

FOR LEASE: RESTAURANT SPACE - 1 BLOCK FROM UC BERKELEY

:: 2375 TELEGRAPH AVE, BERKELEY, CA ::



HIGH VISIBILITY ON MAIN CORRIDOR TO UC BERKELEY CAMPUS

DETAILS

SIZE: ± 1,832 rsf

PRICE: \$5.00 rsf/month NNN

ZONING: C-T

(Telegraph Avenue Commercial)

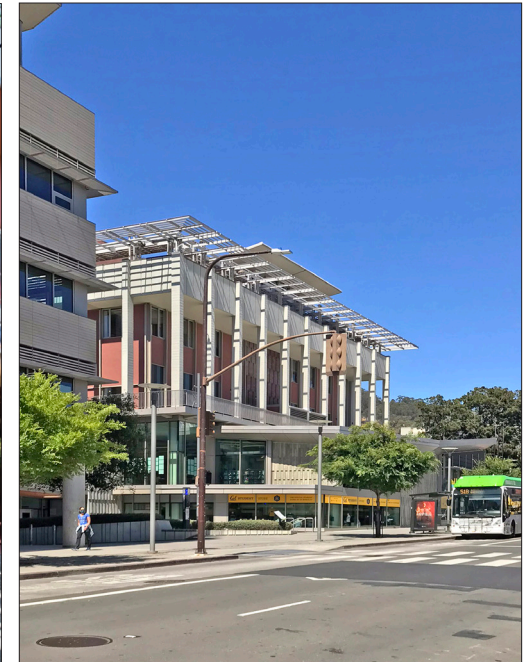
**IN THE
VIBRANT
TELEGRAPH
DISTRICT**

HIGHLIGHTS

- Storefront with high density and foot traffic
- High demand restaurant retail near UC Berkeley campus along Southside District
- ± 15' of street frontage
- Tall windows and clerestory
- High ceilings with skylights
- Architectural detail, old world classic feel
- Sprinklered
- Separate Restroom
- Extremely heavy foot traffic
- Easy walk to Downtown Berkeley, and BART



