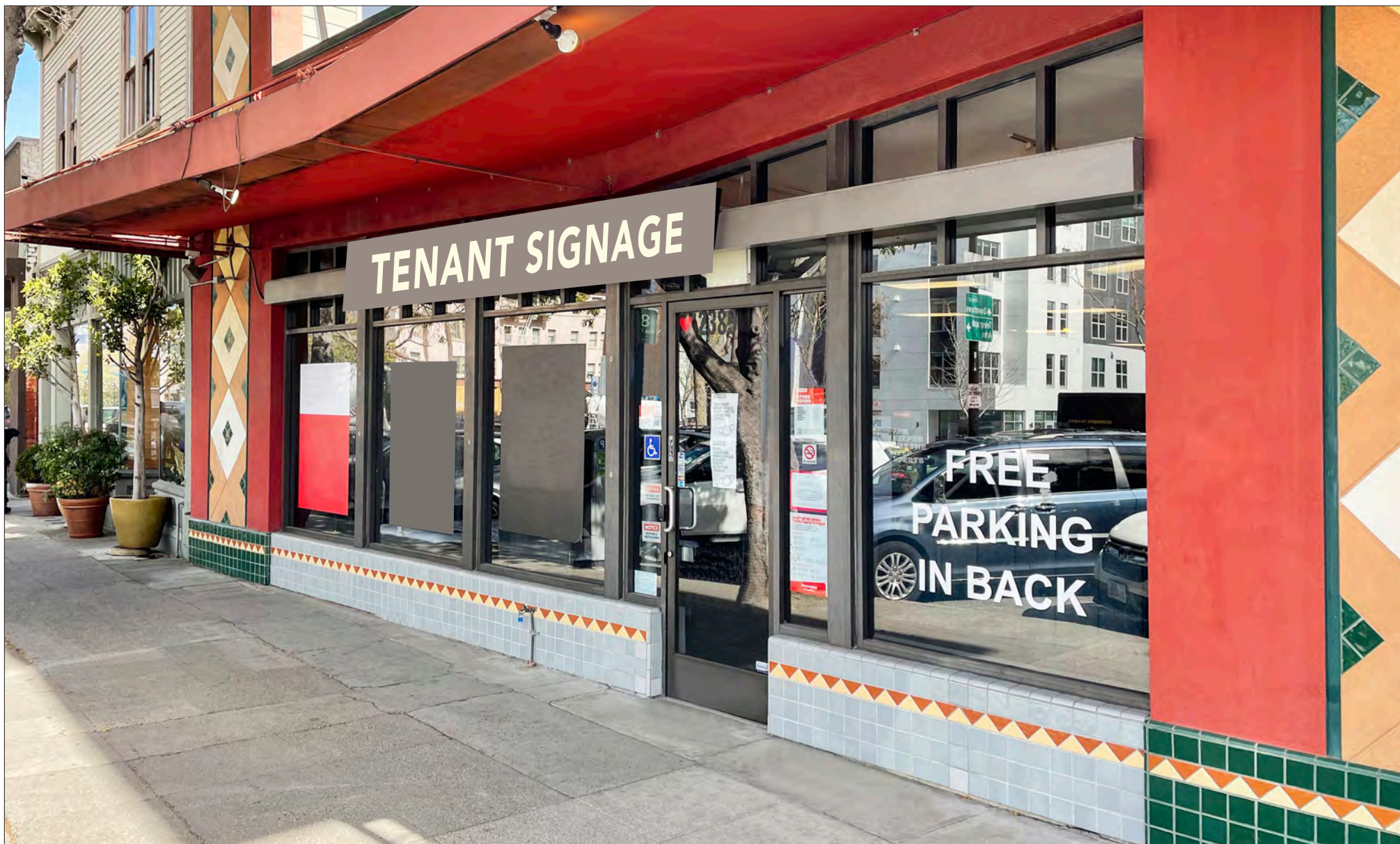


RETAIL FOR LEASE :: 2389 SHATTUCK AVENUE, BERKELEY, CA
LOCATED IN HIGH-TRAFFIC CORE OF DOWNTOWN BERKELEY



CONTACT: KEVIN GORDON

510 898-0513 • kevin@gordoncommercial.com • DRE#01884390

ON MAIN CORRIDOR, SURROUNDED BY DENSE HOUSING, RESTAURANTS, AND FITNESS

SIZE:

