

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

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



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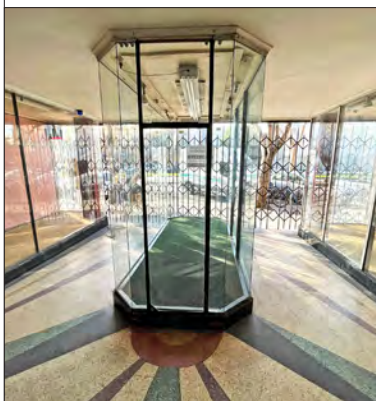
## WELL-SUITED FOR MANY USES. ONE BLOCK FROM UC BERKELEY, IN HIGH-TRAFFIC CORE OF DOWNTOWN BERKELEY

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

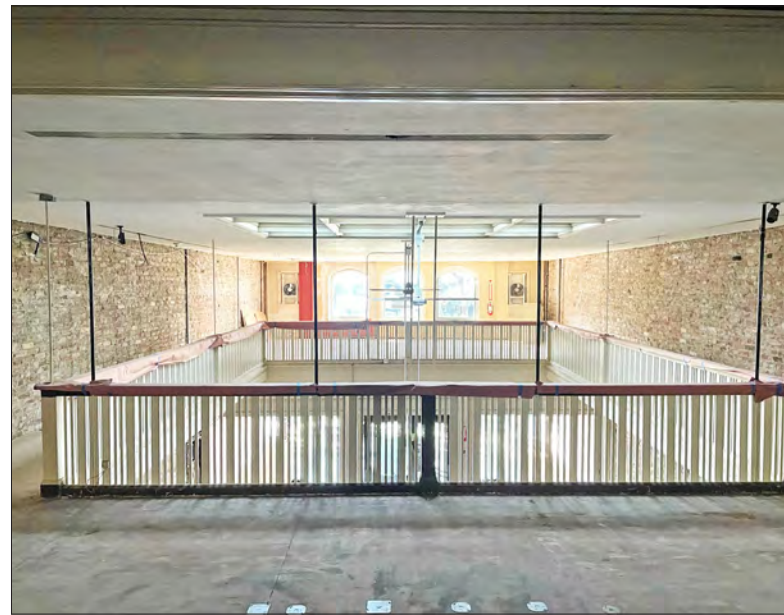
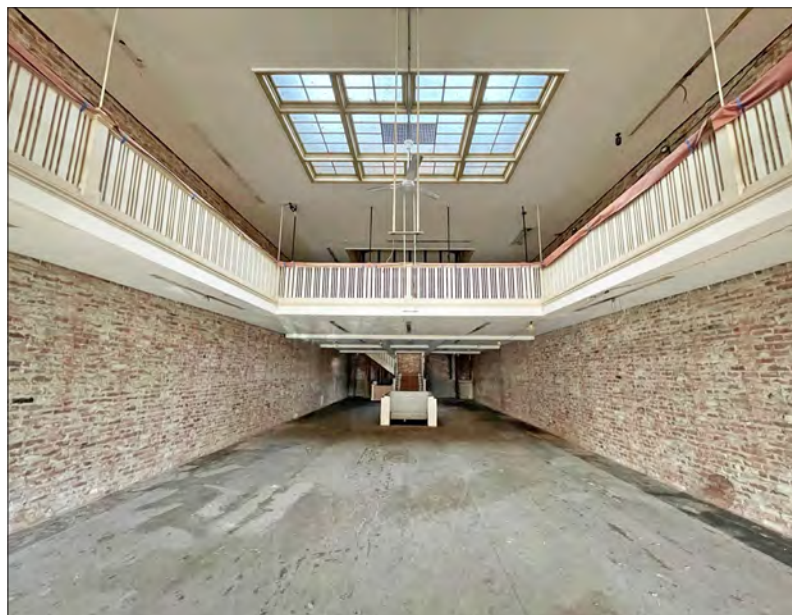
**LEASE RATE:** Call Broker

