

# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

RETAIL FOR LEASE :: 2277 SHATTUCK AVENUE, BERKELEY, CA

PRIME LOCATION - SINGLE-TENANT IDENTITY IN A MULTI-LEVEL BUILDING



130-134 Berkeley Square • 50 Units



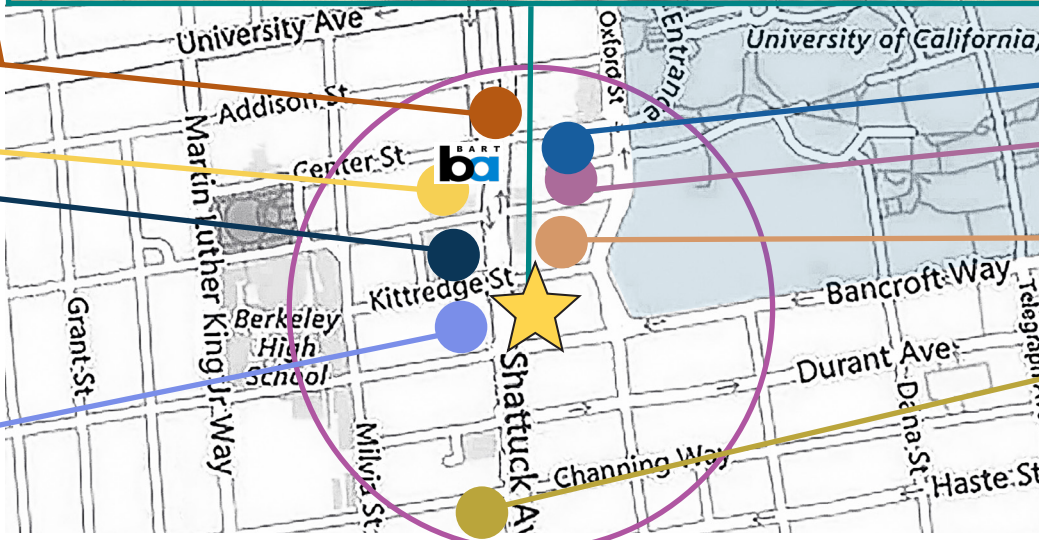
2190 Shattuck Avenue • 326 Units



2065 Kittredge Street • 189 Units



2274 Shattuck Avenue • 239 Units



2132 Center Street • 283 Units



2113 Kittredge Street • 214 Units



2176 Kittredge Street • 165 Units



2420 Shattuck Avenue • 132 Units

SEVERAL NEW DEVELOPMENTS WITHIN 1/4 MILE RADIUS

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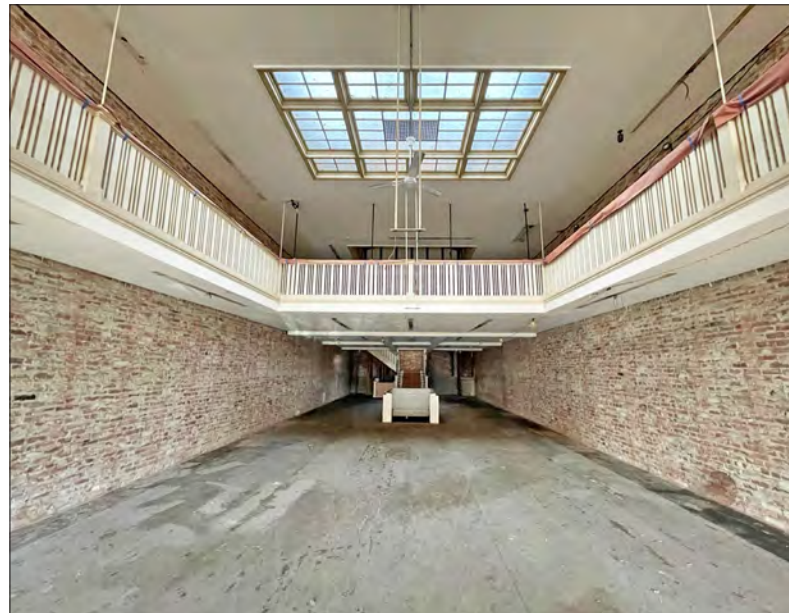
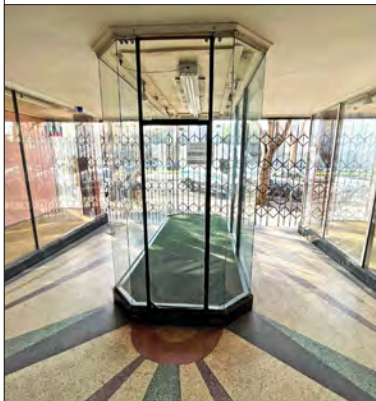
WELL-SUITED FOR MANY USES. ONE BLOCK FROM UC BERKELEY, IN HIGH-TRAFFIC CORE OF DOWNTOWN BERKELEY

