

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE: 2114 BLAKE STREET, BERKELEY, CA
~ OFFICE, PERSONAL SERVICES, FLEX SPACE ~



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RIGHT OFF SHATTUCK AVENUE – JUST BLOCKS FROM DOWNTOWN BERKELEY

SIZE

± 1,250 rsf

RENT

\$3.20 psf/month IG



FEATURES

- Steel frame building with 2 roll up doors
- High ceilings, exposed brick wall, and lots of light
- Restroom
- Contemporary new facade and landscaping
- 3-Phase power
- **Parking available TBD**

LOCATION

- 1 block to Alta Bates Summit Medical Center and Sutter Urgent Care
- 2 blocks to Equinox Berkeley Fitness Club
- 5 blocks to UC Berkeley campus
- Easy walk to Downtown BART, Ashby BART, UC Berkeley, Telegraph District, and Downtown Arts District

- Close to many retail shops including: Viking Trader, Sports Basement, Crossroads Trading, Trek Bicycle, Stonemountain & Daughter Fabrics, Pegasus Books, Music Lovers Audio and Video, CVS, Walgreens, and Berkeley Bowl Marketplace
- Near popular eateries, fitness, and over 119,166 live theater, movie theater, and sports venue seats

**Shared
Parking
Lot**





BLAKE STREET



PARKING LOT

ENTRANCE

ENTRANCE

ROLL-UP DOOR

ROLL-UP DOOR

±1,250 RSF
AVAILABLE

RESTROOM

SHATTUCK AVENUE

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.



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.

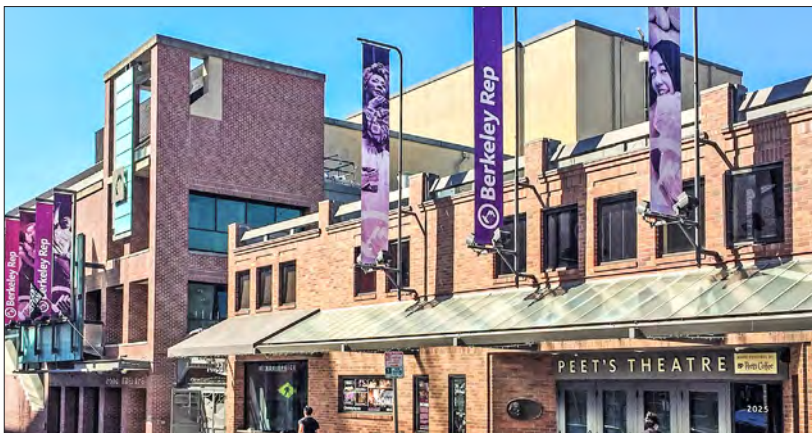
DEMOGRAPHICS

WITHIN 3 MILES

Population	227,060
Average household income	\$140,888
Daytime Employees	155,483

Source: CoStar

- 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 62,000 daily population
- 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



RESTAURANTS, BARS AND CAFÉS

La Note Restaurant
Fish & Bird Sousaku Izakaya
Way Station Brew
Tuk Tuk Thai
Namaste Madras Cuisine
Comal Restaurant
Revival Bar + Kitchen
Peet's Coffee
Eureka!

Cornerstone Craft Beer & Live Music
Noodles Fresh
Royal Ground Coffee
Wikiwiki Hawaiian BBQ
Southside Station Restaurant
Kirala Japanese Restaurant

ENTERTAINMENT

Jupiter Brewpub
Passione Emporio Shattuck
Angeline's Louisiana Kitchen
Starbucks
Ben & Jerry's Ice Cream
Tupper & Reed Cocktail Bar
Musashi Japanese Restaurant

Berkeley Repertory Theatre
Aurora Theatre Company
Freight & Salvage
UC Theatre
The Marsh Arts Center
Berkeley Art Museum and
Pacific Film Archive (BAMPFA)

RETAIL

Trek Bicycle Berkeley
Viking Trader Furniture
CVS
Walgreens
UPS Store
Verizon
Half Price Books
Music Lovers Audio & Video
GNC

Target
Berkeley Ace Hardware
Mattress Firm Berkeley
Crossroads Trading Co.
Pegasus Books
Mike's Bikes of Berkeley
Berkeley Vacuum & Sewing Center
Stonemountain & Daughter Fabrics
Sports Basement



NEIGHBORHOOD

Near Cornerstone Craft Beer and Live Music, as well as numerous retail shops and cafés. Vibrant, walkable area with high foot traffic. In vicinity of 3 campuses – UC Berkeley, Berkeley City College, and Berkeley High School.

[Downtown Berkeley](#) boasts stronger demographics within a 3-mile radius than comparable markets – with more affluent households, a higher number of college-educated residents, and much greater spending power.

- Shattuck Avenue is Berkeley's main thoroughfare and commercial corridor
- Lively walking and biking environment
- 4 blocks to [Telegraph Avenue District](#) filled with numerous eateries, bookstores, retail shops, street vendors, and proximity to UC Berkeley campus
- 6 blocks to either Downtown Berkeley BART or Ashby BART
- AC Transit stops all along Shattuck Avenue
- Near Telegraph Avenue, with UC Berkeley campus of 62,000+ daily population
- Within a block of Sutter Alta Bates Medical Center: Herrick Campus
- Steps to Equinox Gym, and Orangetheory Fitness; near Grassroots Crossfit, Pure Barre, Berkeley YMCA, CycleBar, and CorePower Yoga
- Nearby Downtown Arts District has live theater and music venues including the Berkeley Repertory Theatre, California Jazz Conservatory, UC Theatre, Berkeley Art Museum and Pacific Film Archive
- ±1,500,000 square feet of nearby office space



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.