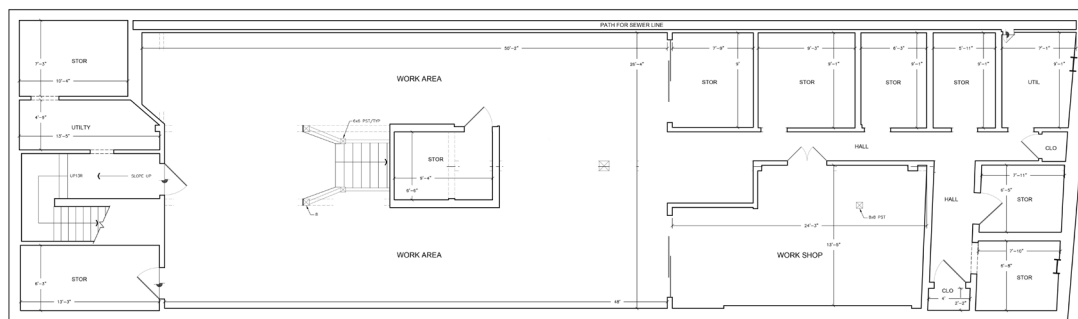
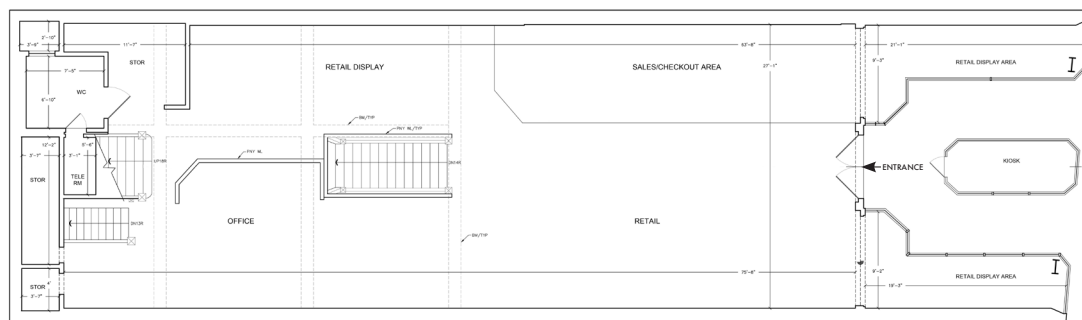
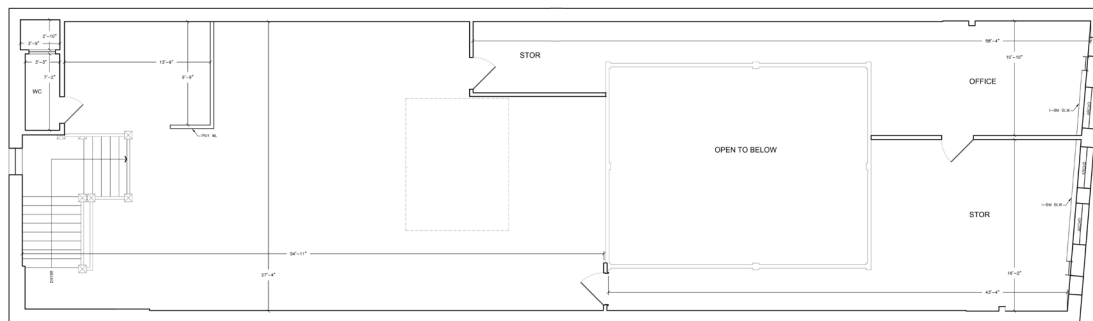
### FEATURES

- 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, Sliver Pizzeria, Walgreens, Ippudo, Half Price Books, Pegasus Books, Comal, Jupiter, Angeline's Louisiana Kitchen, Peet's Coffee, and Eureka!
- Across from Regal UA Berkeley and Landmark's Shattuck Cinemas
- A short walk to North Shattuck's destination culinary scene, with restaurants and bakeries such as: The Cheese Board, Poulet, Via Del Corso, Crepevine, Grégoire Restaurant, and Chez Panisse

