

FOR LEASE :: 1676-1678 SHATTUCK AVENUE, BERKELEY, CA
MOVE-IN READY RETAIL SPACE IN THE HEART OF NORTH BERKELEY



CONTACT: KEVIN GORDON

510 898-0513 • kevin@gordoncommercial.com • DRE# 01884390

CLEAN SPACE READY FOR NEW TENANT – IDEAL FOR CLOTHING, JEWELRY, RETAIL, SERVICE COMMERCIAL, OR FITNESS

SIZE AVAILABLE

± 2,800 rsf

LEASE RATE

\$2.75 psf/month NNN

ZONING

C-NS

PROPERTY OVERVIEW

- Former athletic shoe and apparel store
- Clean space ready for new tenant
- Slat board throughout
- 41' display window frontage on busy Shattuck Avenue
- Dressing room, HVAC, 1 restroom, plus access to additional restroom with shower
- Rear stock room with access to parking lot
- Includes 2 parking spaces in the rear parking lot
- Strong pedestrian foot traffic



- Situated in North Shattuck's culinary wonderland, near restaurants topping "best of" lists nationwide, including Chez Panisse, Corso, and César
- Outstanding public transportation with AC Transit, BART, Bikeshare
- 10 minute walk to Downtown BART; 12 minute walk to UC Berkeley



NEARBY REGIONAL RETAIL MARKETS



RESTAURANTS, CAFÉS AND BARS

Corso	Blue Bottle Coffee	Comal
Caravaggio Gelateria Italiana	Milkbomb Ice Cream	Ippudo
Triple Rock Brewery	Starbucks	Jupiter
Sweetgreen	Asha Tea House	Gather
Chez Panisse	Victory Point Cafe	Bobby G's Pizzeria
The Cheeseboard	Crepevine	Agrodolce Osteria
César	Guerilla Cafe	Spats
Epicurious Garden Food Hall	Gregoire	Poulet
Saul's Deli	Victory Point Cafe	Arinell Pizza
Fava	BurgerMeister	Passione Gelato
The Local Butcher Shop	Revival Bar + Kitchen	Tender Greens
Peet's Coffee & Tea	Eureka!	

RETAIL

Books Inc.
Safeway
CVS
Foxglove Clothing
Walgreens
Celtic Jewelers
Missing Link Bicycle Coop
Trader Joe's
Half Price Books
Target Express
FedEx Ship Center
Berkeley Ace Hardware
Scandinavian Designs
Earthly Goods
Walk Shop Shoes
A Priori Gift Shop
Holistic Hound Pet Store

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)

