

DOWNTOWN SINGLE-TENANT CORNER FLAGSHIP RETAIL SPACE FOR LEASE

HISTORIC LANDMARK BUILDING, STEPS TO BART – NEAR UC BERKELEY CAMPUS

2101 KALA BAGAI WAY

BERKELEY, CALIFORNIA



GORDON
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LOCATED IN DOWNTOWN BERKELEY'S CORE – SINGLE-TENANT, CORNER FLAGSHIP RETAIL BUILDING WITH 2-STORY WINDOWS

SIZE

±12,328 Total RSF
 (±3,990 basement,
 ±5,290 main floor
 ±3,048 mezzanine + 2nd floor)

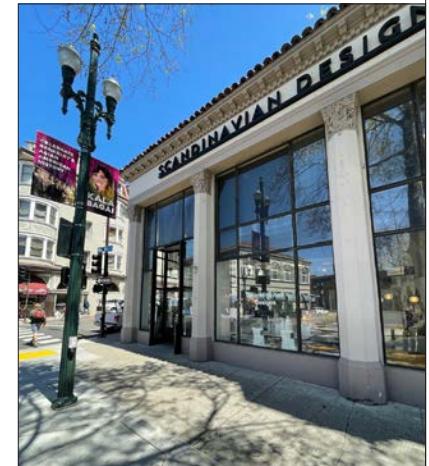
LEASE RATE

\$1.75 psf/month NNN

PROPERTY OVERVIEW

- Open main floor with showroom-quality mezzanines
- Fully-sprinklered basement
- Beautiful natural light, clean aesthetics, HVAC
- 1.5 blocks to City parking with 720 spaces and close to several other parking garages/lots
- 1 block to WeWork
- Along Berkeley's newly renamed pedestrian street [Kala Bagai Way](#)
- 1 block to BART and 1 block to UC Berkeley
- Amidst all downtown amenities
- Excellent public transportation network
- New streetscape and traffic pattern