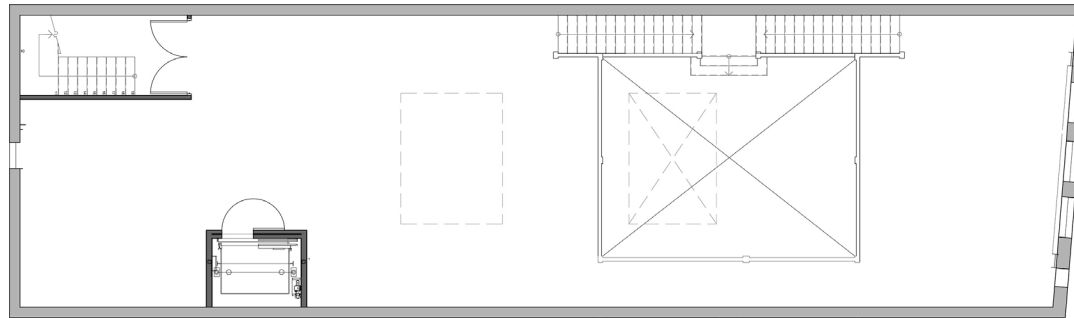


The Hezlett's Silk Store Building is a Mediterranean-style building which originally housed an early telephone exchange. In 1925, the Mason-McDuffie Company (along with Masten & Hurd) redesigned it as a one-story building with mezzanine and basement. The first tenant, Hezlett Silk Store, remained for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

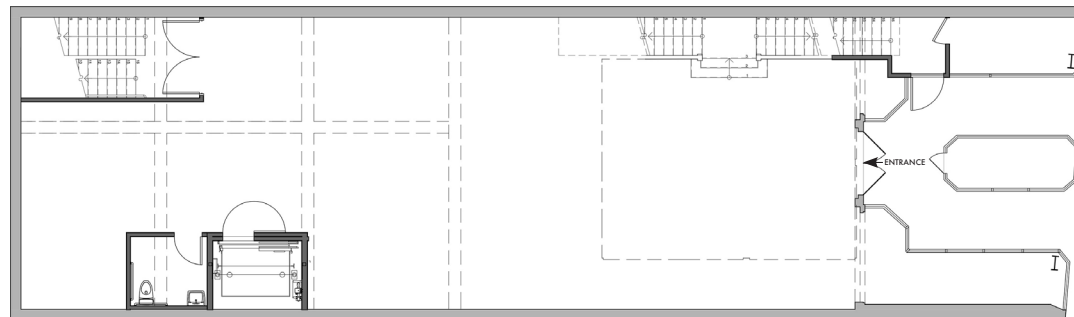




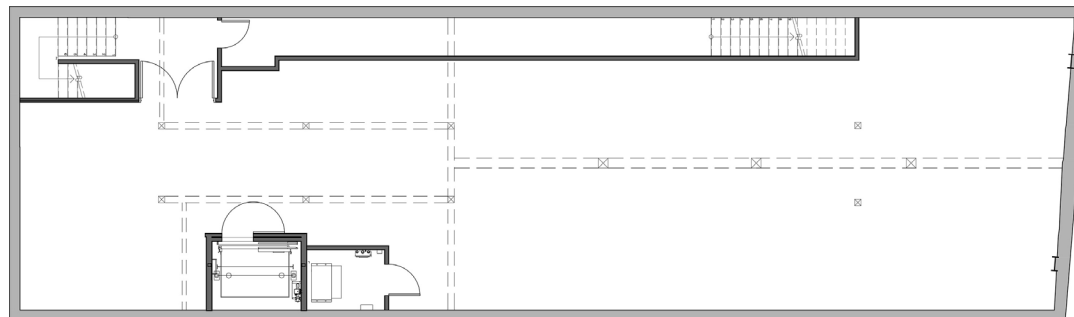
This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.