**SIZE:** ± 2,800 rsf  
(with ±2,538 rsf mezzanine  
and ±2,997 rsf basement)

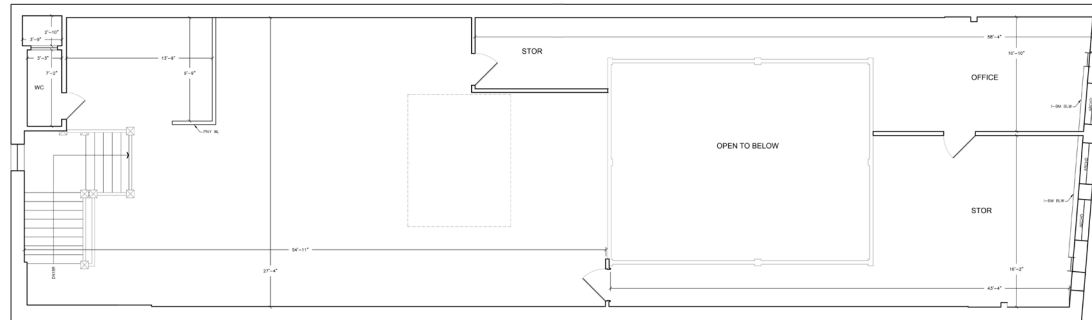
**LEASE RATE:** Call Broker

## FEATURES

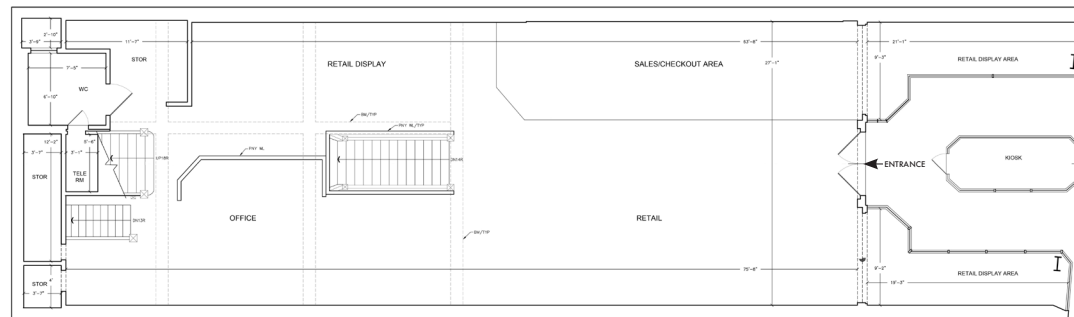
- Designated a Landmark by City of Berkeley in 2008
- Street frontage adorned with tile work surrounding 3 mezzanine level windows and beautiful Terrazzo floor at interior entrance
- Existing restroom on main level, plus non-compliant restroom on mezzanine level
- Ceiling heights vary by floor. Ground floor is ±10 feet height; mezzanine and basement ceiling heights are approximately 7+ feet
- High foot traffic every day
- 3 blocks to Trader Joe's
- Near Downtown Arts district, with Aurora and Berkeley Rep Theatres, and the California Jazz Conservatory
- Join other nearby retail, food, and service companies including: Target, CVS, UPS, Sliver Pizzeria, Gather, Ippudo, Half Price Books, Pegasus Books, Comal, Jupiter, Angeline's Louisiana Kitchen, Peet's Coffee, and Eureka!
- A short walk to North Shattuck's destination culinary scene, with restaurants and bakeries such as: The Cheese Board, Via Del Corso, Chez Panisse, Crepevine, Cupcakin' Bake Shop, and Grégoire Restaurant
- Downtown Berkeley has 13,834 residents within a half mile, and over 1,400 new housing units recently completed



