



**RETAIL SPACE AT BERKELEY'S NEW HIGH-RISE HOTEL**

2121 CENTER STREET BERKELEY, CALIFORNIA

**BETWEEN BART AND UC BERKELEY**

**GORDON**  
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## 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 ±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 Street

14’10" Ceiling Height

### HIGHLIGHTS

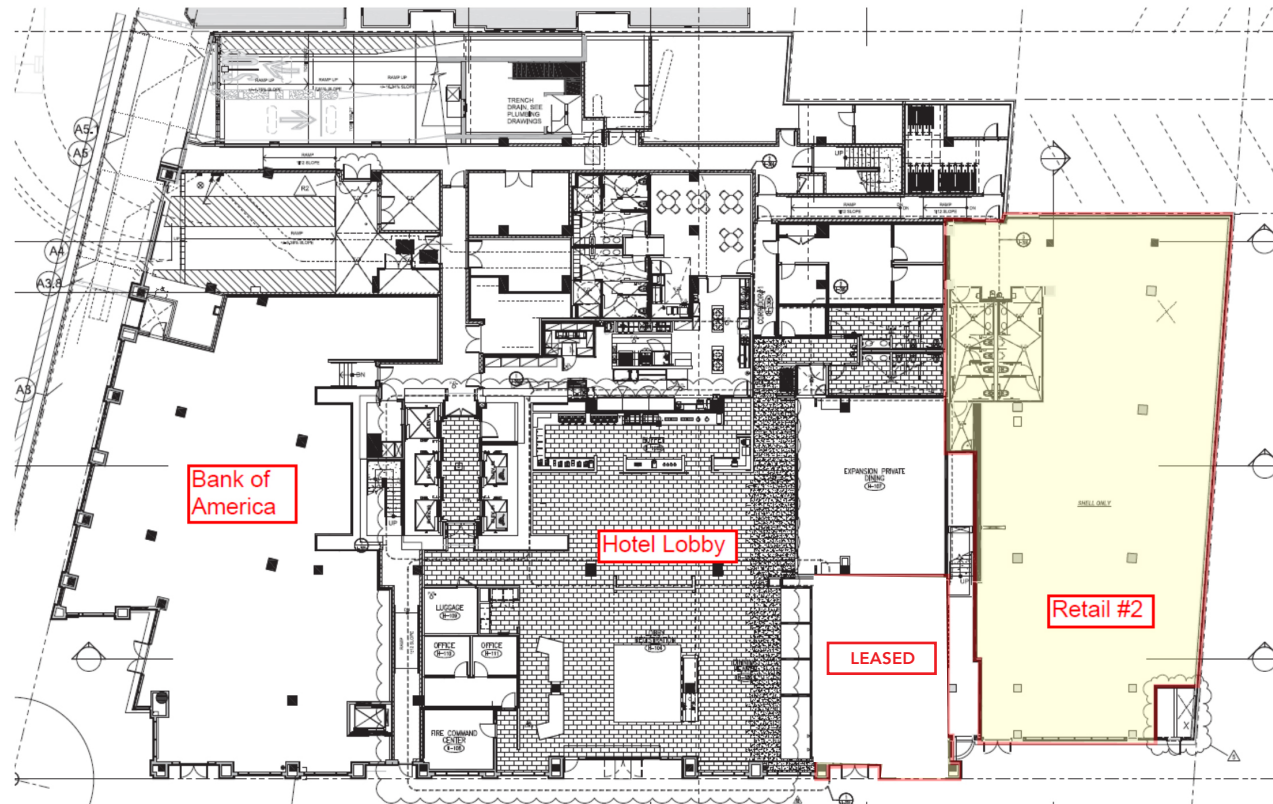
- Ground floor retail adjacent to the NEW hotel lobby and new Bank of America branch office
- On busy Center Street amidst eateries and retail shops
- 1 block to City parking with 720 spaces and close to several other parking garages/lots
- 2 blocks to WeWork and Blue Bottle Coffee
- Over 50,000 residents 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 119,000 live theater, music, 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 extended-stay 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 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, CorePower Yoga, Berkeley YMCA, and CycleBar
- Quick walk to North Shattuck's culinary wonderland with Cheeseboard, Chez Panisse, Crepevine, Via del Corso, Grégoire, Agrodolce Osteria, and more!





## 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
- Under Construction



### SEQUOIA

- 42 residential units
- Opened 2017



### THE VARSITY

- 96 residential units
- Opened 2017



### THE DWIGHT

- 99 residential units
- Opened 2017



### 2556 TELEGRAPH

- 22 residential units
- Under Construction



### STRANDA HOUSE

- 21 residential units
- Opened 2017



### ACHESON COMMONS

- 205 residential units
- Opened 2022



### 2274 SHATTUCK

- 239 residential units
- Proposed



### THE ENCLAVE

- 254 residential units
- Opened 2020



### GARDEN VILLAGE

- 84 residential units
- Opened 2017



### THE LAIR

- 40 residential units
- Proposed



### 1752 SHATTUCK

- 68 residential units
- Proposed



### 1935 ADDISON

- 69 residential units
- Open



### 1598 UNIVERSITY

- 210 residential units
- Proposed



### 2067 UNIVERSITY

- 50 residential units
- Under Construction



## NEARBY AMENITIES

### 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              | Bongo Burger               |
| Sliver Pizzeria            | Happy Lemon Berkeley       |
| Ike's Sandwiches           | Tupper & Reed Cocktail Bar |
| Eureka!                    |                            |

