

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
COMMERCIAL REAL ESTATE BROKERAGE

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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

\$1.15 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.**

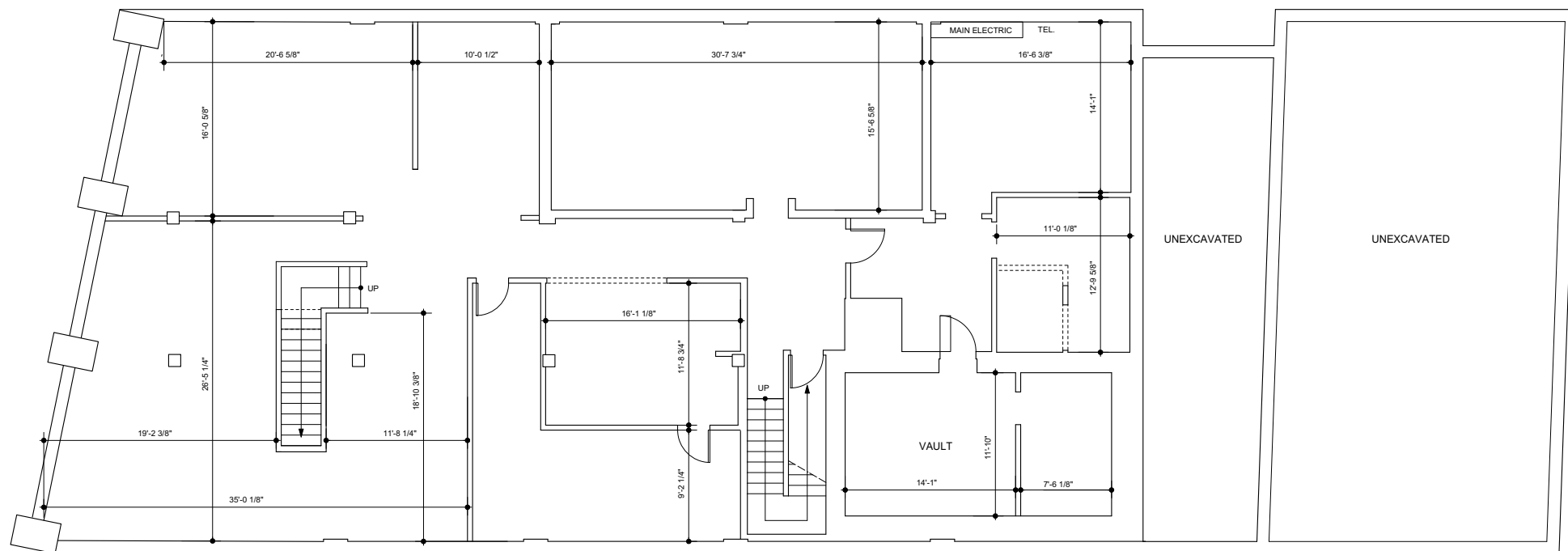




**HISTORIC
LANDMARK WITH
EXQUISITE
ARCHITECTURE!**



FLOOR PLAN - BASEMENT



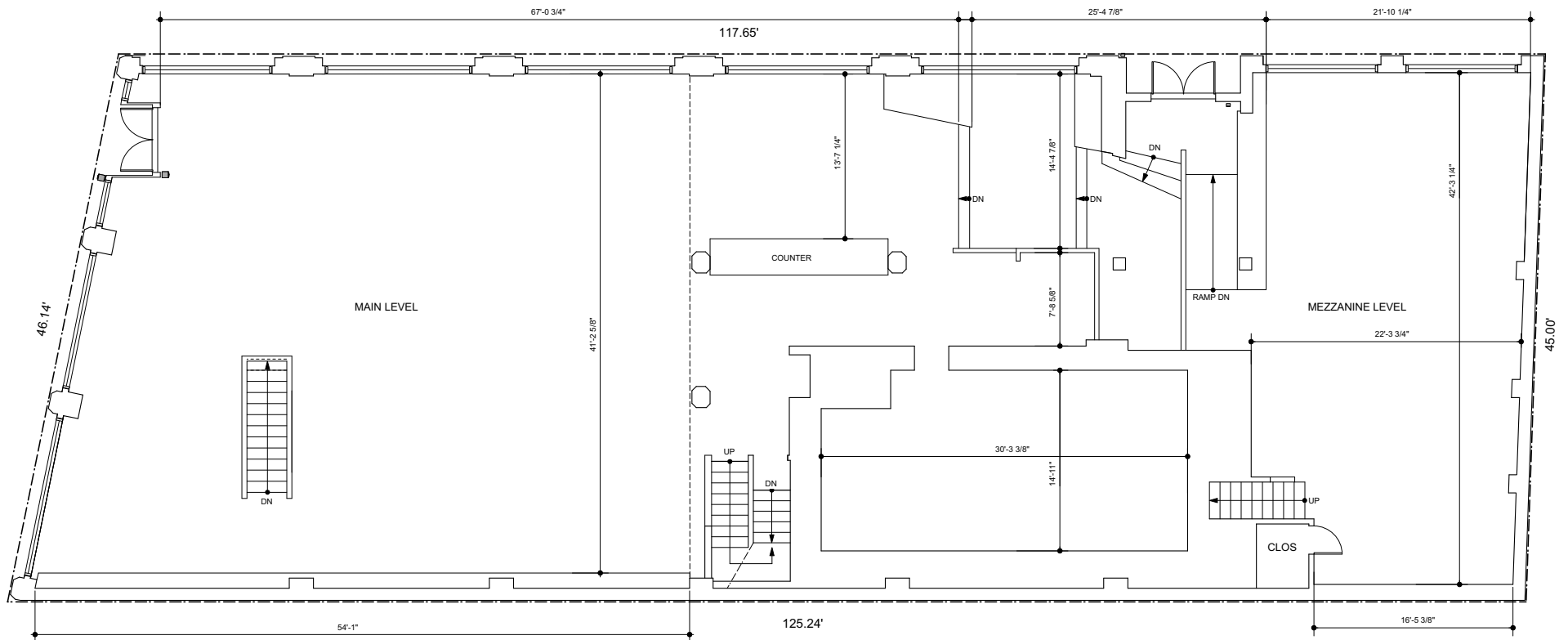
NORTH

2101 SHATTUCK AVENUE, BERKELEY, CA • LOWER LEVEL PLAN

Scale: 3/16" = 1'-0"

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.