±4,233 rsf

ASKING LEASE RATE:

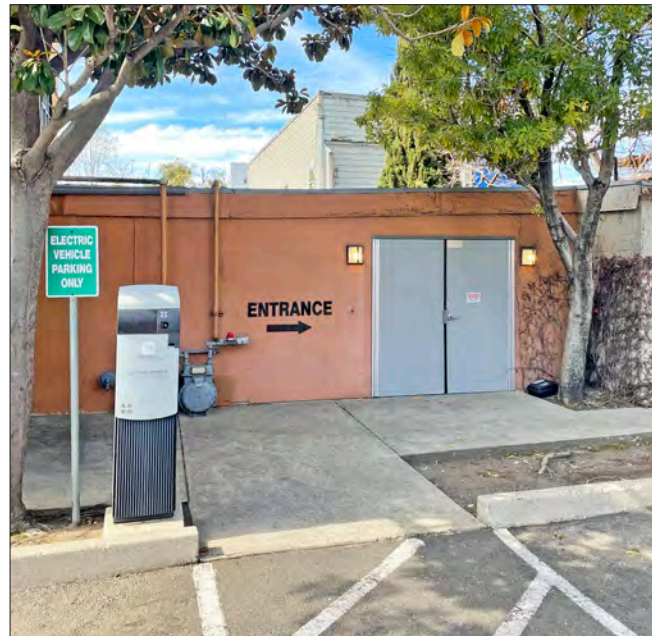
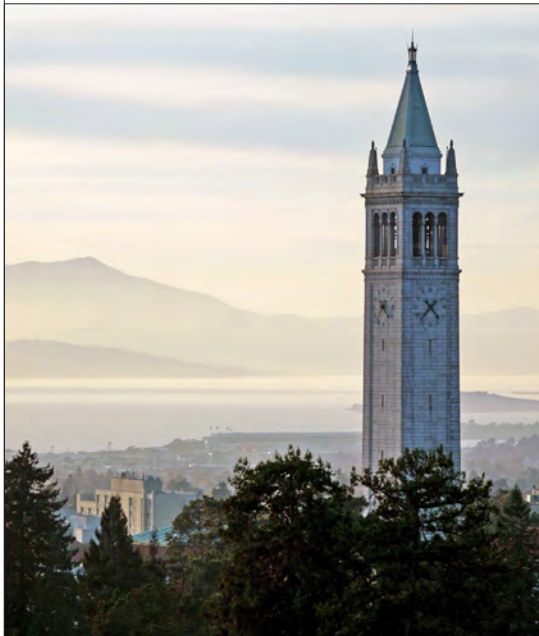
\$3.00 NNN psf/month



