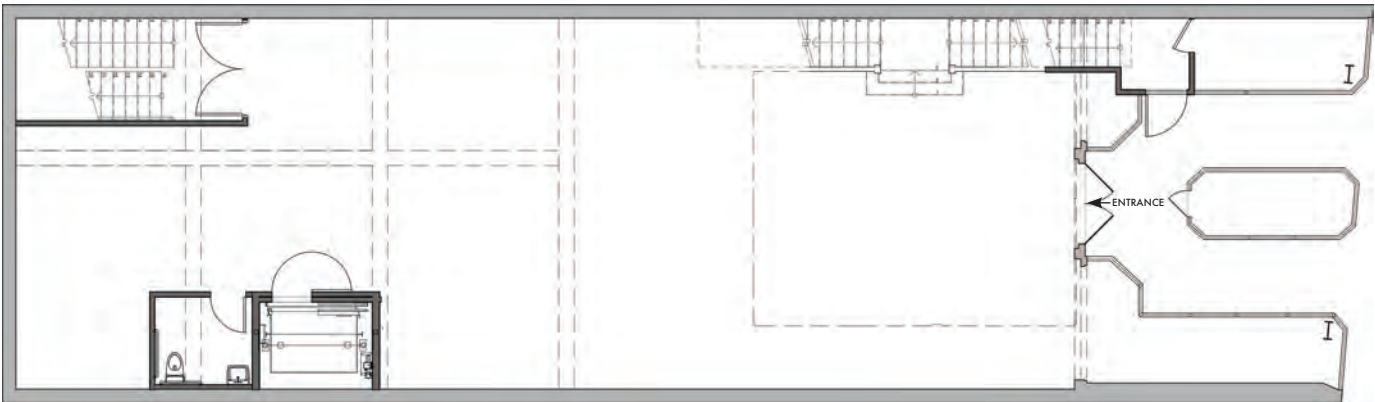
LOWER LEVEL

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.

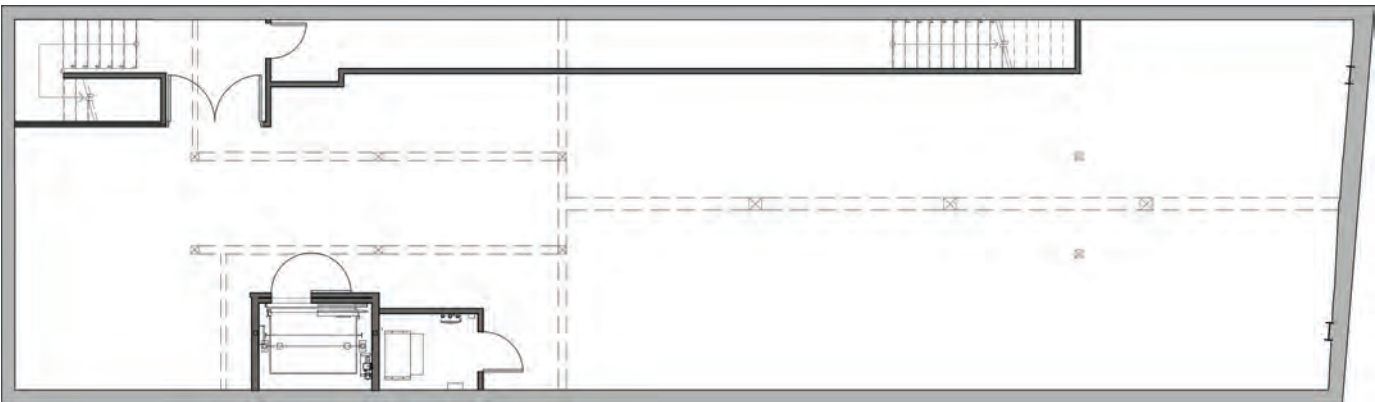
PROPOSED LAYOUT – NEW STAIRWAYS AND ELEVATOR