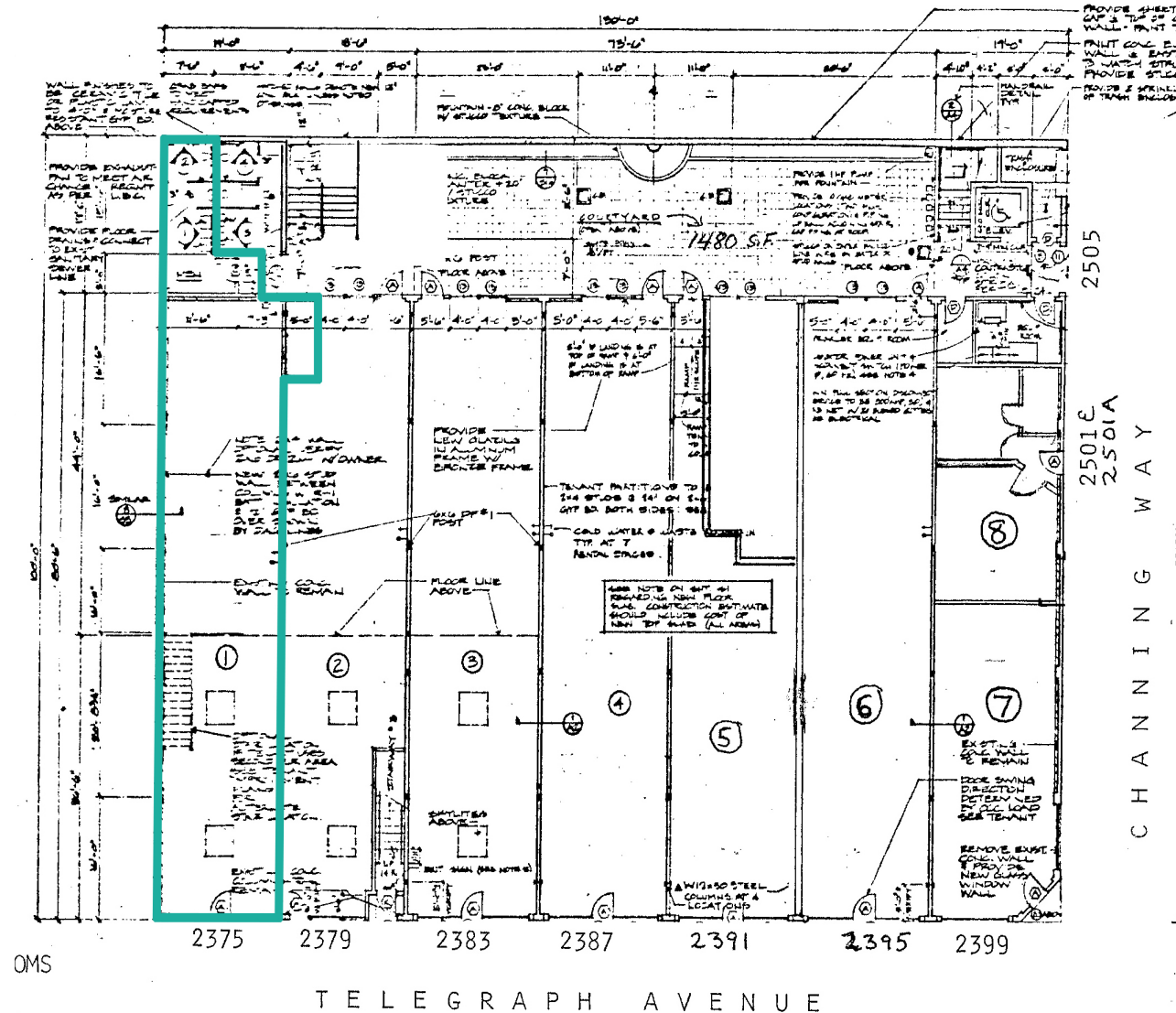
- Surrounded by ± 57,637 students and UC Berkeley employees
- Nearby eateries include Chipotle, Jamba Juice, Cream, Famous Bao, Sliver Pizzeria, Super Duper, Tacos Sinaloa, Kip's Bar and Grill, Bongo Burger, and Peet's Coffee
- Amid shops such as Walgreens, Brandy Melville, Amazon, Bancroft Clothing, Walgreens, Bear Basics, Games of Berkeley, Moe's Books, and Indigo Vintage
- Across from Telegraph-Channing public parking garage, ±420 spaces including EV
- Steps away from Zellerbach Playhouse, Cal Performances, Haas Pavilion, and Spieker Aquatics Complex



PHOTOS



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.

