

**NORTH BERKELEY PLUG AND PLAY RESTAURANT SPACE FOR LEASE!**  
**1788 SHATTUCK AVENUE, BERKELEY, CA**

CORSO



CORSO

CLEANERS  
&  
ALTERATION

OPEN

WASH-FOLD  
LAUNDRY  
LEATHER  
DRAPES  
SUEDE  
RUG

**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

**OFFERED EXCLUSIVELY BY: LORI ROSENTHAL**  
510 524-2344 • [lori@gordoncommercial.com](mailto:lori@gordoncommercial.com) • DRE#01946676



## SITUATED IN NORTH SHATTUCK'S CULINARY WONDERLAND, NEAR RESTAURANTS TOPPING "BEST OF" LISTS NATIONWIDE

Operated for 12 years as Corso, a beloved Tuscan Tratoria. Attractive interior with relaxing atmosphere, plenty of natural light. Across from Chez Panisse and César. Great signage opportunity. Strong pedestrian foot traffic on busy Shattuck Avenue. One block to Downtown Berkeley and three blocks from UC Berkeley.

- **SIZE:** ±1,600 rsf
- **LEASE RATE:** \$3.75 psf IG
- **ZONING:** C-1  
(General Commercial)

### PROPERTY HIGHLIGHTS

- Sizable dining room with 15-16' ceilings and 2 skylights
- L-shaped bar area
- Large windows to the street
- 12' Type 1 hood with Ansul system
- Zoned for Type 47 license
- 200 amp electrical, HVAC, ADA restroom, separate staff restroom
- Abundant storage areas
- Outdoor space for garbage, recycling, and oil bin
- Rear access for deliveries
- Potential to lease additional space including office, employee changing room, additional storage area





## EQUIPMENT LIST

### Kitchen

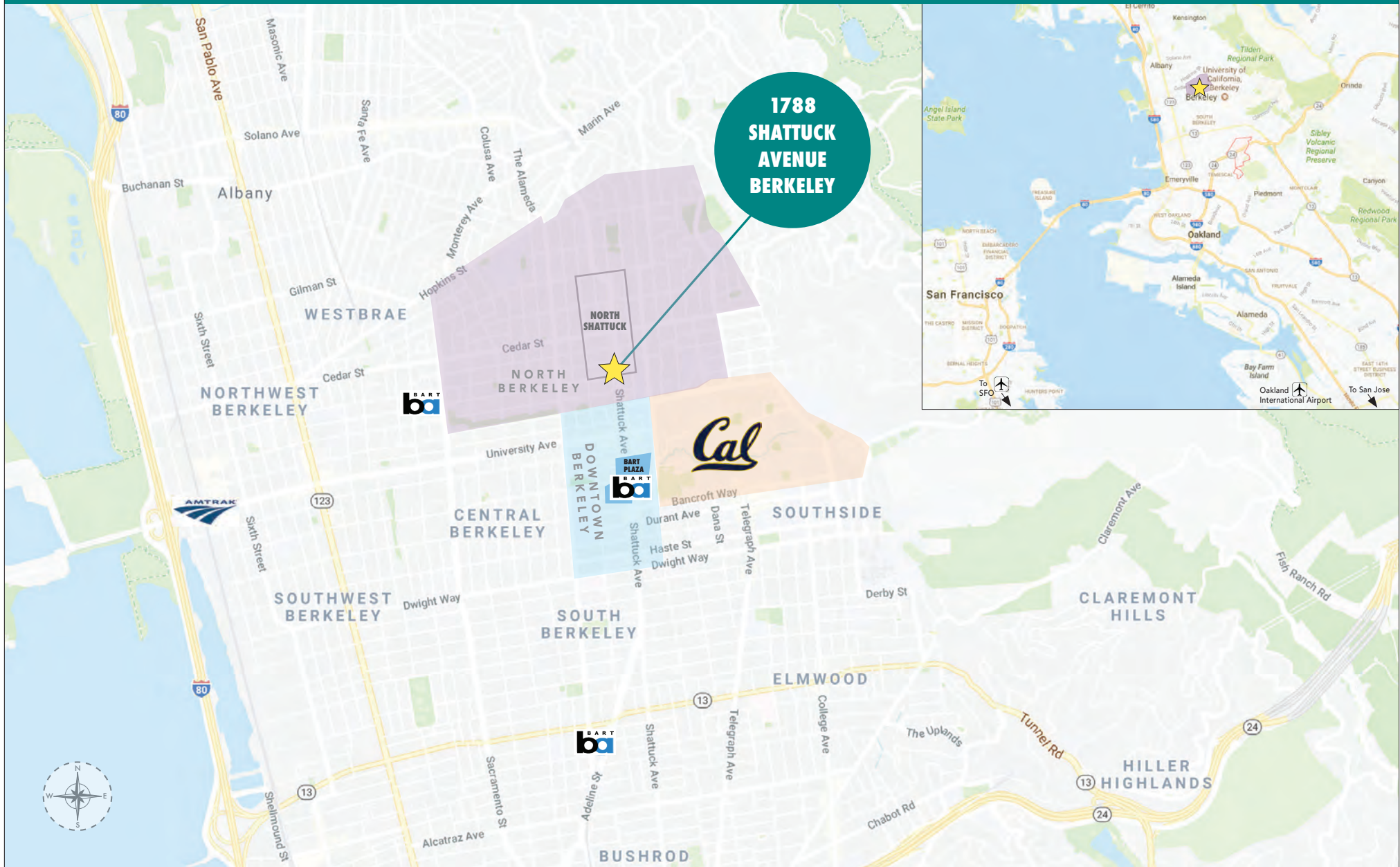
- 6-burner cooktop (2)
- 12' hood
- Anets Pasta Pro
- Pitco Fryer
- Wells grill
- Imperial Salamander
- VacMaster VP215
- Beverage Air Single Door Refrigerator
- Ice Machine
- Large 8' x 8' walk-in Refrigerator
- 3 compartment sink
- Hand sink
- Dishwasher (leased)
- Assorted cutlery, plates, glassware, cookware

### Bar

- True 3-door undercounter refrigerator
- True 2-door undercounter refrigerator
- Continental 2-door undercounter refrigerator
- Bar glass dishwasher (leased)
- Ice Bin
- Hand sink
- 2 coffee grinders







## RESTAURANTS, CAFÉS AND BARS

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

## RETAIL

Books Inc.  
Safeway  
CVS  
Foxglove Clothing  
Celtic Jewelers  
Missing Link Bicycle Coop  
Model Shoe Renew  
Lhasa Karnak Herb Company  
Trader Joe's  
Half Price Books  
Target  
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 (BAMPPA)

## FITNESS

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





## 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: Poulet, Caravaggio Gelateria Italiana, Chez Panisse, The Cheeseboard, César, Crepevine, Grégoire, Safeway, Missing Link Bicycle Cooperative, Saul's Deli, Books Inc, Epicurious Garden Food Hall
- 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, 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        | 52,406    | 204,609   |
| Households        | 21,367    | 85,441    |
| Average HH Income | \$112,651 | \$138,250 |
| 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.