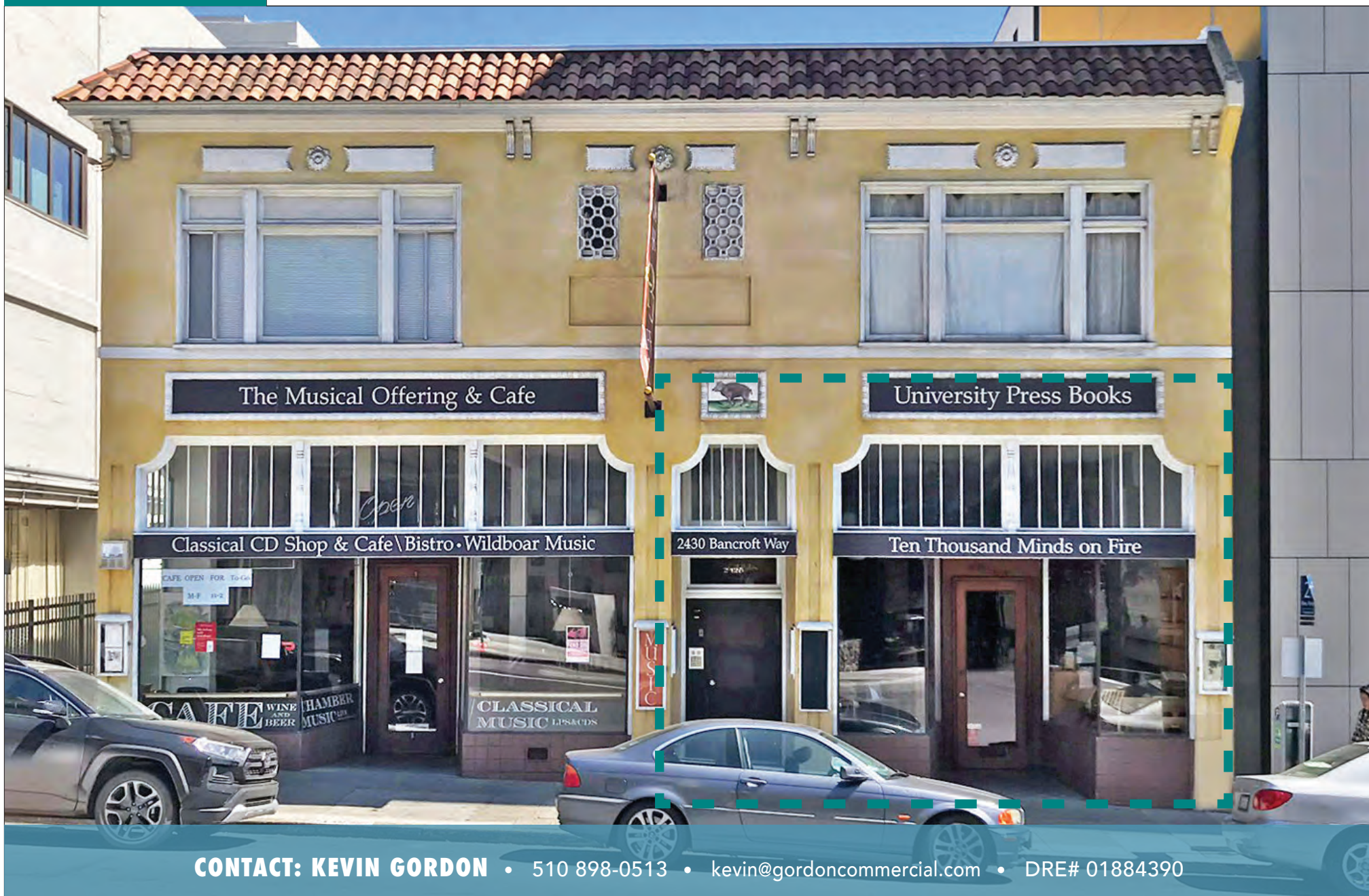


RETAIL FOR LEASE: DIRECTLY ACROSS FROM UC BERKELEY

:: 2430 BANCROFT WAY, BERKELEY, CA ::



CONTACT: KEVIN GORDON • 510 898-0513 • kevin@gordoncommercial.com • DRE# 01884390

DIRECTLY ACROSS FROM UC BERKELEY CAMPUS ON MAIN RETAIL CORRIDOR, NEAR SATHER GATE

SIZE: ± 2,600 rsf

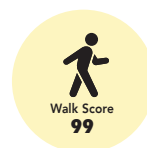
PRICE: \$4.00 psf/month NNN

ZONING: C-T

(Telegraph Avenue Commercial)

