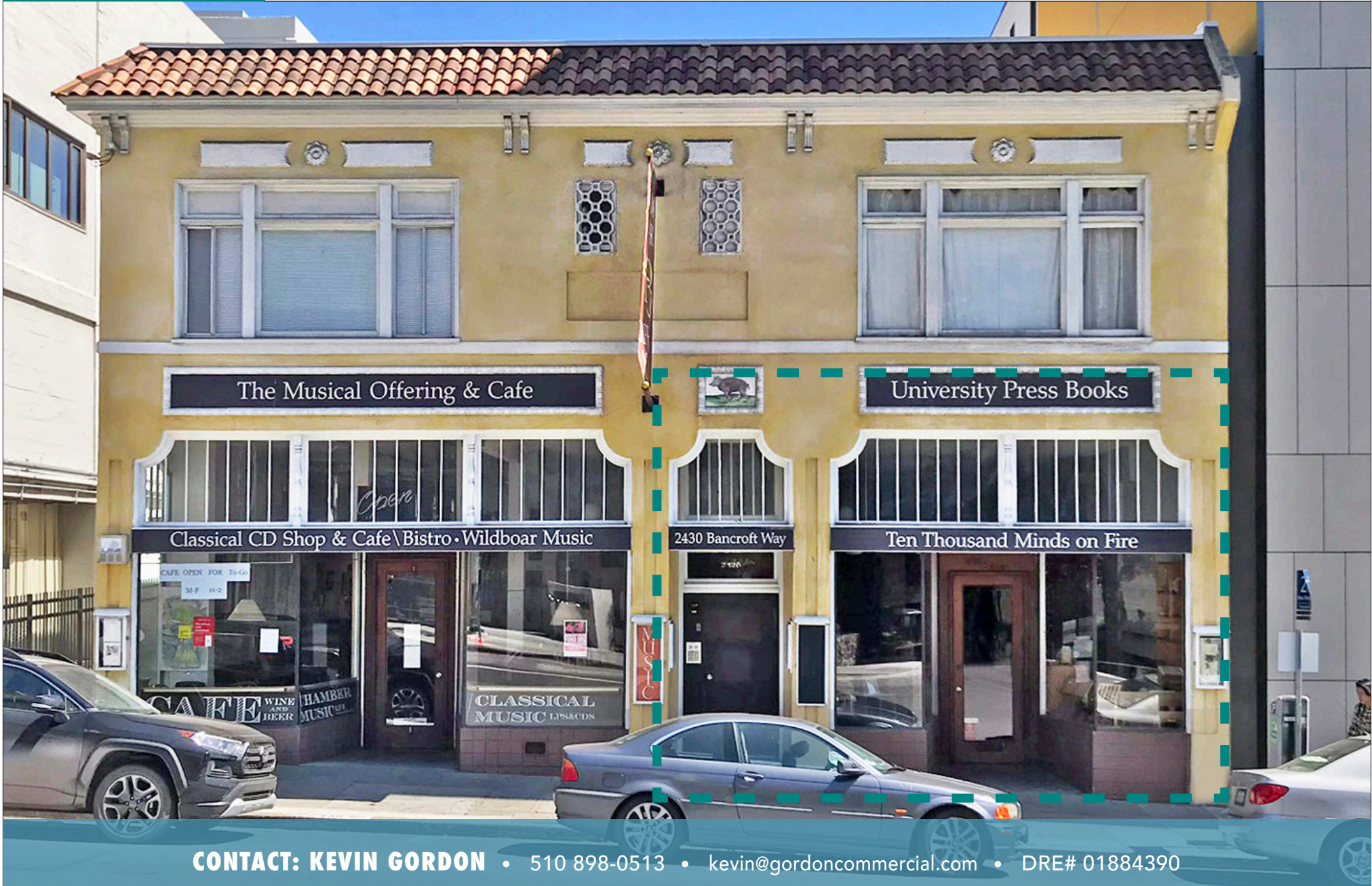


RETAIL FOR LEASE: DIRECTLY ACROSS FROM UC BERKELEY

:: 2430 BANCROFT WAY, BERKELEY, CA ::