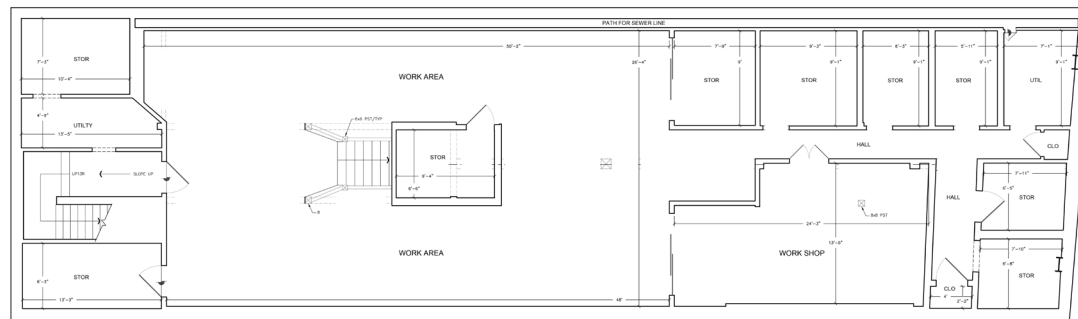
The Hezlett's Silk Store Building is a Mediterranean-style building which originally housed an early telephone exchange. In 1925, the Mason-Mc-Duffie Company (along with Masten & Hurd) redesigned it as a one-story building with mezzanine and basement. The first tenant, Hezlett Silk Store, remained for 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



**UPPER LEVEL**



**MAIN LEVEL**

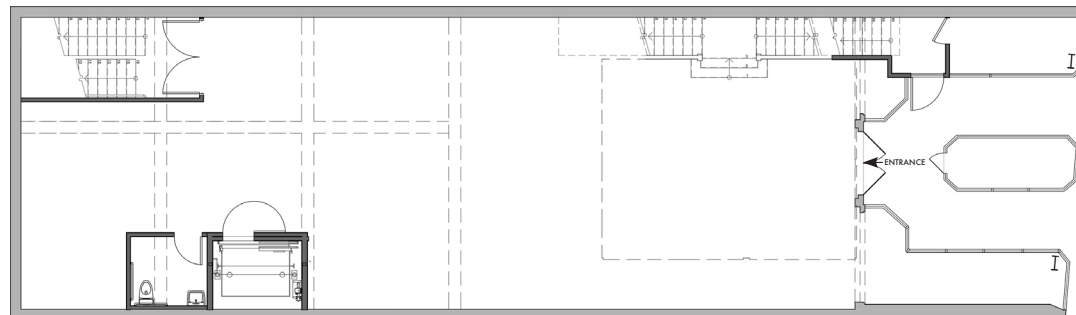
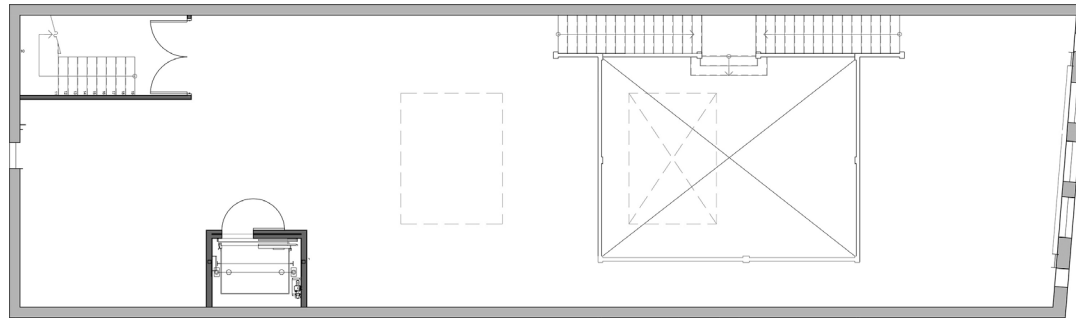