FLOOR PLAN – FIRST FLOOR

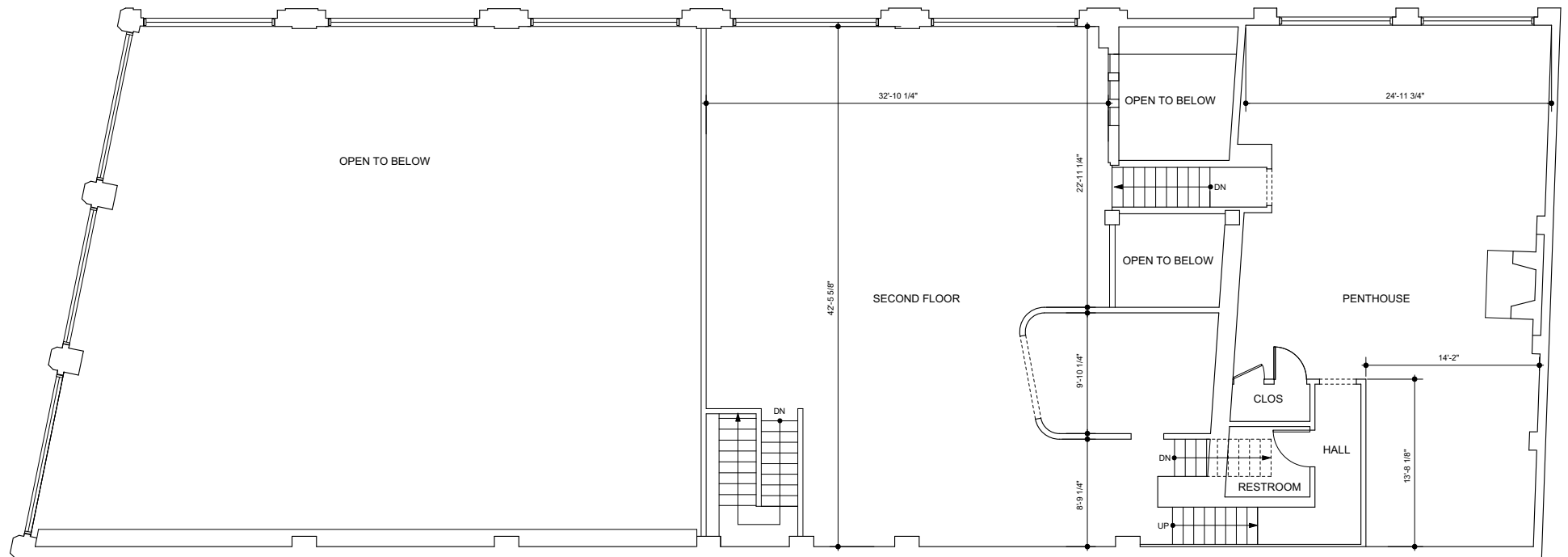


2101 SHATTUCK AVENUE, BERKELEY, CA • SITE, MAIN AND MEZZANINE LEVELS FLOOR PLAN

Scale: 3/16" = 1'-0"

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FLOOR PLAN - SECOND FLOOR



NORTH

2101 SHATTUCK AVENUE, BERKELEY, CA • SECOND FLOOR AND PENTHOUSE FLOOR PLANS

Scale: 3/16" = 1'-0"

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
- 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, Berkeley YMCA, Orangetheory Fitness, and CycleBar
- Quick walk to North Shattuck's destination culinary scene with The Cheese Board, Crepevine, Grégoire, Via Del Corso, Crepevine, and Chez Panisse