DIRECTLY ACROSS FROM UC BERKELEY CAMPUS ON MAIN RETAIL CORRIDOR, NEAR SATHER GATE

SIZE: ±2,600 rsf

Opportunity for ±1,395 rsf
– Price TBD

PRICE: \$4.00 psf/month NNN

ZONING: C-T
(Telegraph Avenue Commercial)

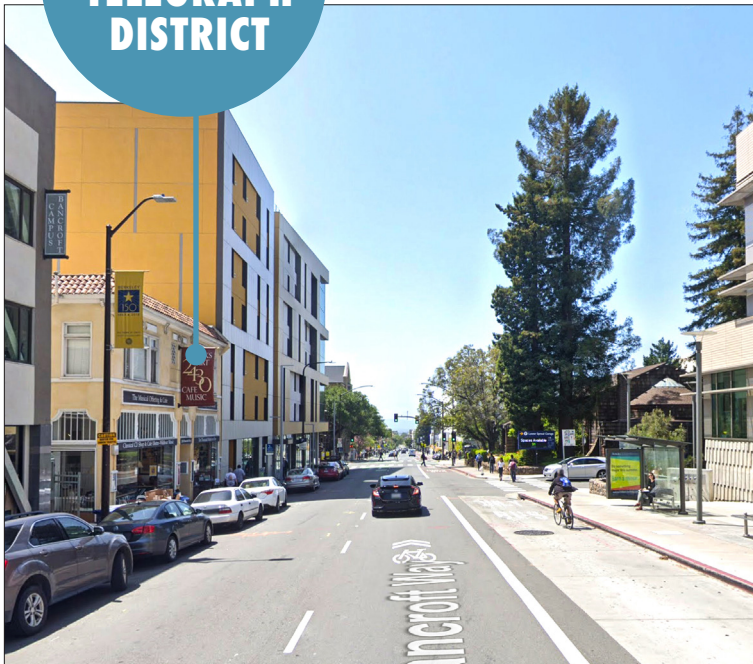
HIGHLIGHTS

- Storefront facing UC Berkeley campus' south side
- ± 25' high-visibility street frontage
- Large, attractive display windows
- High ceilings
- Architectural detail, old world classic feel
- Restroom
- Shared rear patio
- Extremely heavy foot traffic
- 1/2 block to corner of Telegraph Ave with >2,500 pedestrian crossings per hour
- Easy walk to Downtown Berkeley, and BART