**LOWER LEVEL**

2026 SHATTUCK  
ENTRANCE

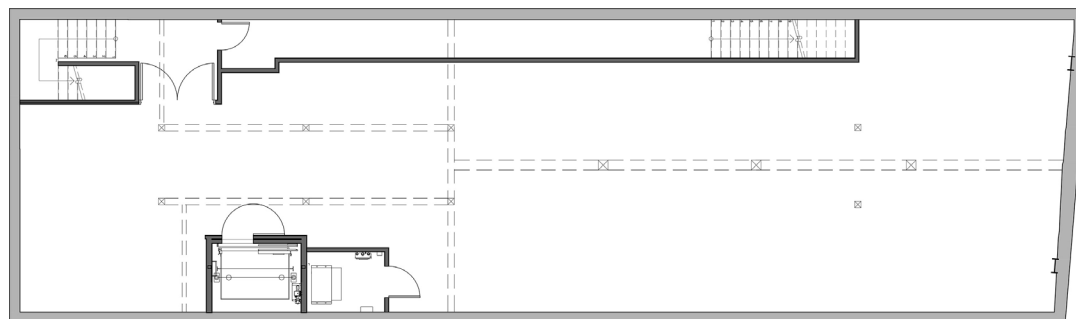
SHATTUCK AVENUE

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.

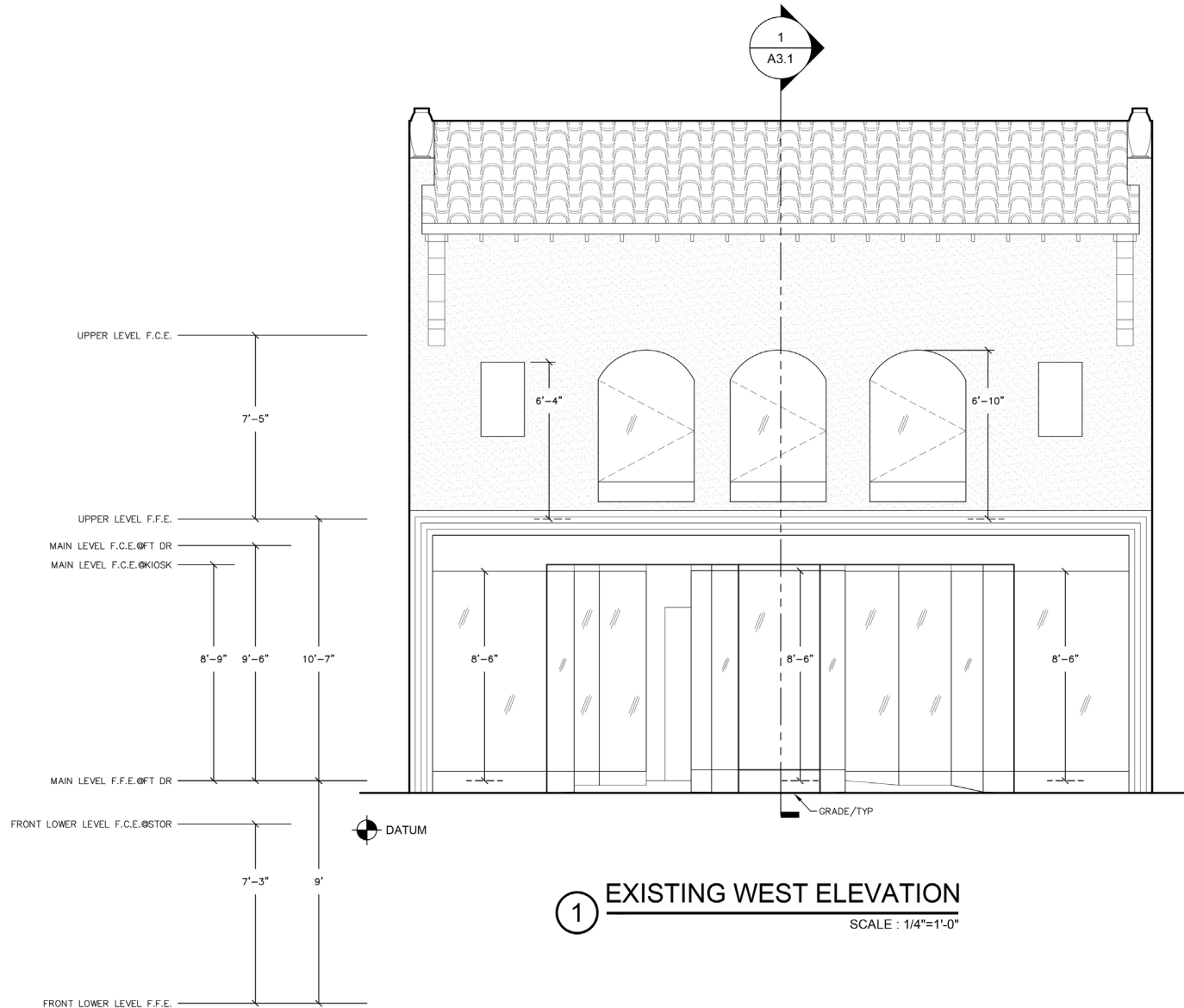


2026 SHATTUCK  
ENTRANCE

SHATTUCK AVENUE



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.



