





LOCATED IN THE HEART OF DOWNTOWN BERKELEY - WALKER'S PARADISE AMID CULTURAL AND CULINARY EXPERIENCES

NEW CONSTRUCTION

Ground floor retail space in Downtown Berkeley's exciting new high rise hotel, the Residence Inn by Marriott, with 331 guest rooms and a $\pm 14,500$ sf conference center and outdoor patio.

IN THE PATH OF TRAVEL
BETWEEN BART AND UC BERKELEY

RETAIL #2 - AVAILABLE

±5,961 rsf

28 feet of storefront along Center Street 13'7" Ceiling Height

Asking Rent: Call Broker

RETAIL #3 - LEASED

±1,131 rsf

14 feet of storefront along Center Street14'10" Ceiling Height

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





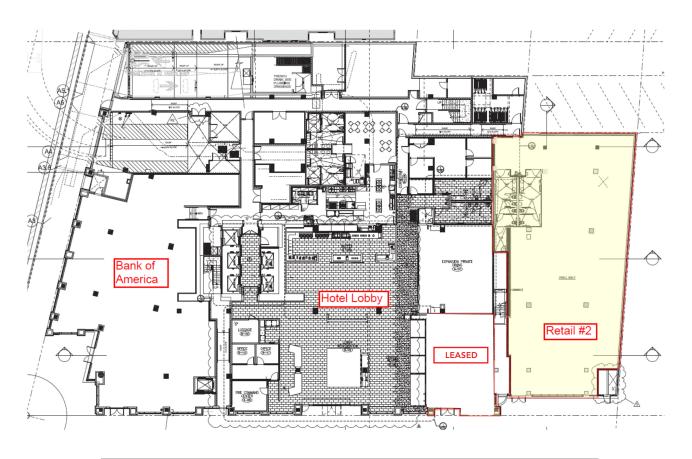








FLOOR PLAN



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

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 extendedstay suites, 15,000 SF of flexible meeting space, rooftop restaurant and bar, plus a fitness center. Now open!
- 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 Coffe, 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, CorePower Yoga, Berkeley YMCA, and CycleBar
- Quick walk to North Shattuck's culinary wonderland with Cheeseboard, Poulet, César, Crepevine, Chez Panisse, and more!



Hearst Ave

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
- Opened 2022



THE LAIR

- 40 residential units
- Proposed



1752 SHATTUCK

2274 SHATTUCK

• Proposed

• 239 residential units

- 68 residential units
- Proposed

California St



Virginia St

Jniversity Ave

Center St Berkeley City College

Kittredge St

DOWNTOWN

BERKELEY

High School

Francisco St

Delaware St

Berkeley Way

2121

CENTER

STREET

Berkeley Way

University Ave

Addison St

Allston Way

Bancroft Way

Grant St

1935 ADDISON

- 69 residential units
- Open

McKinley



Channing Way

Dwight Way

Blake St E

1598 UNIVERSITY

- 210 residential units
- Proposed



Parker St

Ridge Rd

NORTHSIDE

University of California, Berkeley

Bancroft Way

Durant Ave

2067 UNIVERSITY

- 50 residential units
- Under Construction



NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

Comal Restaurant Lucia's Italian Restaurant

Tender Greens
The Butcher's Son
Peet's Coffee

Sliver Pizzeria

Ike's Sandwiches

Eureka!

Jupiter Pizza & Beer Stand-Up Burgers

Angeline's Louisiana Kitchen

Crave Subs

Chipotle Mexican Grill Revival Bar + Kitchen

Namaste Madras Cuisine

Gather

La Note Restaurant

Ippudo

Blue Bottle Coffee Spats Berkeley Starbucks

Gadani

Ben & Jerry's

Happy Lemon Berkeley
Tupper & Reed Cocktail Bar

ENTERTAINMENT

UC Theatre

UA Berkeley 7 Theatre
Berkeley Repertory Theatre
Aurora Theatre Company
Freight & Salvage
The Marsh Arts Center
Cal Performances/Zellerbach

RETAIL

Trader Joe's

CVS
Walgreens
UPS Store
FedEx
Verizon

Half Price Books

Target

BAMPFA

Berkeley Ace Hardware Berkeley Luggage Shop College Wear Crossroads Trading Mike's Bikes of Berkeley

Missing Link Bicycle Cooperative







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 (± 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 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 119,166 live theater, music, movie theater and sports venue seats
- Over 2 million annual theater and cinema patrons
- \$4.04 billion in total spending power



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.