NEARBY NEW HOUSING DEVELOPMENTS



STONEFIRE

- 98 residential units
- Opened 2017



PARKER PLACE

- 155 residential units
- Opened 2017



TOWERS

- 155 residential units
- Proposed



THE PANORAMIC

- 69 residential units
- Opened 2019



METROPOLITAN

- 45 residential units
- Opened 2017



THE DEN

- 40 residential units
- Opened 2022



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



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



1598 UNIVERSITY

- 210 residential units
- Proposed



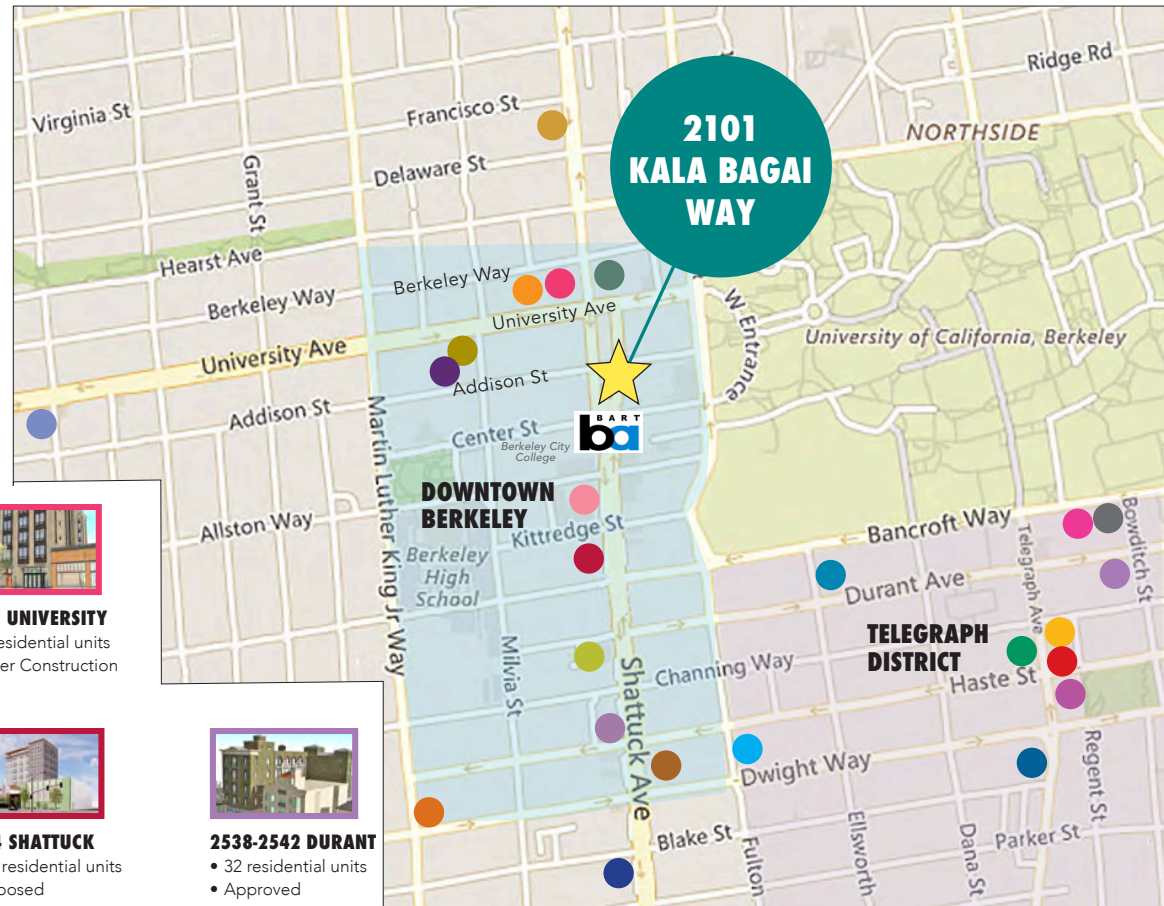
THE STANDARD

- 330 Beds
- Under Construction



THE CROFT

- Units TBD
- Under Construction



NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

Comal Restaurant	Blue Bottle Coffee
Lucia's Italian Restaurant	Ippudo
Tender Greens	Spats Berkeley
The Butcher's Son	Starbucks
Peet's Coffee & Tea	Ben & Jerry's
Crave Subs	Tupper & Reed Cocktail Bar

Sliver Pizzeria
Ike's Sandwiches
Eureka!