**UPPER LEVEL**



**MAIN LEVEL**

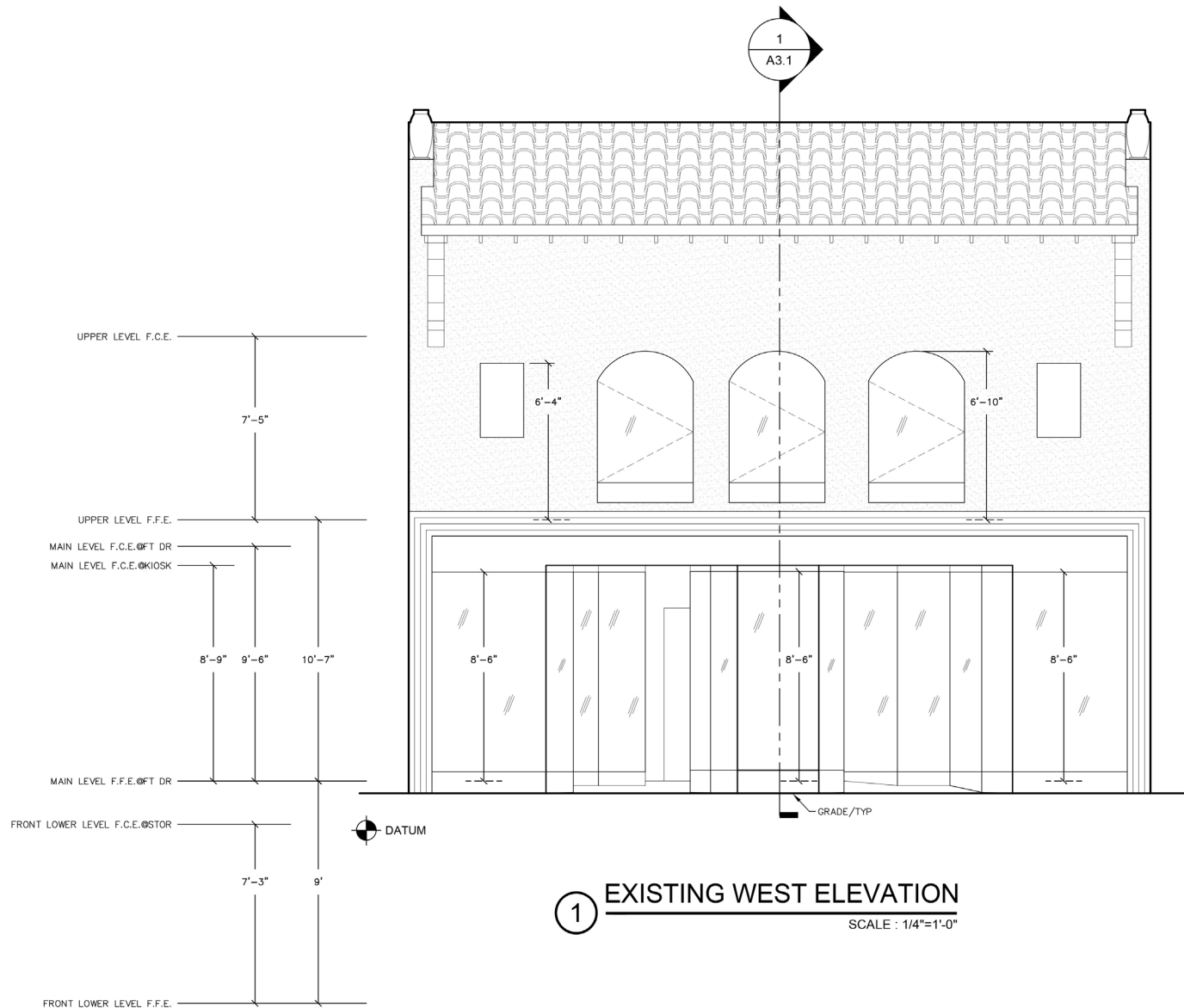


**LOWER LEVEL**

2026 SHATTUCK  
ENTRANCE

SHATTUCK AVENUE

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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 (± 27,000 daily ridership entries and exits) 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 projected to reach 62,090 this year
- 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 5,500 residents in its 30-block footprint, with over 1,400 new housing units recently completed
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats
- Over 2 million annual theater and cinema patrons
- \$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