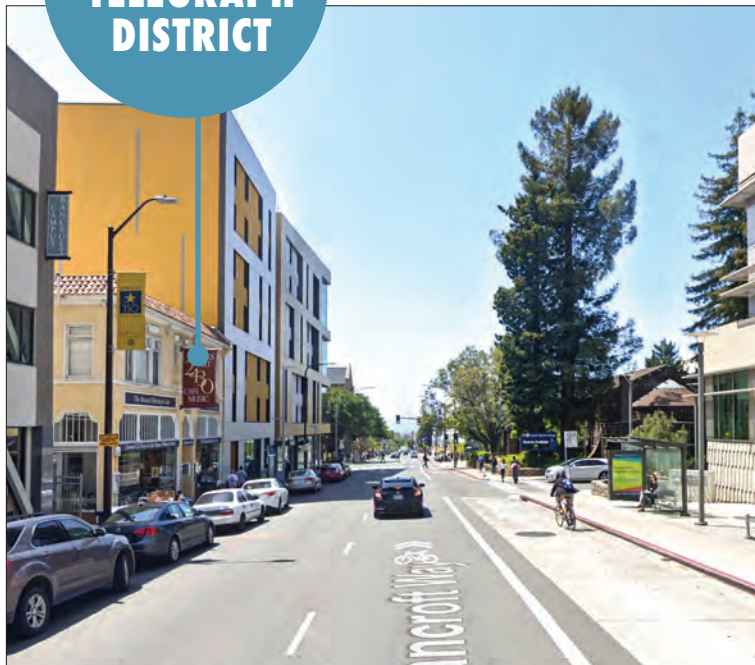
HIGHLIGHTS

- Storefront facing UC Berkeley campus' south side
- ± 25' high-visibility street frontage
- Large, attractive display windows
- High ceilings
- Architectural detail, old world classic feel
- Restroom
- Shared rear patio
- Extremely heavy foot traffic
- 1/2 block to corner of Telegraph Ave with >2,500 pedestrian crossings per hour
- Easy walk to Downtown Berkeley, and BART