- Jupiter Pizza & Beer
- Stand-Up Burgers

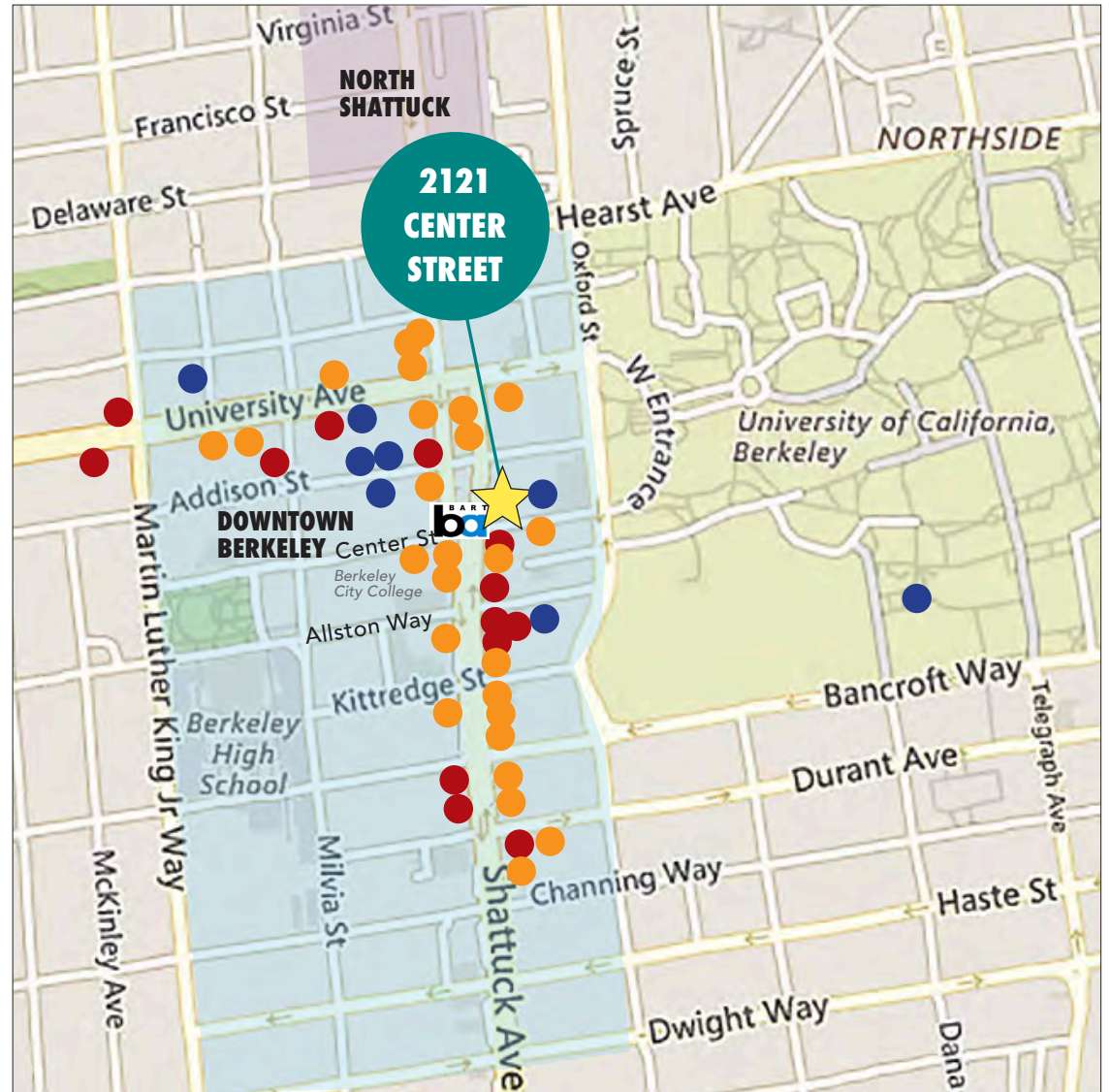
- Angeline's Louisiana Kitchen
- Crave Subs
- Chipotle Mexican Grill
- Revival Bar + Kitchen
- Namaste Madras Cuisine
- Gather
- La Note Restaurant
- Ippudo

### ENTERTAINMENT

- UC Theatre
- Berkeley Repertory Theatre
- Aurora Theatre Company
- The Back Room
- Freight & Salvage
- The Marsh Arts Center
- Cal Performances/Zellerbach
- BAMPFA

### RETAIL

- |                  |                          |
|------------------|--------------------------|
| Trader Joe's     | Target                   |
| CVS              | Berkeley Ace Hardware    |
| UPS Store        | Shop College Wear        |
| FedEx            | Crossroads Trading       |
| Verizon          | Stone Room 2             |
| 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 (± 27,000 daily ridership entries and exits) and AC Transit, allowing access to the entire San Francisco Bay Area in minutes.

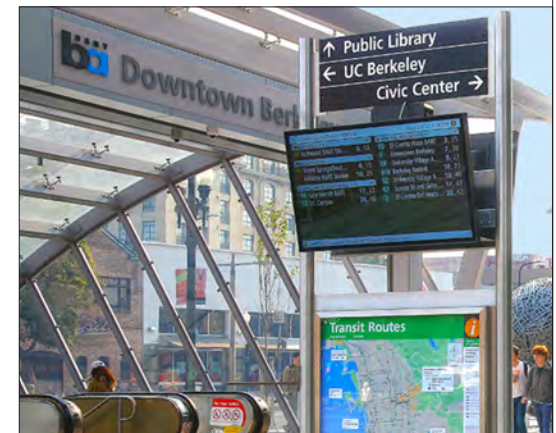
- High foot traffic every day; working population is 72,000
- Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley's daily headcount is over 62,000
- Berkeley City College has ± 7,000 students each semester; Berkeley High School has ± 3,500 students annually
- 200 start-up businesses 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





## 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.