COMAL

corepower YOGA

CROSSROADS



tender greens



TRADER JOE'S



BAMPFA

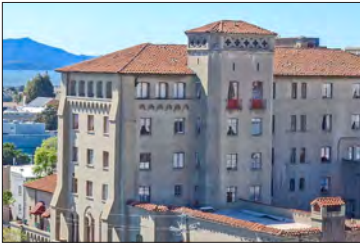


pure barre



MATTRESS FIRM





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



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



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



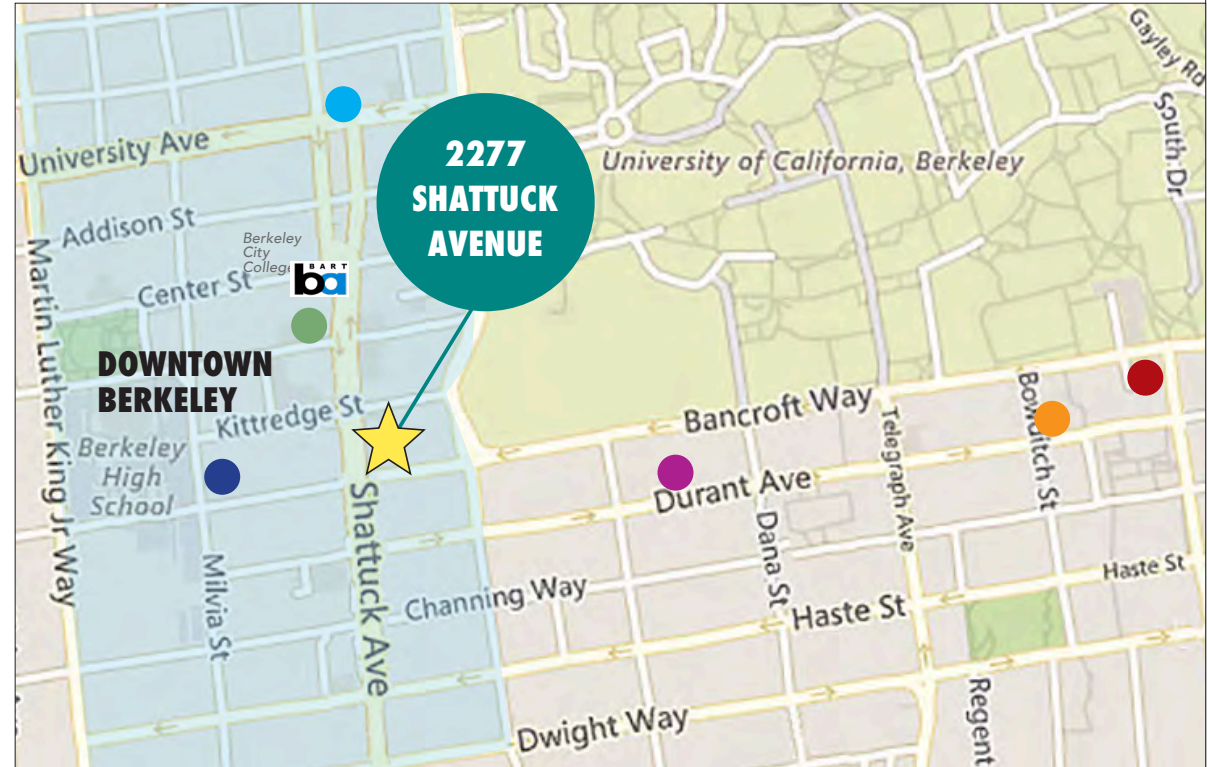
**BANCROFT HOTEL**  
2680 Bancroft Way – .7 mile