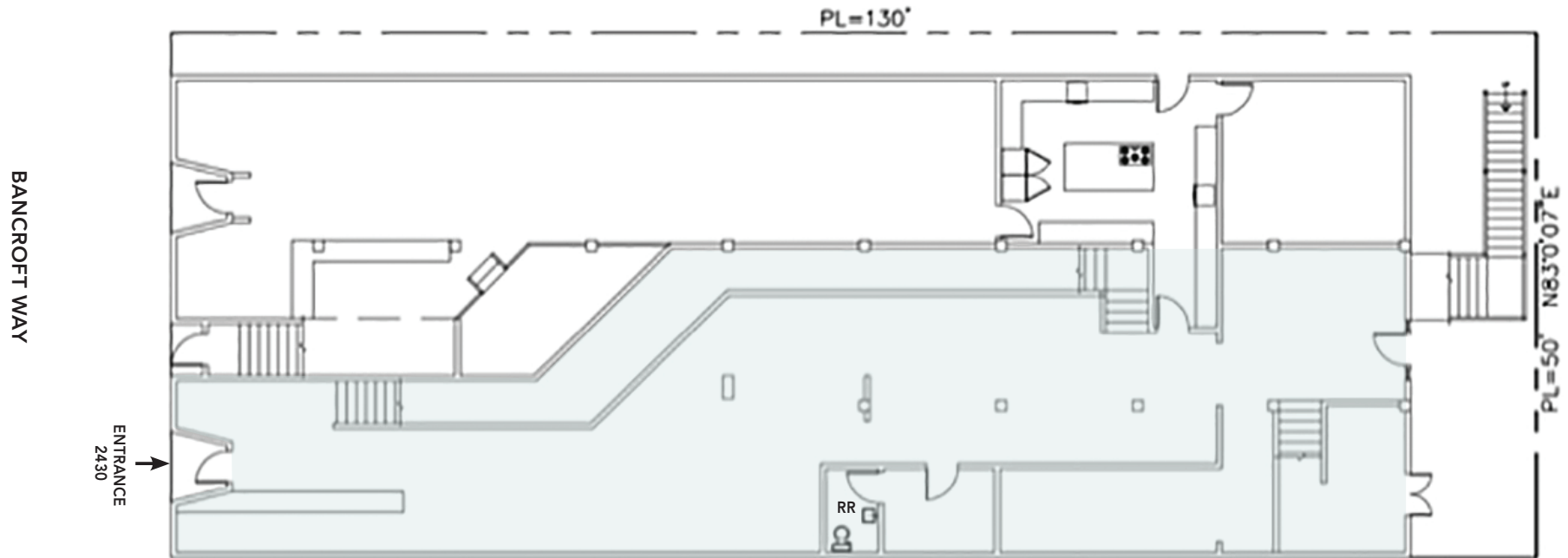


- Surrounded by ± 57,637 students and UC Berkeley employees
- Nearby eateries include Chipotle, Jamba Juice, Cream, Famous Bao, Sliver Pizzeria, Super Duper, Tacos Sinaloa, Kip's Bar and Grill, Bongo Burger, and Peet's Coffee
- Amid shops such as Urban Outfitters, Brandy Melville, Amazon, Bancroft Clothing, Walgreens, Bear Basics, Games of Berkeley, Moe's Books, and Indigo Vintage,
- 1 block to Telegraph-Channing public parking garage
- Steps away from Zellerbach Playhouse, Cal Performances, Haas Pavilion, and Spieker Aquatics Complex

IN THE
VIBRANT
TELEGRAPH
DISTRICT



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.

NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

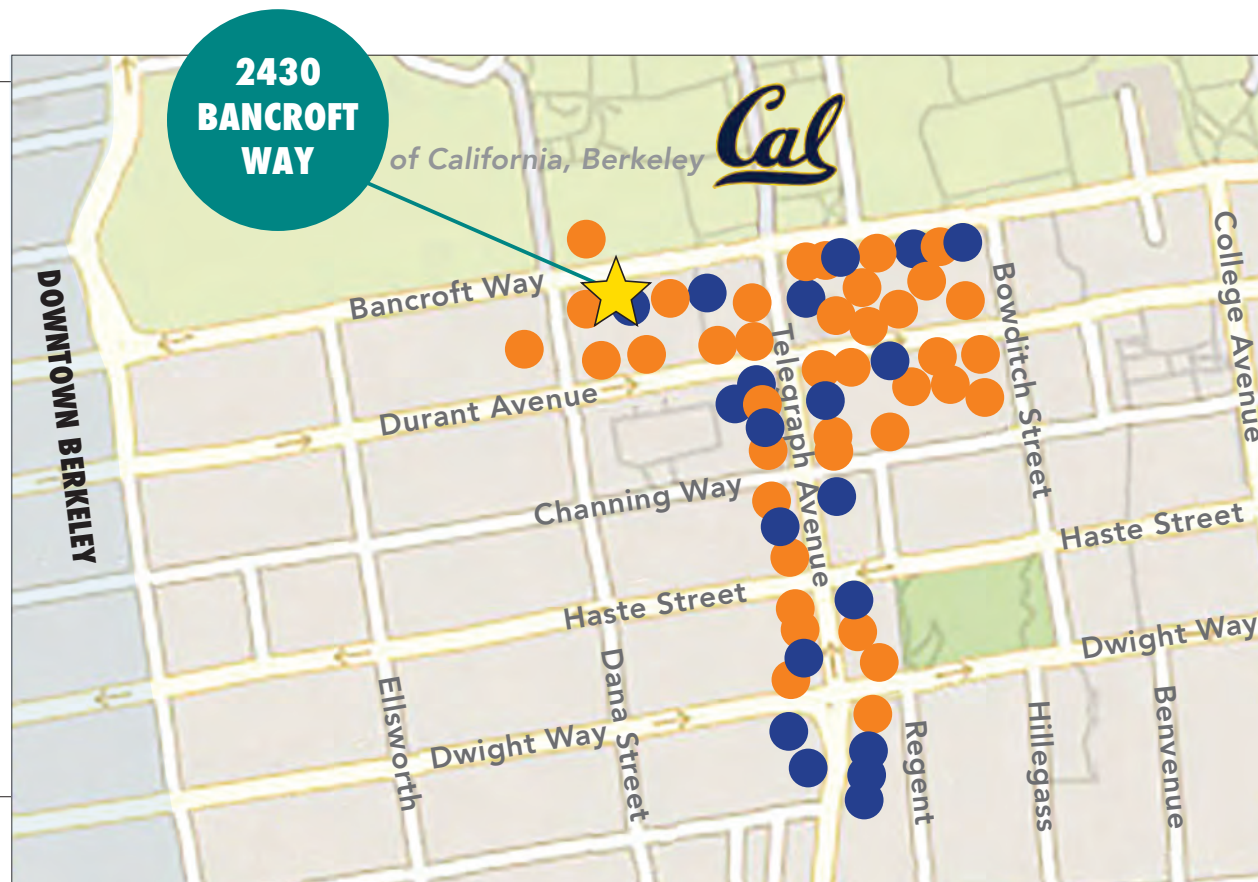
The Musical Offering Cafe
Chipotle Mexican Grill
Jamba Juice
Yogurt Park
Famous Bao
Kip's Bar & Grill
Julia's Restaurant
Tacos Sinaloa
Pappy's Grill & Sports Bar
Fat Slice Pizza
Cream Berkeley
The Bear's Lair
Sliver Pizzeria
Romeo's Coffee
Abe's Pizza
Poke Parlor
Bongo Burger
Little Gem Belgian Waffles