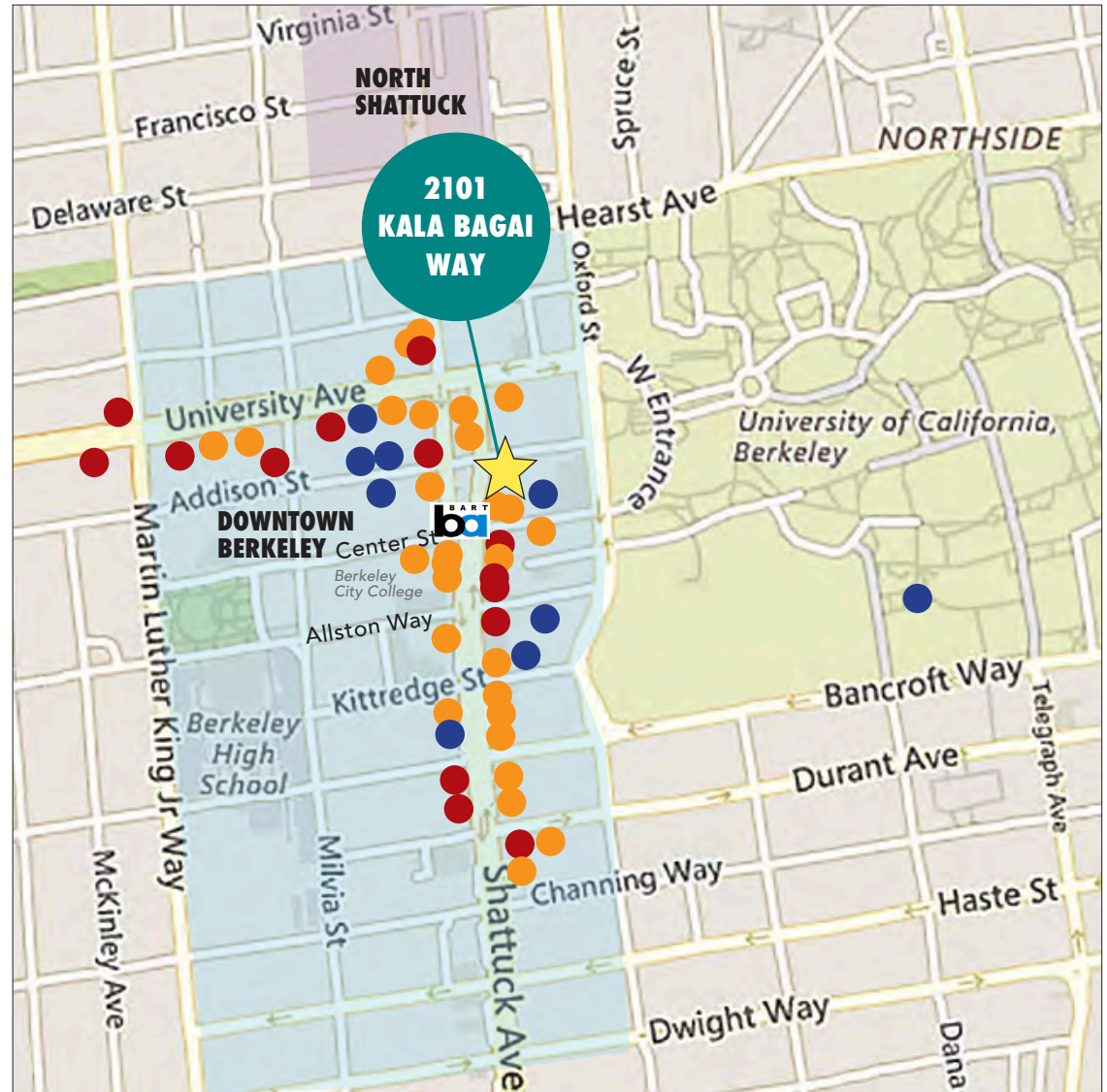
Jupiter Pizza & Beer
Stand-Up Burgers
Angeline's Louisiana Kitchen
Study Hall Rooftop Lounge
Berkeley Social Club
Revival Bar + Kitchen
Namaste Madras Cuisine
Gather
La Note Restaurant

ENTERTAINMENT

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

RETAIL

Trader Joe's	Target
CVS	Berkeley Ace Hardware
Stone Room 2	Lhasa Karnak Herb Company
UPS Store	Lulu's Cyclery
FedEx	Shop College Wear
Verizon	Crossroads Trading
Half Price Books	Mike's Bikes of Berkeley



DOWNTOWN BERKELEY BY THE NUMBERS

Berkeley is densely populated with a highly educated, high income population. It's a central hub of public transportation with its Downtown BART Plaza ($\pm 27,000$ 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 $\pm 72,000$
- Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley's daily headcount is over 62,000
- Berkeley City College has $\pm 7,000$ students each semester; Berkeley High School has $\pm 3,500$ 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 119,000 live theater, music, and sports venue seats
- \$4.04 billion in total spending power

DEMOGRAPHICS

WITHIN 3 MILES

Population	211,923
Average household income	\$142,014
Daytime Employees	146,029

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.