**EXQUISITE ARCHITECTURE, 1928 HISTORIC
 LANDMARK BUILDING DESIGNED BY NOTED
 ARCHITECT WALTER H. RATCLIFF JR.**

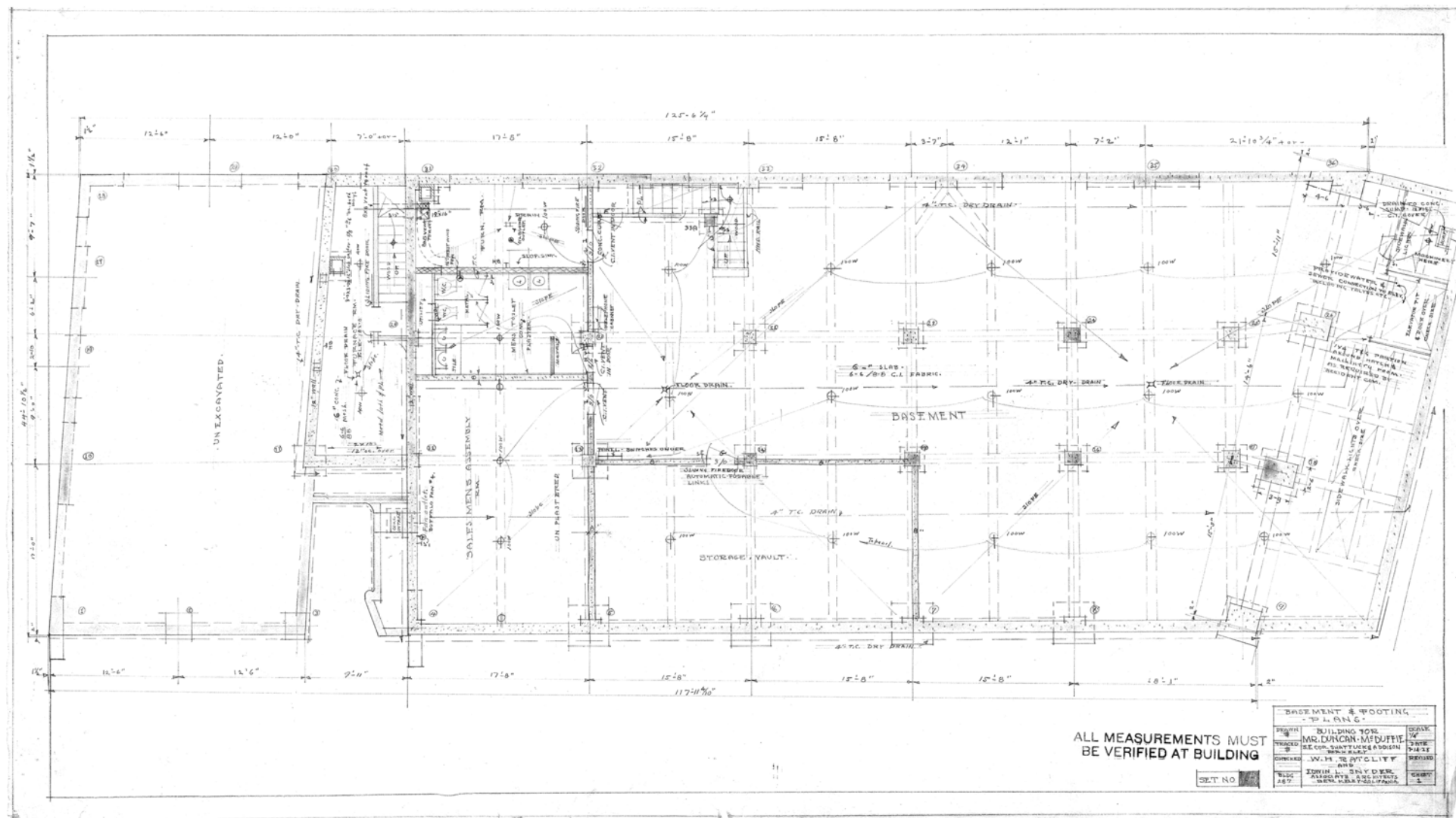




**HISTORIC
LANDMARK WITH
EXQUISITE