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



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







### STONEFIRE

- 98 residential units
- Opened 2017



### THE PANORAMIC

- 69 residential units
- Opened 2019



### SEQUOIA

- 42 residential units
- Opened 2017



### 2556 TELEGRAPH

- 22 residential units
- Under Construction



### THE ENCLAVE

- 254 residential units
- Opened 2020



### PARKER PLACE

- 155 residential units
- Opened 2017



### METROPOLITAN

- 45 residential units
- Opened 2017



### THE VARSITY

- 96 residential units
- Opened 2017



### STRANDA HOUSE

- 21 residential units
- Opened 2017



### GARDEN VILLAGE

- 84 residential units
- Opened 2017



### TOWERS

- 155 residential units
- Proposed



### THE DEN

- 40 residential units
- Under Construction



### THE DWIGHT

- 99 residential units
- Opened 2017



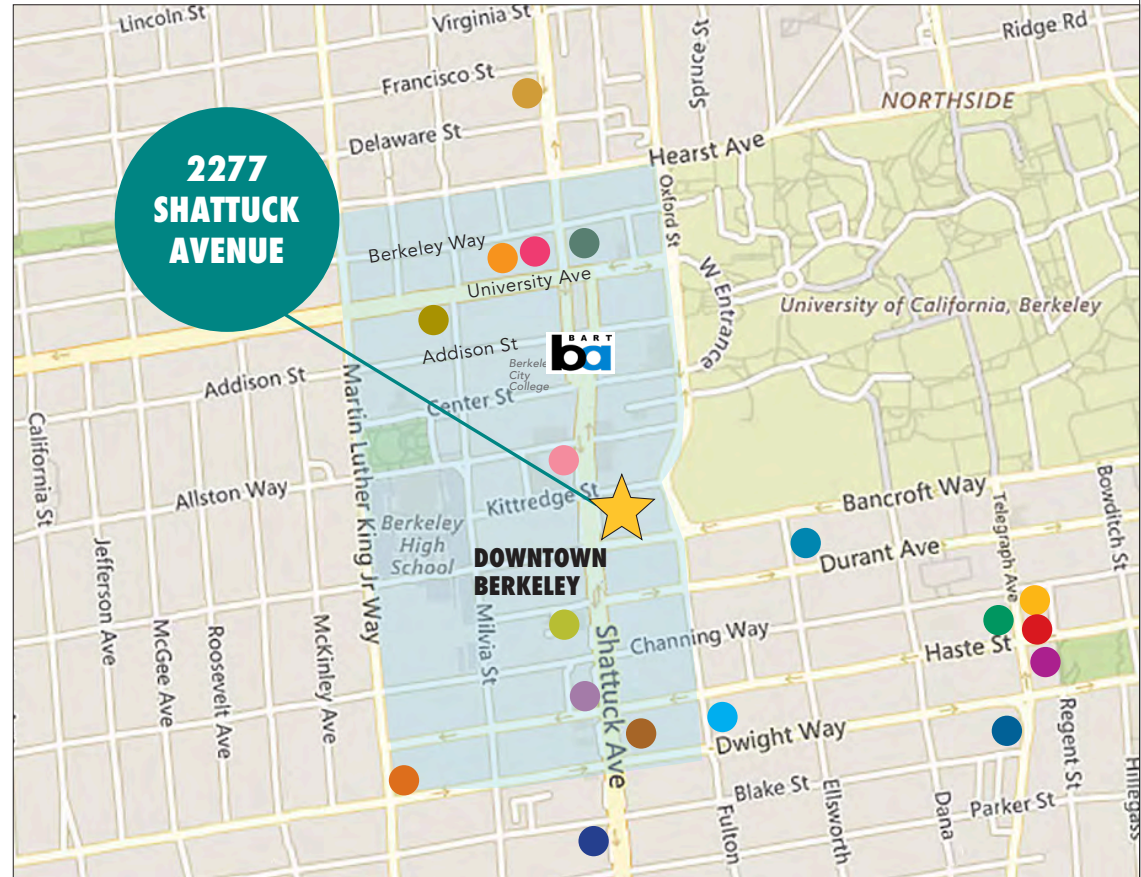
### ACHESON COMMONS

- 205 residential units
- Opened 2022



### THE LAIR

- 40 residential units
- Proposed



### 1752 SHATTUCK

- 68 residential units