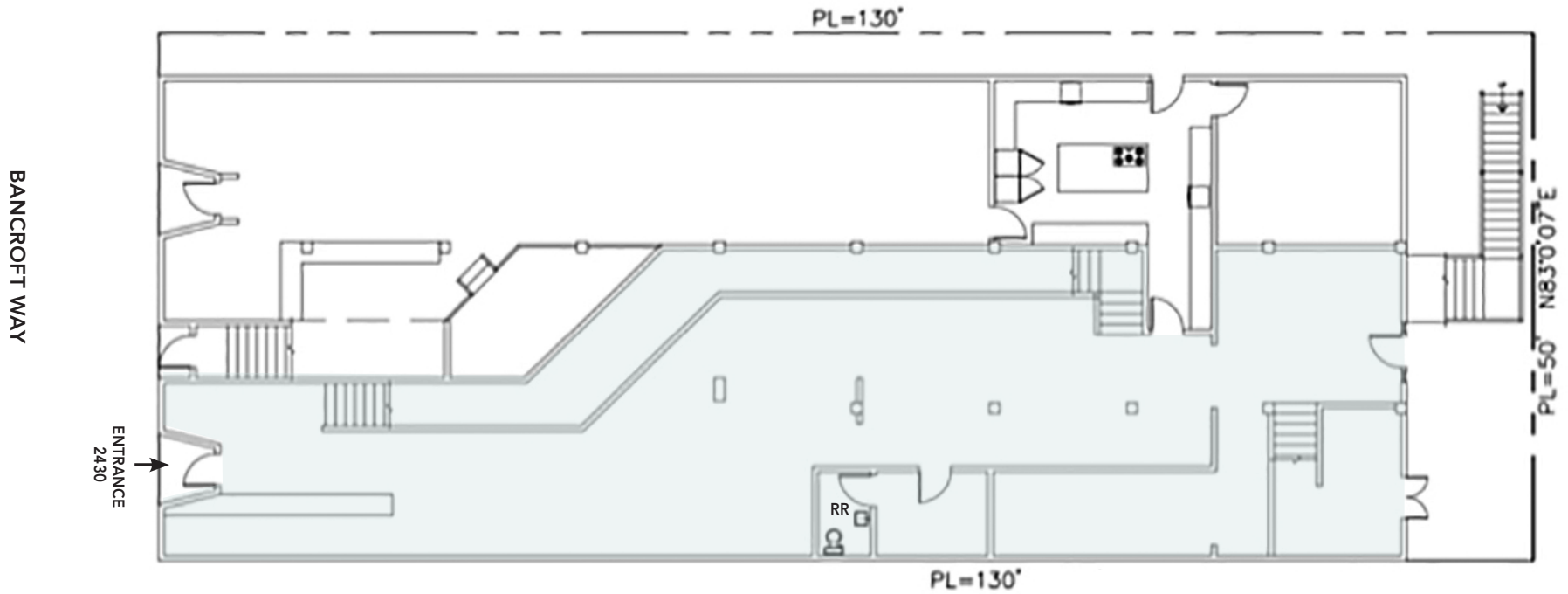


- Surrounded by over 62,000 students and UC Berkeley employees
- Nearby eateries include Chipotle, Jamba Juice, Cream, Mezzo, Sliver Pizzeria, Super Duper, Tacos Sinaloa, Kip's Bar and Grill, Bongo Burger, and Peet's Coffee
- Amid shops such as Amazon, Bancroft Clothing, Bear Basics, Games of Berkeley, Walgreens, Mars Mercantile, Moe's Books, and Indigo Vintage
- 1 block to Telegraph-Channing public parking garage
- Steps away from Zellerbach Playhouse, Cal Performances, Haas Pavilion, and Spieker Aquatics Complex