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Berkeley is densely populated with a highly educated, high income population. A central hub of public transportation with its Downtown BART Plaza and AC Transit, allowing access to the entire San Francisco Bay Area in minutes.

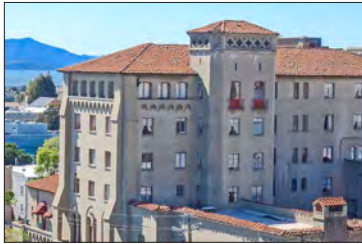
- High foot traffic every day; working population is 72,000
- Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley's daily headcount is over 62,000
- Berkeley City College has ±7,000 students each semester; Berkeley High School has ±3,500 students annually
- 200 start-up businesses operating in Berkeley, over half of them in Downtown
- Downtown Berkeley has 13,834 residents iwithin a half mile, and over 1,400 new housing units recently completed
- Walking distance to over 119,000 live theater, music, and sports venue seats
- \$4.04 billion in total spending power



DEMOGRAPHICS	WITHIN 3 MILES
Population	<b>212,725</b>
Average household income	<b>\$142,014</b>
Daytime Employees	<b>142,939</b>

Source: CoStar





**BERKELEY CITY CLUB**  
2315 Durant Avenue – .4 mile



**GRADUATE BERKELEY**  
2600 Durant Avenue – .7 mile



**RESIDENCE INN BY MARRIOTT**  
2129 Shattuck Avenue – .2 mile



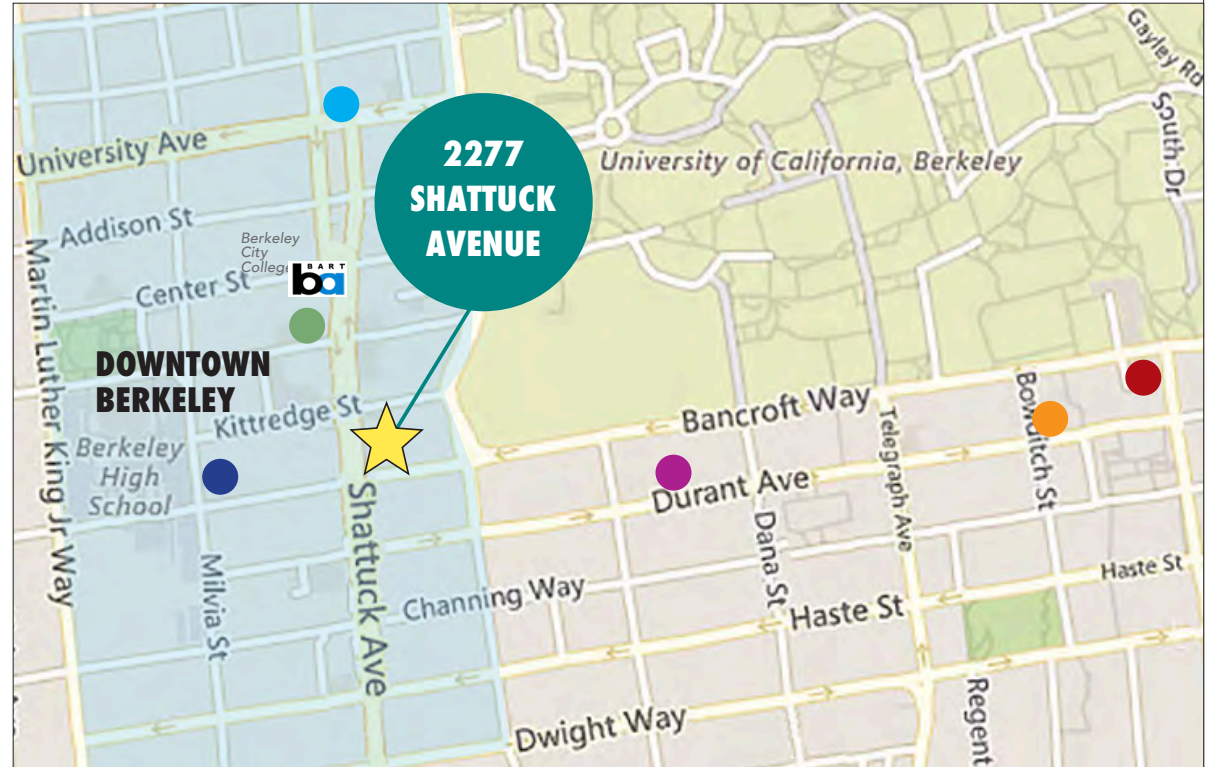
**BANCROFT HOTEL**  
2680 Bancroft Way – .7 mile