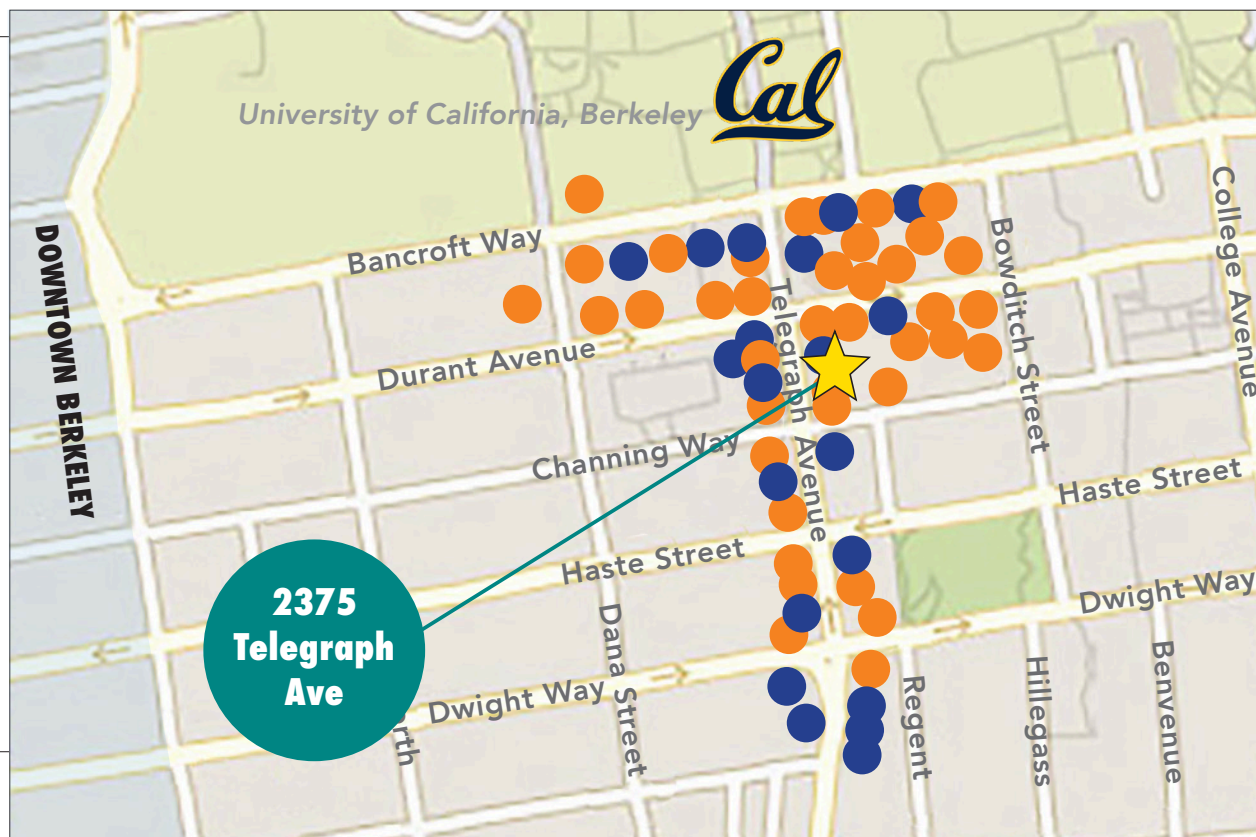
NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

Super Duper Burger	Peet's Coffee
Chipotle Mexican Grill	Berkeley Thai House
Jamba Juice	Gypsy's Trattoria Italiana
Yogurt Park	Ladle & Leaf
Famous Bao	House of Curries
Kip's Bar & Grill	Dumpling Express
Julia's Restaurant	The Musical Offering Cafe
Tacos Sinaloa	La Burrita
Pappy's Grill & Sports Bar	The Organic Coup
Fat Slice Pizza	Café Mezzo
Cream Berkeley	Raleigh's Bar & Grill
The Bear's Lair	RareTea Berkeley
Sliver Pizzeria	Tap Haus
Romeo's Coffee	Tivoli Caffè
Abe's Pizza	Top Dog
Poke Parlor	Seniore's Pizza
Bongo Burger	Tako Sushi
Little Gem Belgian Waffles	Artichoke Basille's Pizza

RETAIL

Bancroft Clothing Company	Moe's Books
Apothecarium	Sleepy Cat Books
Walgreens	Bows and Arrows
The Student Store	Berkeley Hat Company
Bear Basics Clothing	The T-Shirt Orgy
Games of Berkeley	Rasputin Music
Anastasia Clothing	510 Skateboarding
Brandy Melville Clothing	Amoeba Music
Indigo Vintage Co-Op	