IN THE
VIBRANT
TELEGRAPH
DISTRICT

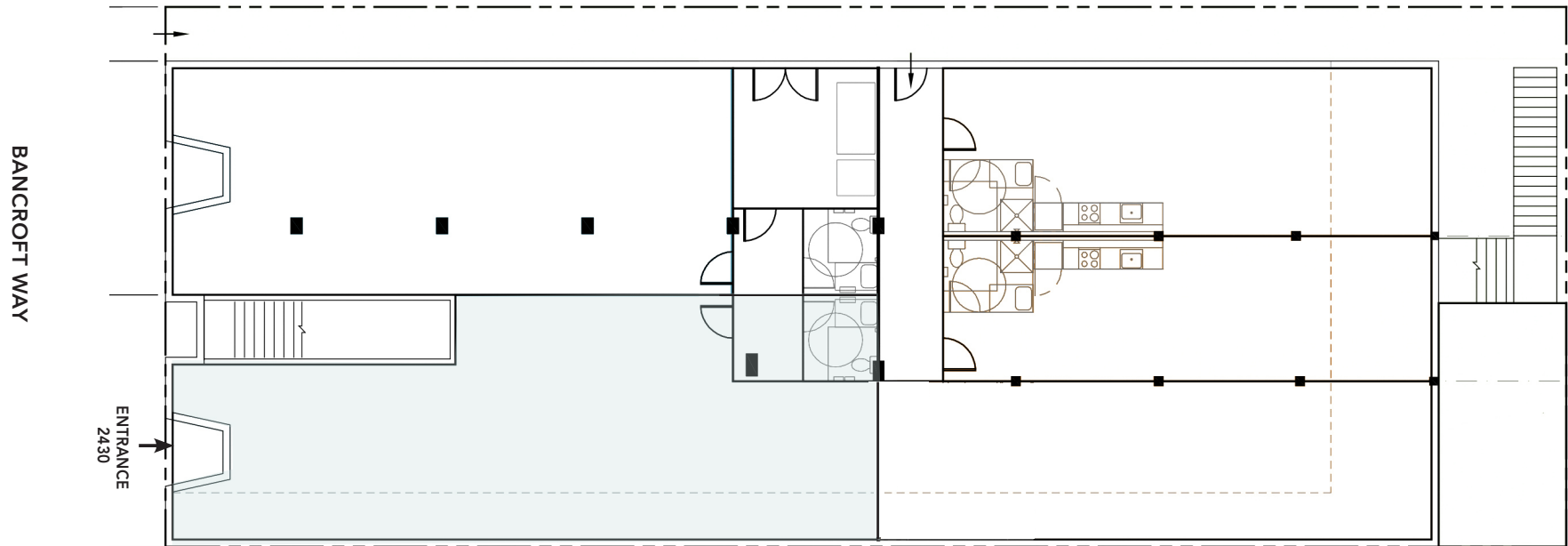


FLOOR PLAN ±2,600 RSF



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 ±1,395 RSF – PROPOSED ALTERNATIVE