- Proposed



### 1598 UNIVERSITY

- 210 residential units
- Proposed



### 2067 UNIVERSITY

- 50 residential units
- Under Construction



## RESTAURANTS, BARS AND CAFÉS

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

Jupiter Pizza & Beer

Stand-Up Burgers

Crave Subs

Angeline's Louisiana Kitchen

Poki Poke

Sandwich Zone

El Burro Picante

Revival Bar + Kitchen

Namaste Madras Cuisine

Gather

La Note Restaurant

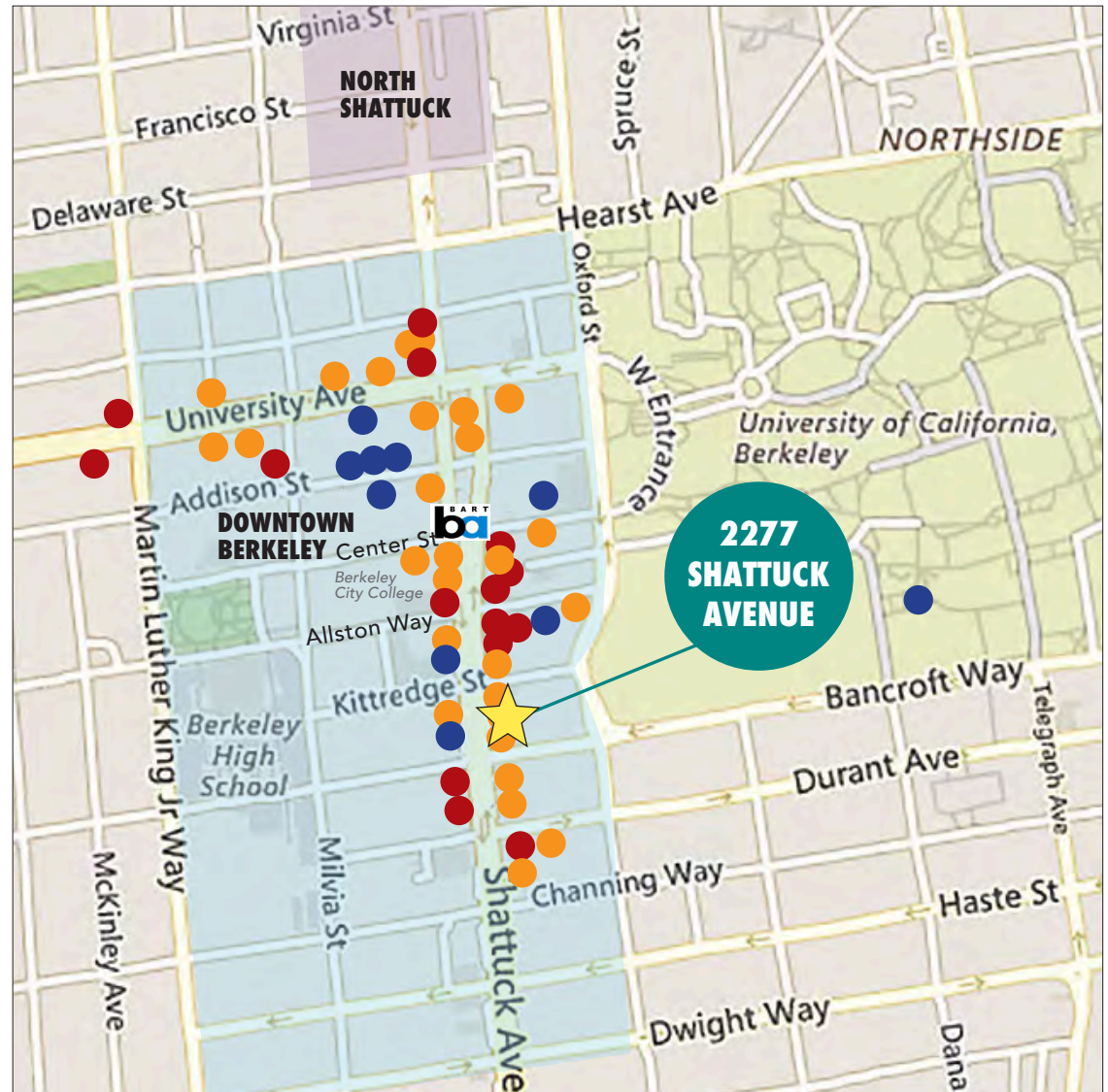
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## ENTERTAINMENT

UC Theatre
Landmark Shattuck Theatre
UA Berkeley 7 Theatre
Berkeley Repertory Theatre
Aurora Theatre Company
California Jazz Conservatory
Freight & Salvage
The Marsh Arts Center
Cal Performances/Zellerbach Hall
BAMPFA

## RETAIL

Trader Joe's	Target
CVS	Berkeley Ace Hardware
Walgreens	Lhasa Karnak Herb Company
UPS Store	Luggage Center
FedEx	Shop College Wear
Verizon	Crossroads Trading
GNC	Mike's Bikes of Berkeley
Mattress Firm Berkeley	Missing Link Bicycle Cooperative







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