ARCHITECTURE!**

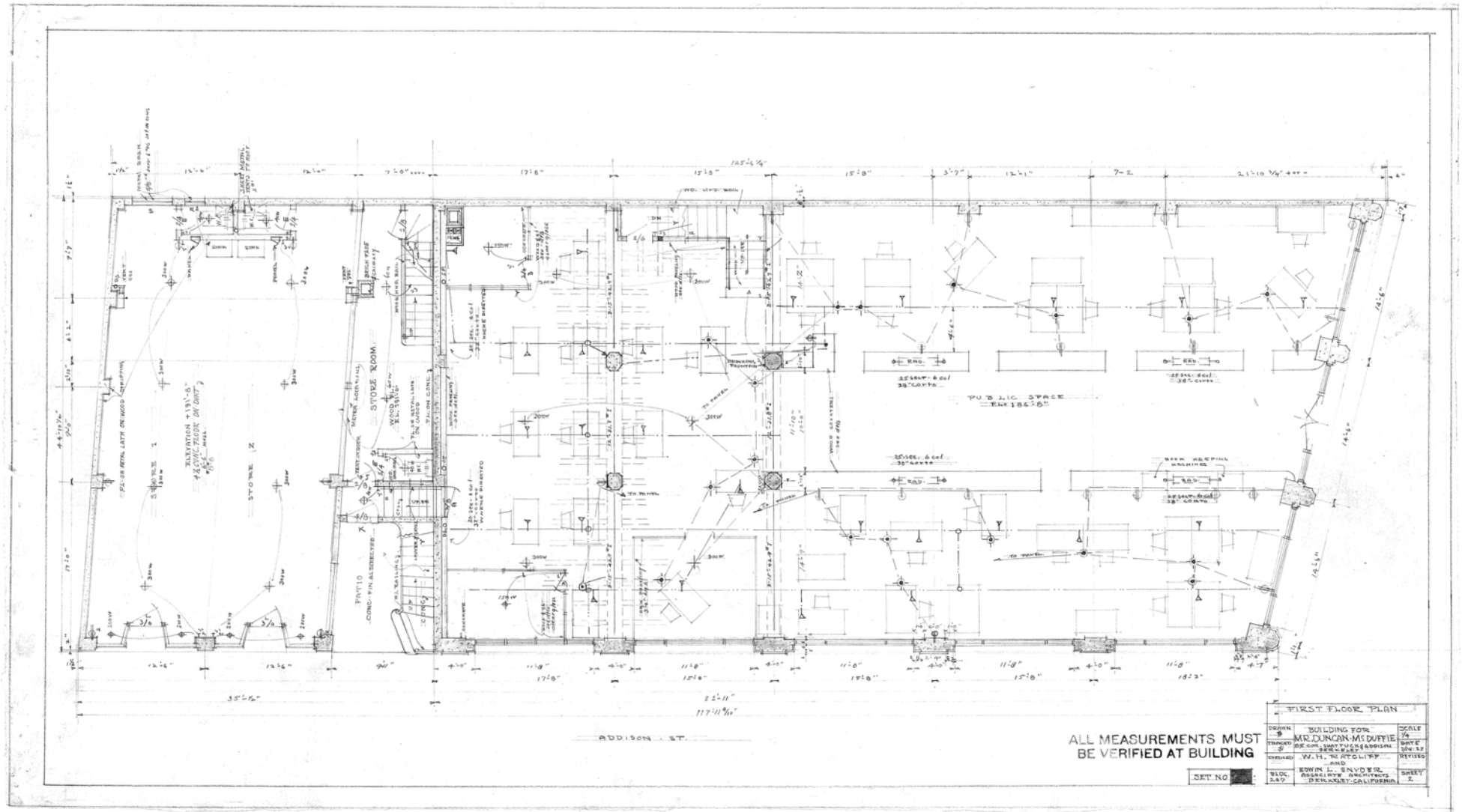


FLOOR PLAN - BASEMENT



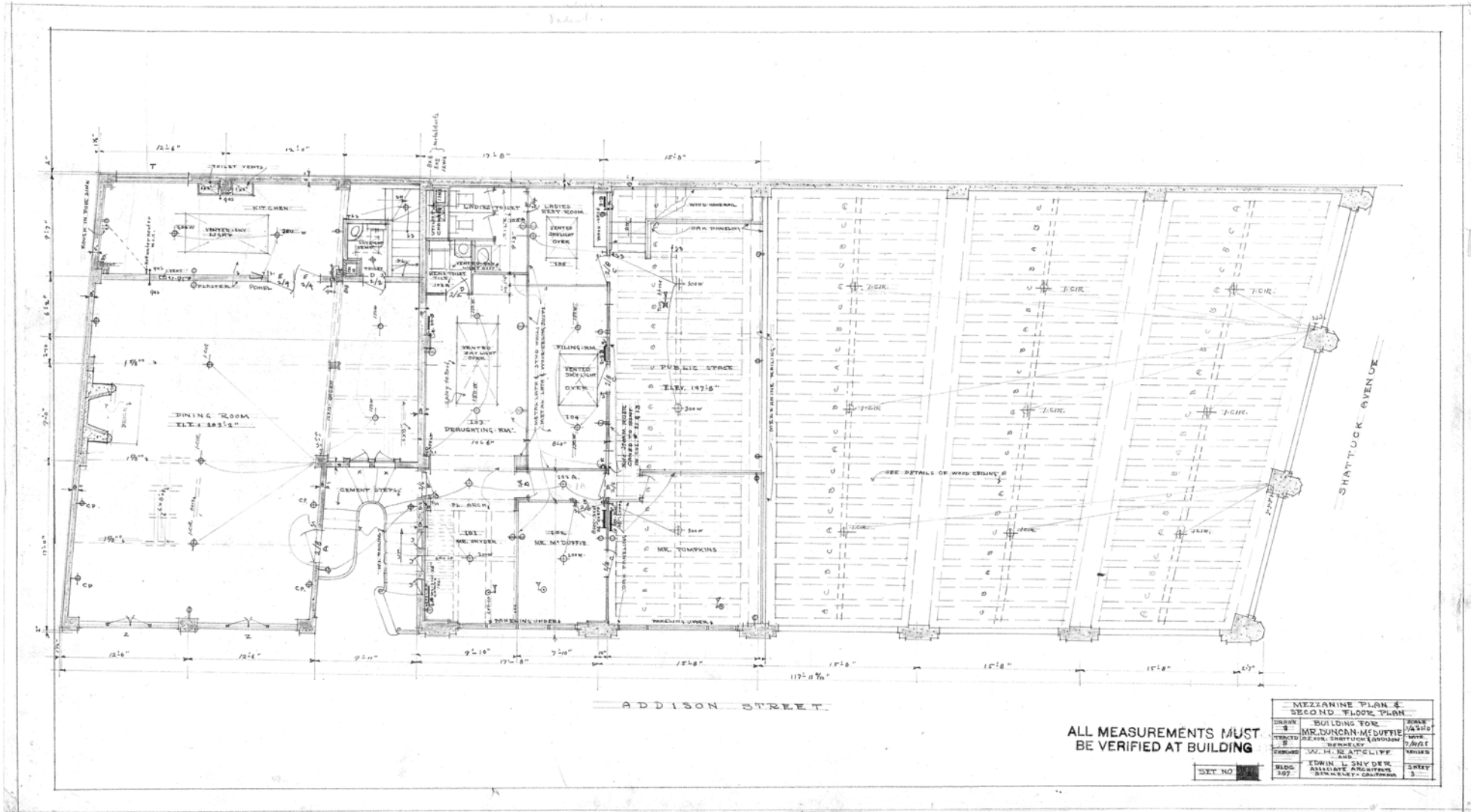
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FLOOR PLAN - FIRST FLOOR