Berkeley Thai House
Peet's Coffee
Gypsy's Trattoria Italiana
Ladle & Leaf
House of Curries
Dumpling Express
Super Duper Burgers
La Burrita
The Organic Coup
Café Mezzo
Raleigh's Bar & Grill
RareTea Berkeley
Tap Haus
Tivoli Caffé
Top Dog
Seniore's Pizza
Tako Sushi
Artichoke Basille's Pizza

RETAIL

Bancroft Clothing Company
Urban Outfitters
Walgreens
The Student Store
Bear Basics Clothing
Games of Berkeley
Anastasia Clothing
Brandy Melville Clothing
Indigo Vintage Co-Op

Moe's Books
Sleepy Cat Books
Bows and Arrows
Berkeley Hat Company
The T-Shirt Orgy
Rasputin Music
510 Skateboarding
Amoeba Music



URBAN OUTFITTERS

Brandy Melville

BOWS AND ARROWS.

NEARBY NEW HOUSING DEVELOPMENTS



STONEFIRE

- 98 residential units
- Opened 2017



PARKER PLACE

- 155 residential units
- Opened 2017



2538-2542 DURANT

- 32 residential units
- Approved



THE STANDARD

- 330 Beds
- Under Construction



THE CROFT

- Units TBD
- Approved



THE PANORAMIC

- 69 residential units
- Opened 2020



METROPOLITAN

- 45 residential units
- Opened 2017



THE DWIGHT

- 99 residential units
- Opened 2017



SEQUOIA

- 42 residential units
- Opened 2017



THE VARSITY

- 96 residential units
- Opened 2017



LOGAN PARK

- 204 residential units
- Approved



VILLAGE

- 76 residential units
- Proposed



STRANDA HOUSE

- 21 residential units
- Opened 2017



ACHESON COMMONS