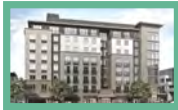
**HOTEL SHATTUCK PLAZA**  
2086 Allston Way – 1.5 blocks



**DOWNTOWN BERKELEY INN**  
2001 Bancroft Way – 1 block







### STONEFIRE

- 98 residential units
- Opened 2017



### PARKER PLACE

- 155 residential units
- Opened 2017



### 130-134 BERKELEY SQ

- 50 residential units
- Proposed



### 2190 SHATTUCK

- 326 residential units
- Approved



### 2113 KITTREDGE

- 214 residential units
- Proposed



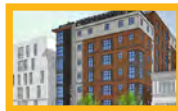
### THE PANORAMIC

- 69 residential units
- Opened 2019



### METROPOLITAN

- 45 residential units
- Opened 2017



### THE DEN

- 40 residential units
- Opened 2022



### 2065 KITTREDGE

- 189 residential units
- Proposed



### 2132 CENTER

- 283 residential units
- Proposed



### SEQUOIA

- 42 residential units
- Opened 2017



### THE VARSITY

- 96 residential units
- Opened 2017



### THE DWIGHT

- 99 residential units
- Opened 2017



### 2067 UNIVERSITY

- 50 residential units
- Under Construction



### 2176 Kittredge

- 165 residential units
- Under Construction



### 2556 TELEGRAPH

- 22 residential units
- Opened 2023



### STRANDA HOUSE

- 21 residential units
- Opened 2017



### ACHESON COMMONS

- 205 residential units
- Opened 2022



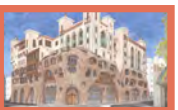
### 2274 SHATTUCK

- 239 residential units
- Proposed



### 2538-2542 DURANT

- 32 residential units
- Approved



### THE ENCLAVE

- 254 residential units
- Opened 2020



### GARDEN VILLAGE

- 84 residential units
- Opened 2017



### THE LAIR

- 40 residential units
- Under Construction



### 1752 SHATTUCK

- 68 residential units
- Proposed



### 1935 ADDISON

- 69 residential units
- Open



### 2420 SHATTUCK

- 132 residential units
- Proposed



### THE STANDARD

- 330 Beds
- Open



### THE CROFT

- 87 residential units
- Under Construction





## RESTAURANTS, BARS AND CAFÉS

- |                            |                            |
|----------------------------|----------------------------|
| Comal Restaurant           | Ippudo                     |
| Lucia's Italian Restaurant | Blue Bottle Coffee         |
| Tender Greens              | Spats Berkeley             |
| The Butcher's Son          | Starbucks                  |
| Peet's Coffee              | Gadani                     |
| Sliver Pizzeria            | Happy Lemon Berkeley       |
| Ike's Sandwiches           | Tupper & Reed Cocktail Bar |
| Eureka!                    |                            |

