

RETAIL SPACE AT BERKELEY'S NEW HIGH-RISE HOTEL BETWEEN BART AND UC BERKELEY

2121 CENTER STREET

BERKELEY, CALIFORNIA



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LOCATED IN THE HEART OF DOWNTOWN BERKELEY – WALKER’S PARADISE AMID CULTURAL AND CULINARY EXPERIENCES

NEW CONSTRUCTION

Two ground floor retail spaces in Downtown Berkeley’s exciting new high rise hotel, the Residence Inn by Marriott, with 331 guest rooms and a ±14,500 sf conference center and outdoor patio.

IN THE PATH OF TRAVEL BETWEEN BART AND UC BERKELEY

RETAIL #2

±5,961 rsf

28 feet of storefront along Center Street

13’7" Ceiling Height

Asking Rent: Call Broker

RETAIL #3

±1,131 rsf

14 feet of storefront along Center Street

14’10" Ceiling Height

Asking Rent: Call Broker

HIGHLIGHTS

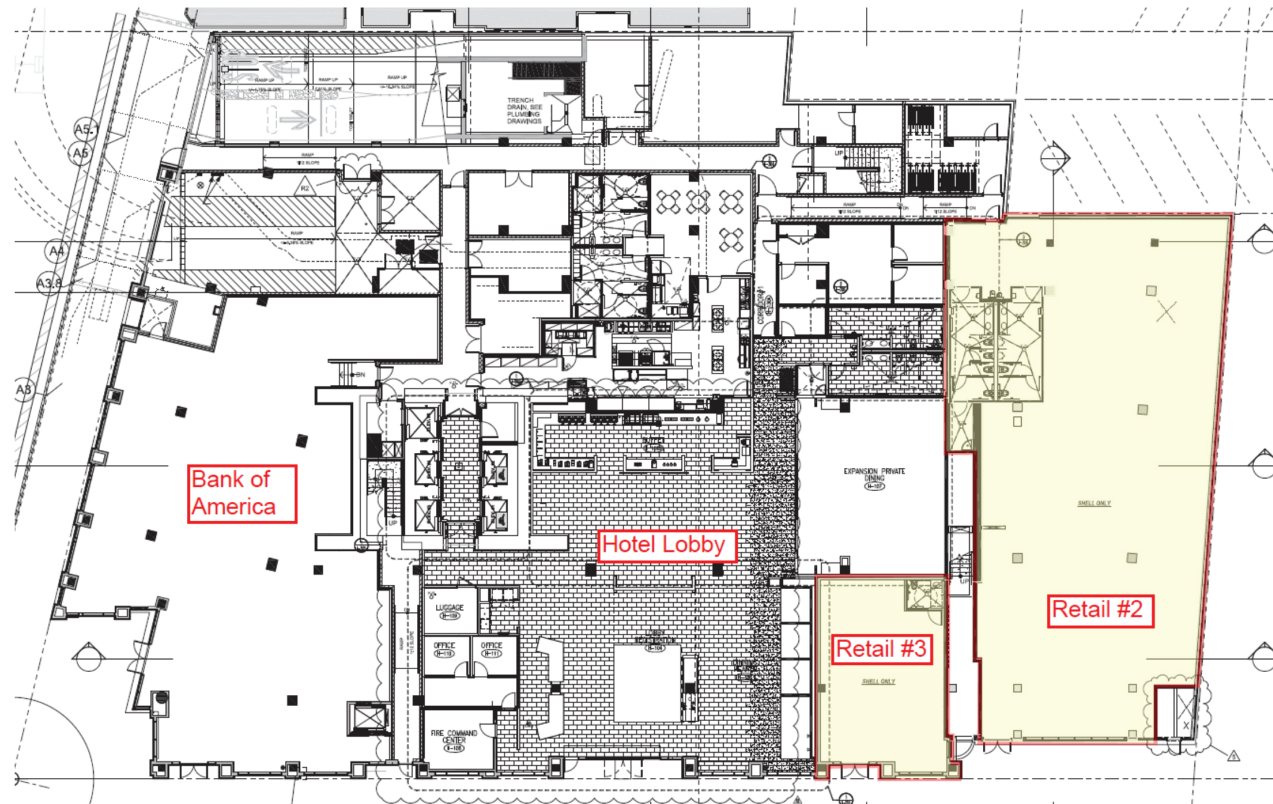
- Ground floor retail adjacent to the NEW hotel lobby and new Bank of America branch office
- On busy Center Street amidst eateries and retail shops
- 1 block to City parking with 720 spaces and close to several other parking garages/lots
- 2 blocks to WeWork and Blue Bottle Coffee
- Over 50,000 residents within a one-mile radius
- \$282M in retail spending within 1-mile radius
- High foot and car traffic every day
- Amidst all downtown amenities