- 205 residential units
- Under Construction



THE ENCLAVE

- 254 residential units
- Under Construction



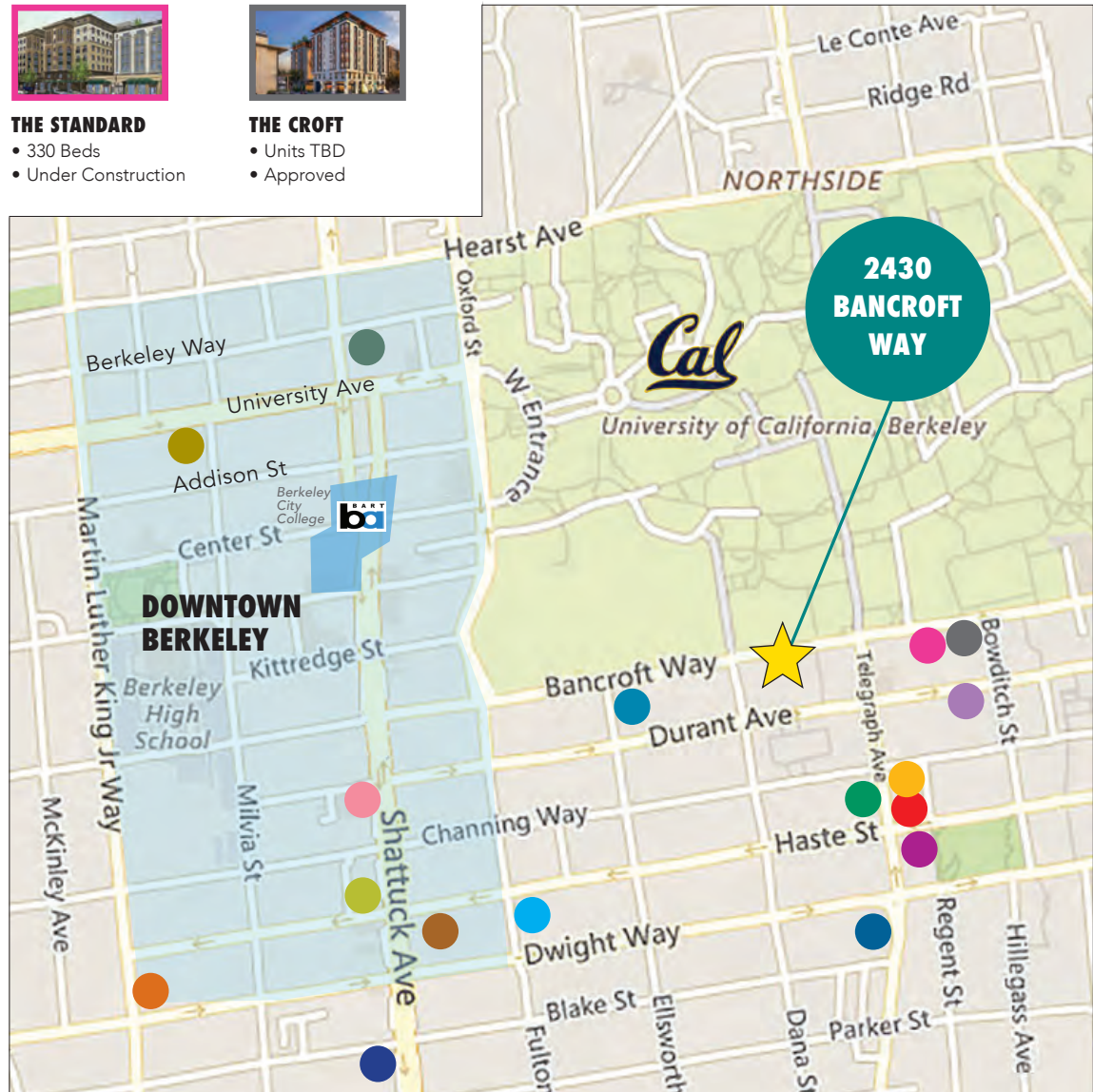
GARDEN VILLAGE

- 84 residential units
- Opened 2017



THE DEN

- 36 residential units
- Under Construction



OVERVIEW OF TELEGRAPH DISTRICT

Berkeley's Telegraph District is filled with restaurants, bookstores, shops, and street vendors. A pair of Berkeley's leading hotels are here, too: the hip Graduate Berkeley and the Julia Morgan-designed Berkeley City Club, an architectural gem. Telegraph Avenue has high tourist appeal – especially on the weekends and late into the evenings. It's a hub of 24 x 7 activity.

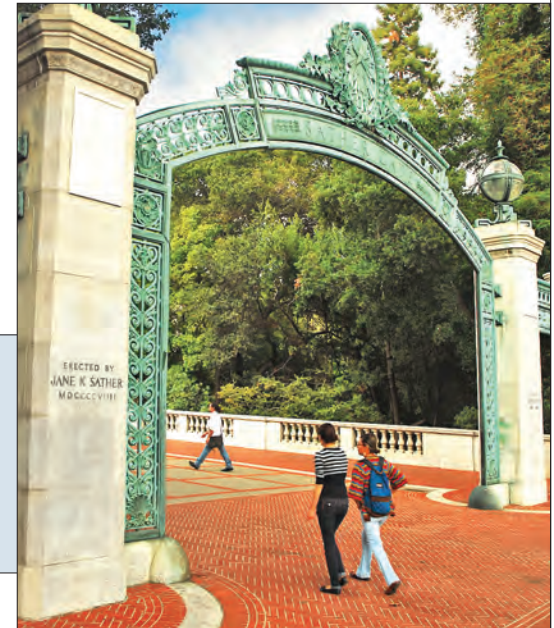
- Leading directly to the UC Berkeley campus, Telegraph is home to street fairs, annual music festivals and street vendors
- UC Berkeley campus has \pm 57,637 daily population – projected by 2022 to be 65,000
- High foot traffic every day, seven days/week
- 436 public parking spaces within one block at the Telegraph Channing Garage (first hour free!)
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats
- \$4.04 billion in total spending power

DEMOGRAPHICS

WITHIN 3 MILES

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

Source: CoStar



UC BERKELEY DAILY POPULATION IS PROJECTED TO BE 65,000 BY 2022



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.