Jupiter Pizza & Beer

Bongo Burger

Crave Subs

Angeline's Louisiana Kitchen

Poki Poke

Sandwich Zone

Chipotle Mexican Grill

Revival Bar + Kitchen

Namaste Madras Cuisine

Gather

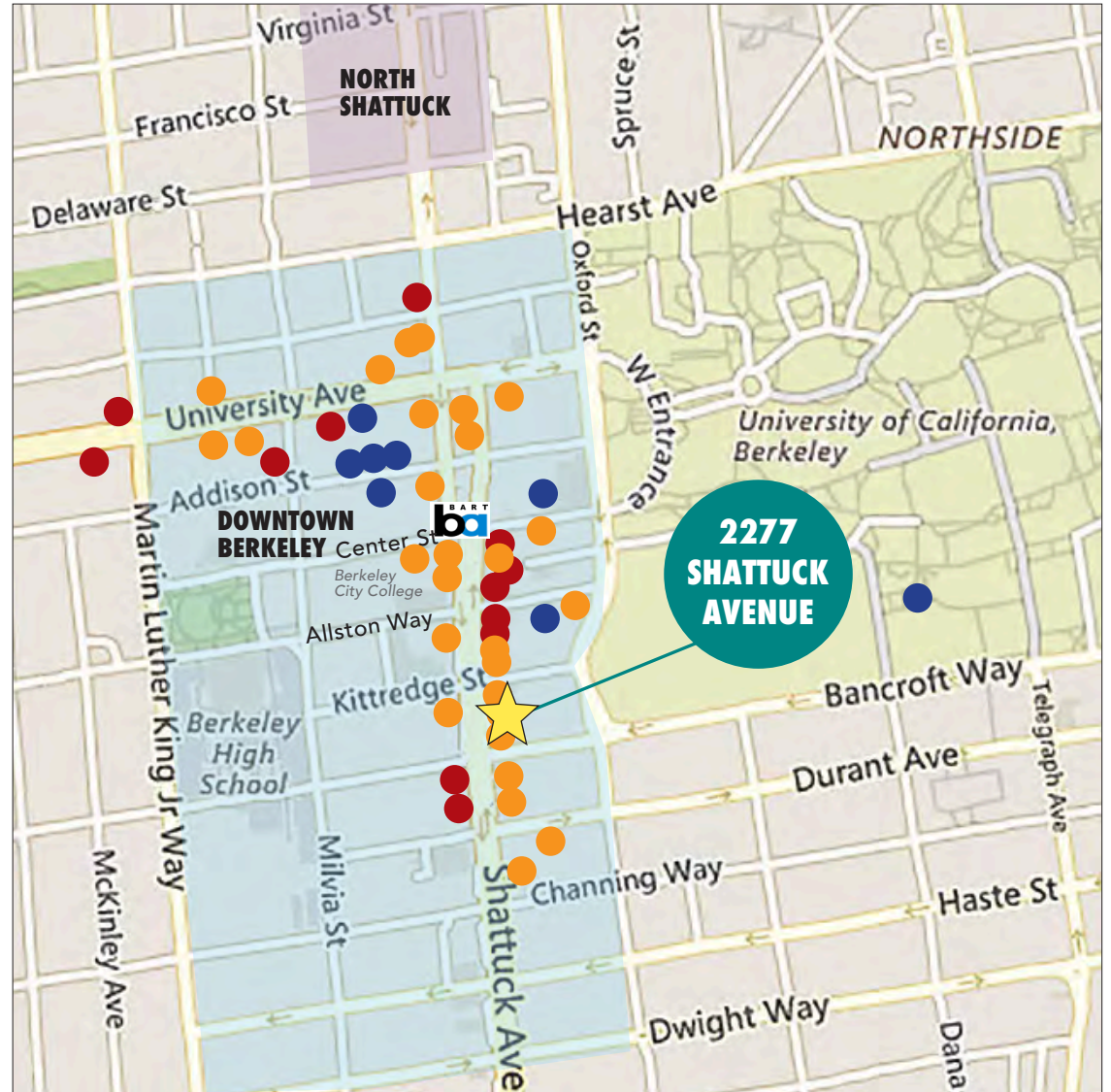
La Note Restaurant

## ENTERTAINMENT

- UC Theatre  
Berkeley Repertory Theatre  
Aurora Theatre Company  
California Jazz Conservatory  
Freight & Salvage  
The Back Room  
The Marsh Arts Center  
Cal Performances/Zellerbach Hall  
BAMPFA

## RETAIL

- |                       |                           |
|-----------------------|---------------------------|
| Trader Joe's          | Target                    |
| CVS                   | Lhasa Karnak Herb Company |
| UPS Store             | Stone Room2               |
| FedEx                 | Shop College Wear         |
| Verizon               | Crossroads Trading        |
| Berkeley Ace Hardware | Mike's Bikes of Berkeley  |





# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2277 SHATTUCK AVENUE, BERKELEY, CA  
NEIGHBORHOOD



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.