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
- Opened 2020



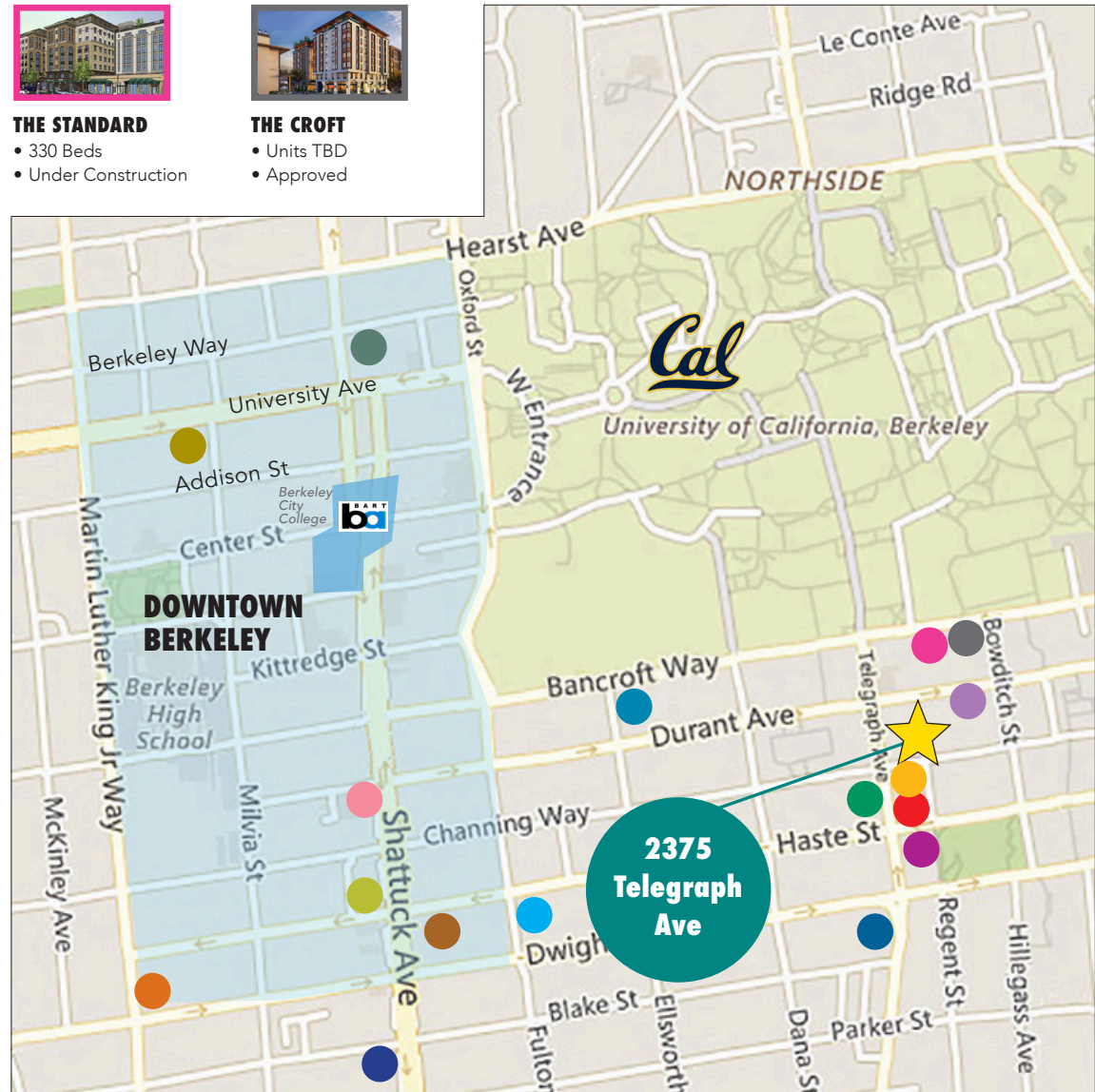
GARDEN VILLAGE

- 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.

Business Improvement District Information: <https://www.telegraphberkeley.org>

- Leading directly to the UC Berkeley campus, Telegraph is home to street fairs, annual music festivals and street vendors
- UC Berkeley campus has ± 57,637 daily population – projected by 2022 to be 65,000
- High foot traffic every day, seven days/week
- 420± 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 by interested parties.