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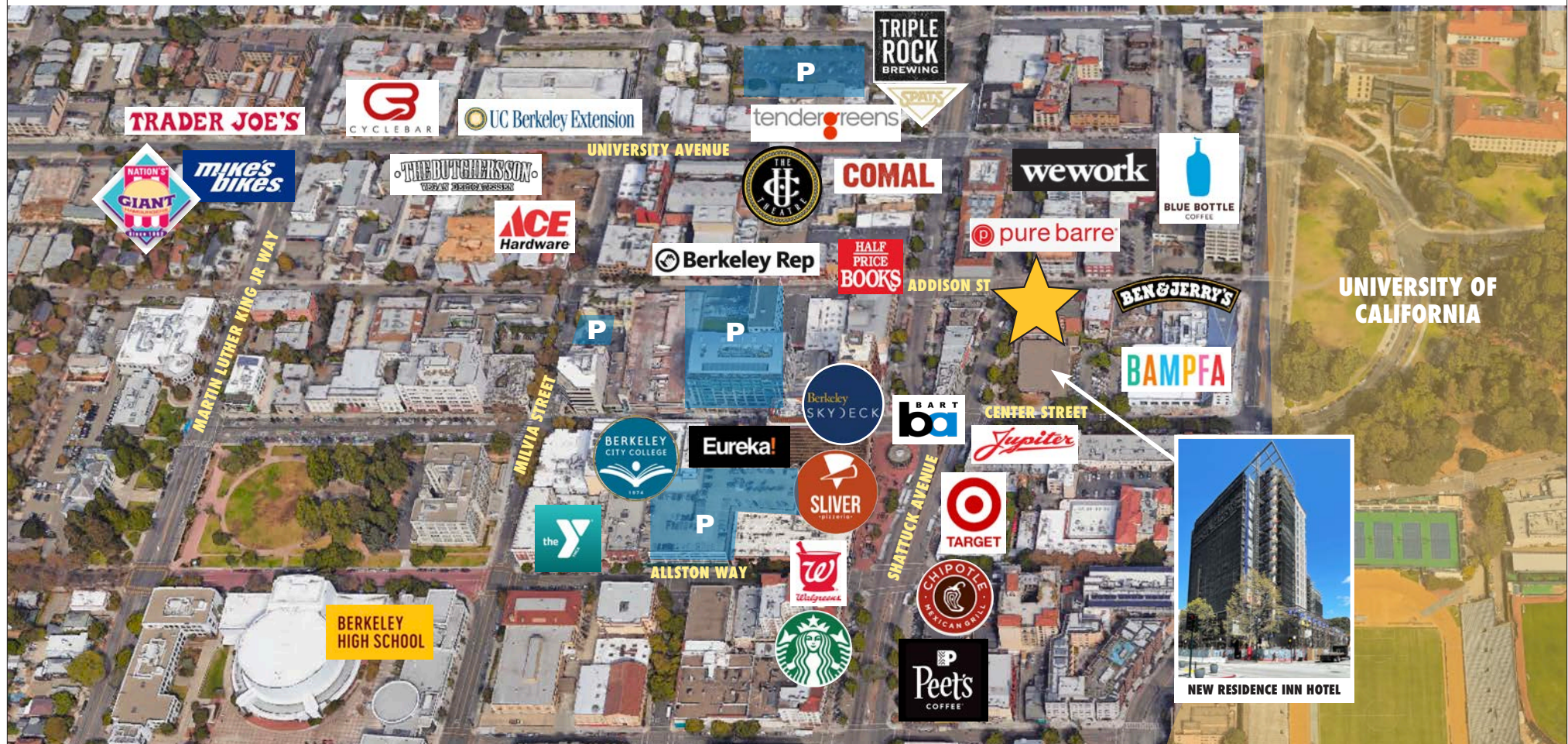
FLOOR PLAN – SECOND FLOOR