UPPER LEVEL



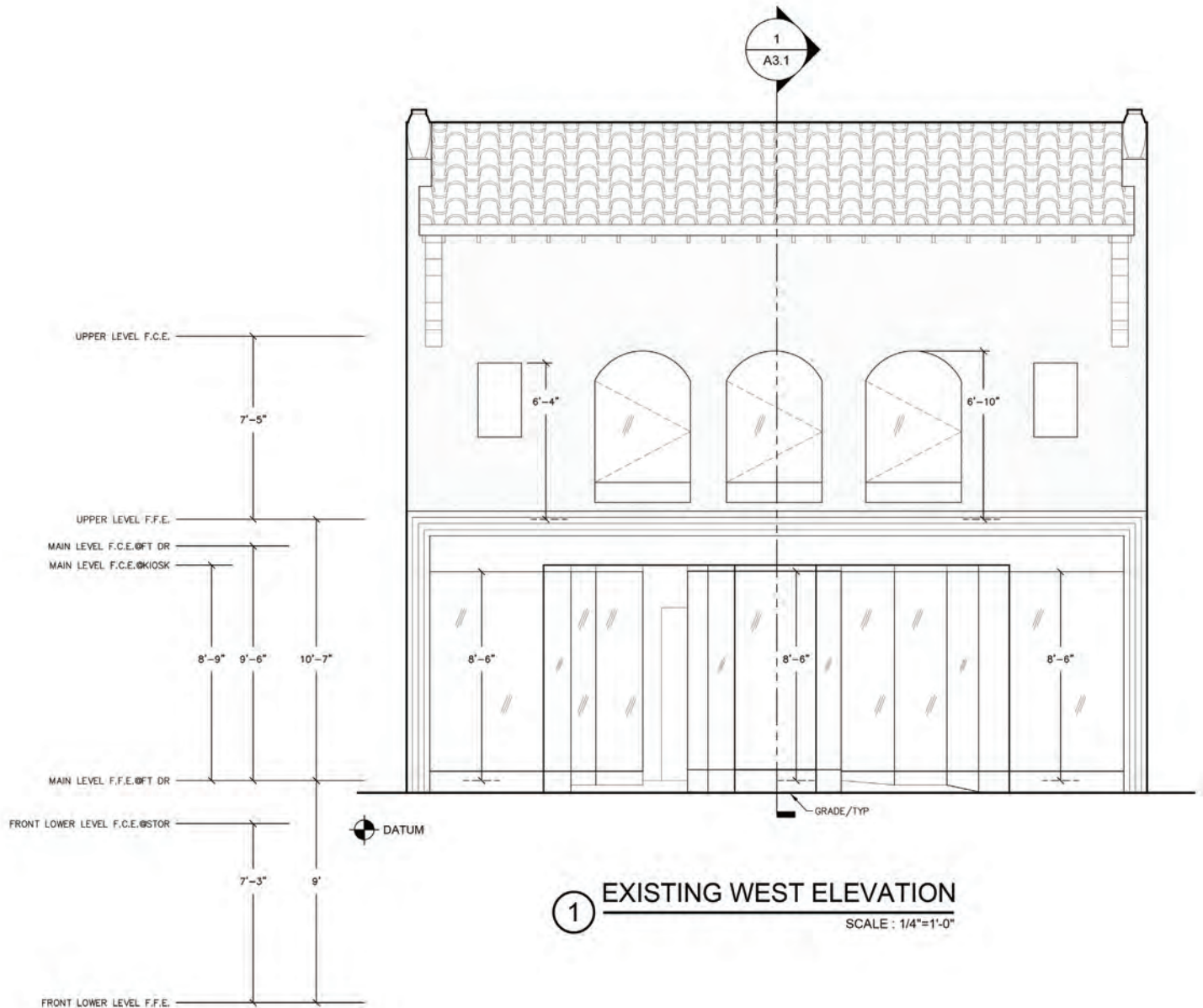
MAIN LEVEL



LOWER LEVEL

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STREET VIEW



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PHOTO TOUR



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NEIGHBORHOOD PHOTOS



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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