LOCATION FEATURES

- Steps to BART (access to entire SF Bay Area)
- One block to UC Berkeley Campus
- One block to Berkeley Art Museum/Pacific Film Archive
- One block to the Downtown Arts District
- Just around the corner from Berkeley’s newly renamed pedestrian street Kala Bagai Way with new streetscape and traffic pattern
- Surrounded by popular eateries – Downtown Berkeley’s restaurant scene has seen tremendous recent growth with national brands
- Near fitness/gyms
- Superb public transportation network
- Walking distance to over 119,166 live theater, music, movie theater and sports venue seats



FLOOR PLAN



KEY METRICS	RETAIL #2	RETAIL #3
SF interior premises	±5,961 SF	±1,131 SF

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

- Ground floor retail space in 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 Shattuck's culinary wonderland with Cheeseboard, Poulet, César, Crepevine, Chez Panisse, and more!



NEARBY NEW HOUSING DEVELOPMENTS



STONEFIRE

- 98 residential units
- Opened 2017



THE PANORAMIC

- 69 residential units
- Opened 2019



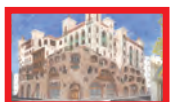
SEQUOIA

- 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



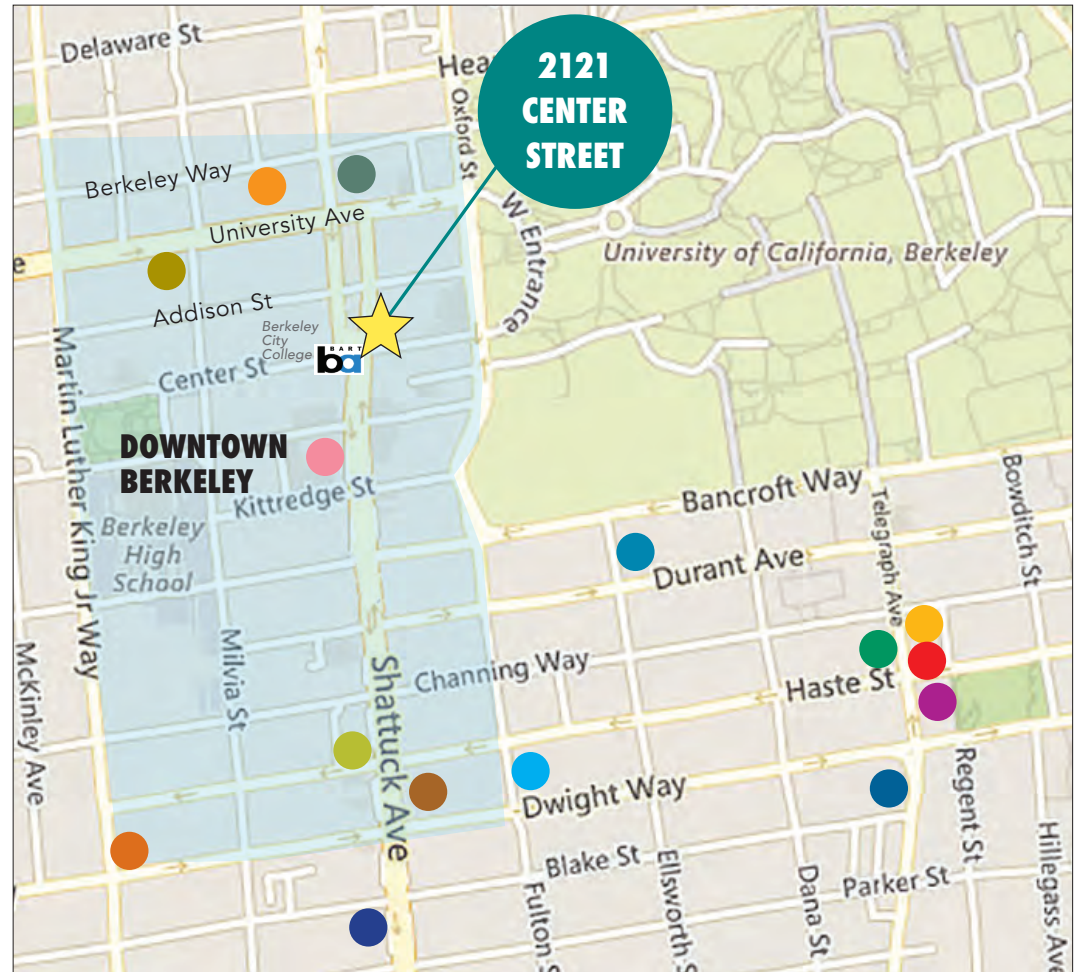
THE DWIGHT

- 99 residential units
- Opened 2017



ACHESON COMMONS

- 205 residential units
- Under Construction



NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

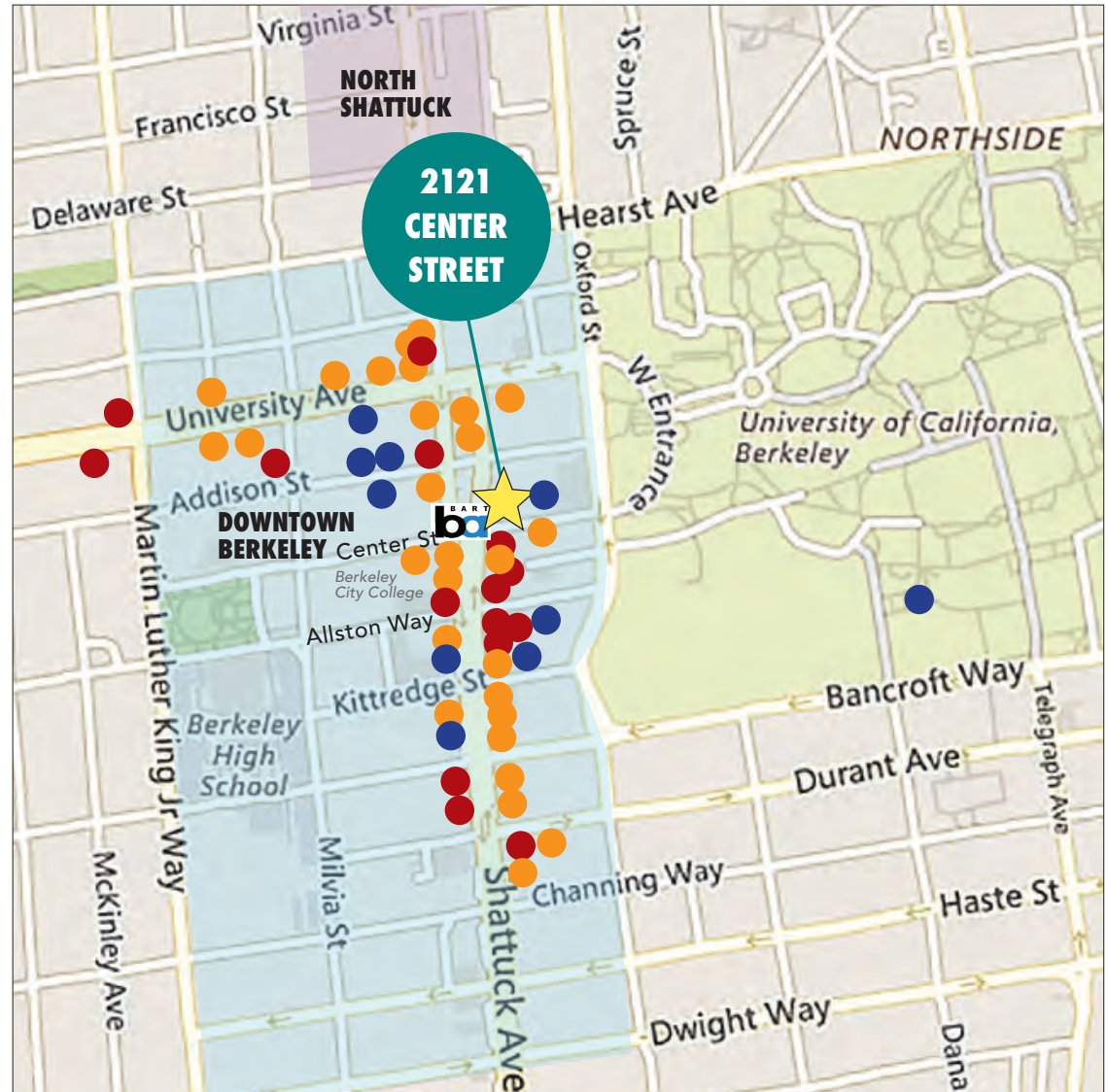
Comal Restaurant	Blue Bottle Coffee
Lucia's Italian Restaurant	Spats Berkeley
Tender Greens	Starbucks
Milkbomb Ice Cream	Ben & Jerry's
The Butcher's Son	Draw Billiards Club
Peet's Coffee & Tea	Tupper & Reed Cocktail Bar
Sliver Pizzeria	
Ike's Sandwiches	
Eureka!	

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

WITHIN 3 MILES

Population	212,725
Average household income	\$142,014
Daytime Employees	142,939

Source: CoStar



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.