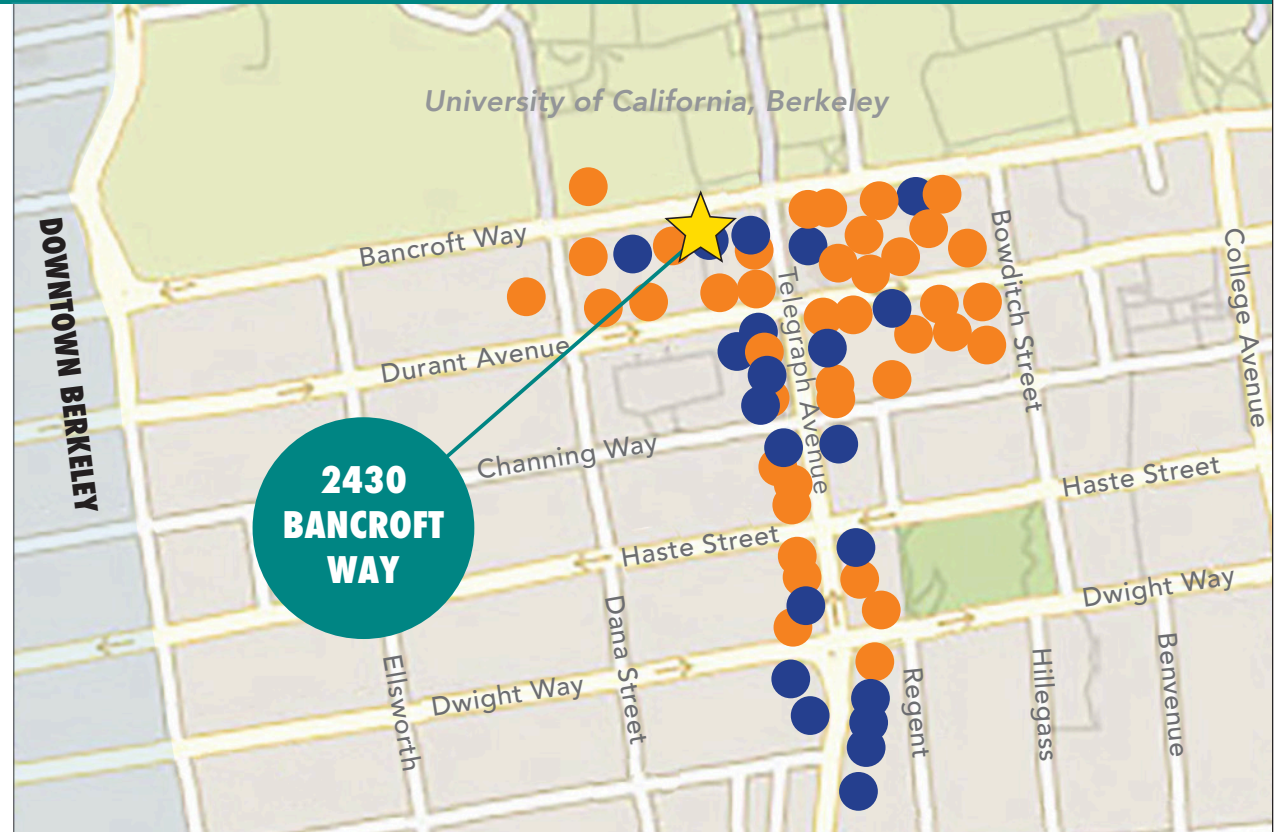


This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

NEARBY AMENITIES

RESTAURANTS, BARS AND CAFÉS

- | | |
|----------------------------|----------------------------|
| Super Duper Burger | Berkeley Thai House |
| Chipotle Mexican Grill | Kingpin Donuts |
| Jamba Juice | Boba Ninja |
| Mezzo | Punjabi Dhaba |
| Yogurt Park | Bears Ramen House |
| Bao Dim To Go | Gypsy's Trattoria Italiana |
| Kip's Bar & Grill | L'Gusto Mex Fusio |
| Tacos Sinaloa | Cal Gyro |
| Pappy's Grill & Sports Bar | Katsumi Sushi |
| Cream Berkeley | House of Curries |
| Sliver Pizzeria | Sourdough & Co |
| Poke Parlor | Muracci's |
| Bongo Burger | Ladle & Leaf |
| Raleigh's Pub | House of Curries |
| RareTea Berkeley | Dumpling Express |
| Seniore's Pizza | The Musical Offering Cafe |
| Tap Haus | La Burrita |
| Little Gem Belgian Waffles | Top Dog |
| Peet's Coffee | Artichoke Basille's Pizza |



RETAIL

- | | |
|---------------------------|----------------------|
| Bancroft Clothing Company | Moe's Books |
| Apothecarium | Sleepy Cat Books |
| Walgreens | Bows and Arrows |
| The Student Store | 2nd Street Telegraph |
| Bear Basics Clothing | Beck's Shoes |
| Mars Mercantile | Berkeley Hat Company |
| Games of Berkeley | The T-Shirt Orgy |
| Ink Stone Art Supply | Rasputin Music |
| Anastasia Clothing | 510 Skateboarding |
| Indigo Vintage Co-Op | Amoeba Music |



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



2067 UNIVERSITY

- 50 residential units
- Under Construction



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



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
- Proposed



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
- Approved



OVERVIEW OF TELEGRAPH DISTRICT

Berkeley's Telegraph District is filled with restaurants, bookstores, shops, and street vendors. A pair of Berkeley's leading hotels are here, too: the hip Graduate Berkeley and the Julia Morgan-designed Berkeley City Club, an architectural gem. Telegraph Avenue has high tourist appeal – especially on the weekends and late into the evenings. It's a hub of 24 x 7 activity.

Business Improvement District Information: <https://www.telegraphberkeley.org>

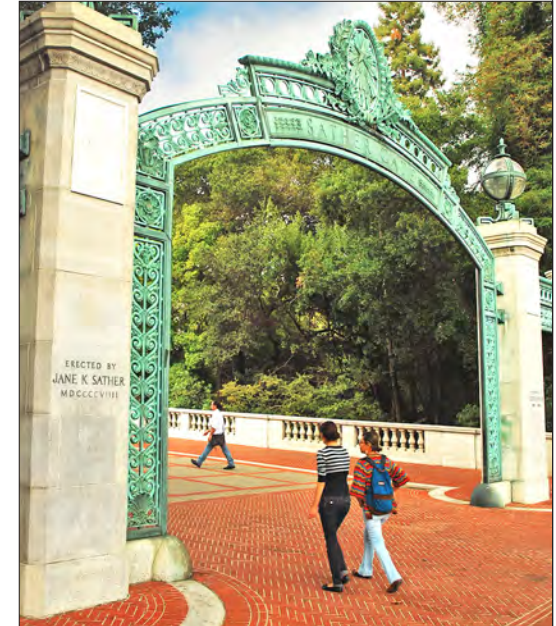
- Leading directly to the UC Berkeley campus, Telegraph is home to street fairs, annual music festivals and street vendors
- High foot traffic every day, seven days/week
- 420± public parking spaces within one block at the Telegraph Channing Garage (first hour free!)
- Walking distance to over 119,000 live theater, music, movie theater and sports venue seats
- \$4.04 billion in total spending power

DEMOGRAPHICS

WITHIN 3 MILES

Population	217,151
Average household income	\$98,937
Daytime Employees	148,736

Source: CoStar



UC BERKELEY DAILY POPULATION IS OVER 62,000



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.