FOR REFERENCE ONLY. 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

LOCATION OVERVIEW

- On same block as Berkeley's new highrise hotel, the Residence Inn By Marriott, a 17-floor hotel with 331 extended-stay suites, 15,000 SF of flexible meeting space, rooftop restaurant and bar, plus a fitness center. Coming late Spring 2022.
- According to Sperling's Best Places, Berkeley's future job growth over the next 10 years is estimated to be 41.43% (US is 37.98%)
- Amid popular eateries including Tender Greens, Comal, Ippudo Ramen, Sliver Pizzeria, Eureka!, Jupiter, Gather, Peet's Coffee, Sweetgreen, Chipotle, Bongo Burger, and Blue Bottle Coffee
- Downtown Berkeley's restaurant scene has seen tremendous recent growth with national brands
- 1 block to UC Berkeley campus; 4 blocks to Trader Joe's
- Near fitness/gyms including Pure Barre, Equinox, Yoga to the People, Berkeley YMCA, and CycleBar
- Quick walk to North Berkeley's Gourmet Ghetto with Cheeseboard, Poulet, César, Crepevine, Chez Panisse



NEARBY NEW HOUSING DEVELOPMENTS



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



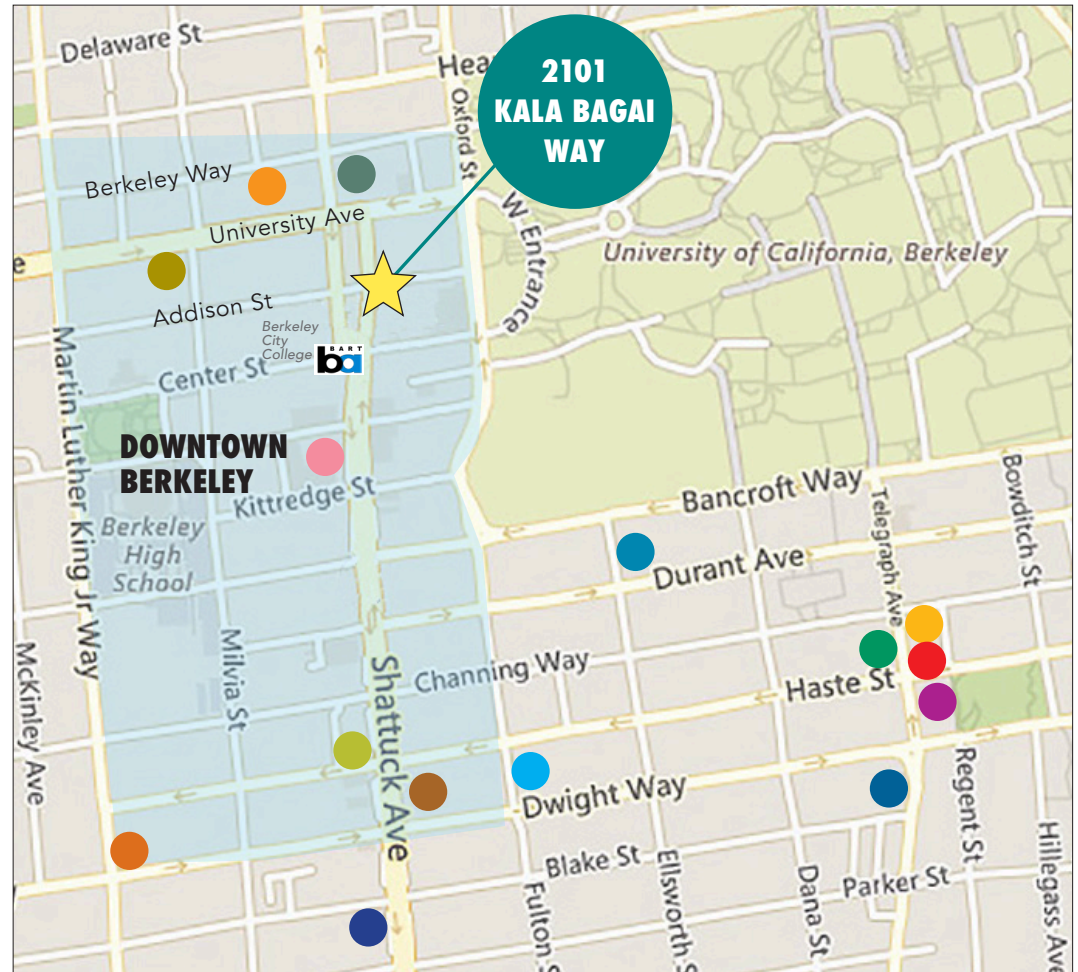
THE DWIGHT

- 99 residential units
- Opened 2017



ACHESON COMMONS

- 205 residential units
- Under Construction



NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

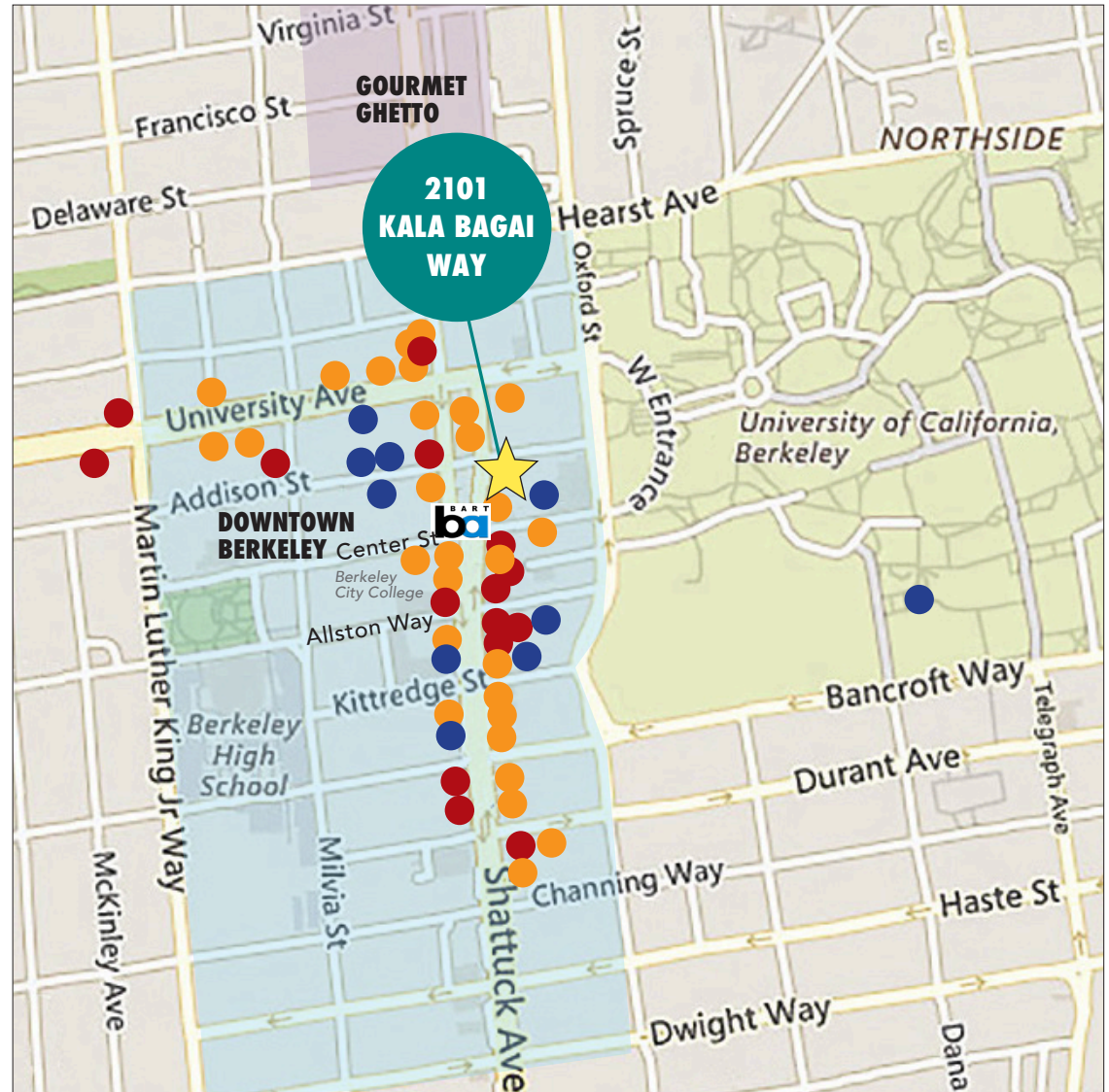
Comal Restaurant	Blue Bottle Coffee
Lucia's Italian Restaurant	Spats Berkeley
Tender Greens	Starbucks
Milkbomb Ice Cream	Ben & Jerry's
The Butcher's Son	Draw Billiards Club
Peet's Coffee & Tea	Tupper & Reed Cocktail Bar
Sliver Pizzeria	
Ike's Sandwiches	
Eureka!	