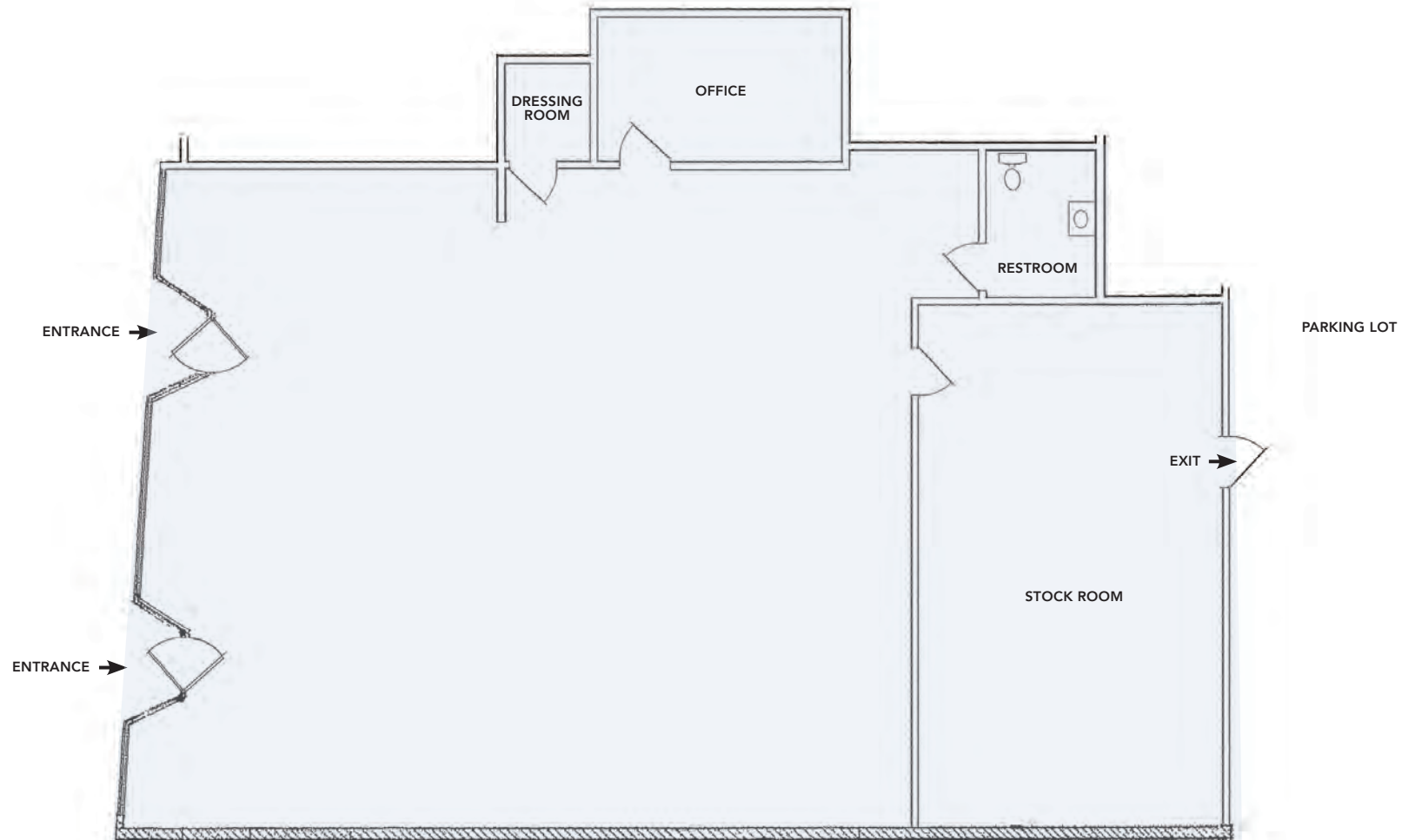
FITNESS

YMCA
Yoga to the People
Pure Barre
Yoga Kula
Cyclebar
CorePower Yoga



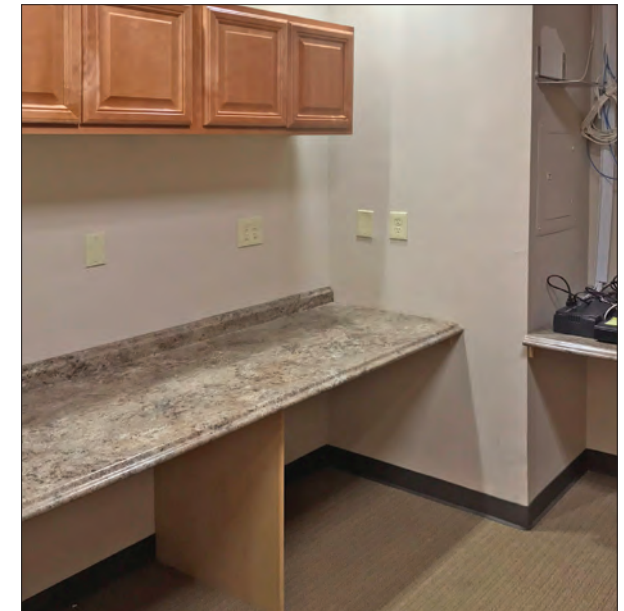
**1676-1678
SHATTUCK
AVENUE
BERKELEY**

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.

PHOTO TOUR



EXCELLENT LOCATION

- 1 block to Downtown Berkeley, 3 blocks to UC Berkeley campus, and steps away from many artisan shops, boutiques and popular eateries
- Neighboring businesses include: Corso, Poulet, Caravaggio Gelateria Italiana, Chez Panisse, The Cheeseboard, César, Crepevine, Grégoire, Safeway, Missing Link Bicycle Cooperative, Saul's Deli, Books Inc, and Epicurious Garden
- Near historic Walnut Square with several unique stores, and the original Peet's Coffee & Tea. Amidst many offices and services such as printing, banks, US Post Office, FedEx Ship Center, UPS Store, Walgreens and CVS
- Easy walk to numerous world-class theatre, arts, live music and sports venues
- Downtown Berkeley BART is a hub of major public transit with access from everywhere in the East Bay/San Francisco

DEMOGRAPHICS

	1 MILE	3 MILE
Population	49,336	204,147
Households	20,040	85,179
Median HH Income	\$91,253	\$107,527
Daytime Employees	43,385	136,710

(Source: CoStar)



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.