ENTERTAINMENT

Jupiter Pizza & Beer	UC Theatre
Stand-Up Burgers	Landmark Shattuck Theatre
Angeline's Louisiana Kitchen	UA Berkeley 7 Theatre
Poki Poke	California Theatre
El Burro Picante	Berkeley Repertory Theatre
Revival Bar + Kitchen	Aurora Theatre Company
Namaste Madras Cuisine	Freight & Salvage
Gather	The Marsh Arts Center
La Note Restaurant	Cal Performances/Zellerbach
Ippudo	BAMPFA

RETAIL

Trader Joe's	Target
CVS	Berkeley Ace Hardware
Walgreens	Luggage Center
UPS Store	Shop College Wear
FedEx	Crossroads Trading
Verizon	Mike's Bikes of Berkeley
GNC	Missing Link Bicycle Cooperative
Half Price Books	



OVERVIEW OF DOWNTOWN BERKELEY

Berkeley is densely populated with a highly educated, high income population. There are ~90,000 residents within a 2-mile radius of downtown, with a third of their household annual incomes greater than \$100,000. 32% of these residents over age 25 have Bachelor's degrees; an additional 40% have Graduate degrees. It's a central hub of public transportation with its Downtown BART Plaza (± 27,000 daily ridership entries and exits) and AC Transit. One of the hottest dining destinations in the Bay Area with over 150 restaurants.

- High foot traffic every day; working population is 72,000. Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley campus has over 56,000 daily population – projected by 2022 to be 65,000
- 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 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

3 Miles

Population

211,236

Average HH Income

\$140,281

Daytime Employees

145,509

Source: CoStar



NEIGHBORHOOD



WHO IS KALA BAGAI?

Renaming is part of the Berkeley's \$10.3 million Shattuck Avenue reconfiguration project. After a year-long public campaign – and collecting more than



1,000 name proposals – the City Council voted unanimously to approve renaming a street "Kala Bagai Way" after a South Asian immigrant who was discriminated against in Berkeley.

Kala Bagai was born in 1892 in Amritsar, now India, and moved to the Bay Area with her husband, Vaishno Das Bagai, and their three children in 1915. When they tried to move into a Berkeley home they purchased, racist neighbors blocked them from entering. She was one of the first South Asian women on the West Coast and an early immigrant activist and community builder. Campaigners remember Kala Bagai, nicknamed Mother India, for her resilience, leadership, and community activism.

This will be the first Berkeley street named after an Asian American, and one of the first named after a woman of color. She wasn't wealthy or well-known. Bagai didn't win awards or hold political office – the reasons why most people get streets named after them. She's a symbol of the people who didn't get to live in Berkeley because of local racism and national racist immigration policy. Asians have lived in Berkeley for more than 100 years and yet there are few, if any, monuments or acknowledgments of their contributions. As a survivor of local racism and federal anti-immigrant policies, honoring Bagai is a tribute to her resistance in the face of adversity, and part of our reckoning with a difficult past.

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.