FEATURES

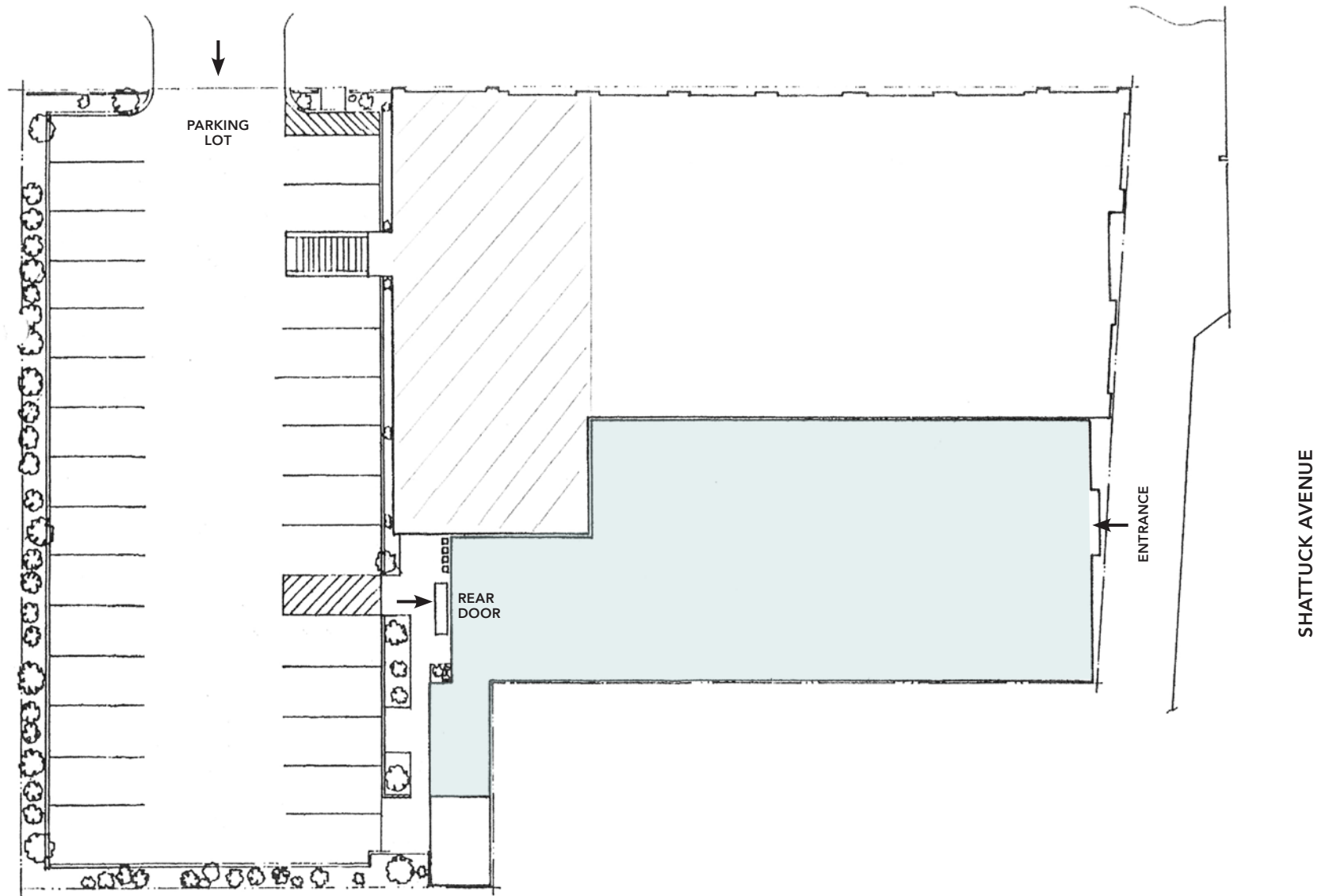
- Large window frontage
- Rear door for access/egress and loading
- Parking lot (dedicated spaces TBD)
- Excellent signage opportunity
- Metered street parking directly in front
- Between popular La Note authentic Provençal and Nikko Sushi restaurants
- On same block as Pegasus Books and Cornerstone Craft Beer & Live Music

- 1 block from Regal UA Berkeley and Landmark's Shattuck Cinemas
- 2 blocks to Sutter Alta Bates Medical Center: Herrick Campus
- 3 blocks to Target
- 4 blocks from Downtown Berkeley BART
- Close to Telegraph Avenue and UC Berkeley
- Near Downtown Arts district, with Aurora and Berkeley Rep Theatres, and the California Jazz Conservatory
- Join other nearby retail, food, and fitness including: Target, Trek, CVS, Sliver Pizzeria, Walgreens, Orangetheory, Jupiter, Half Price Books, Comal, Starbucks, Pegasus Books, Peet's Coffee, Equinox, Angeline's Louisiana Kitchen, and Eureka!



AVERAGE DAILY TRAFFIC
50,124 (CoStar)





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. A central hub of public transportation with its Downtown BART Plaza (\pm 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
- UC Berkeley's daily headcount is projected to reach 62,090 this year
- 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



DEMOGRAPHICS

WITHIN 3 MILES

Population	212,725
Average Household Income	\$142,014
Daytime Employees	142,939

Source: CoStar



COMAL

corepower YOGA

CROSSROADS



tendergreens



TRADER JOE'S



BAMPFA



pure barre



RESTAURANTS, BARS AND CAFÉS

La Note Restaurant	Gather
Nikko Sushi	Ippudo
Fish & Bird Restaurant	Blue Bottle Coffee
Noodles Fresh	Starbucks
Cornerstone Craft Beer & Live Music	Gadani
Comal Restaurant	Ben & Jerry's
Lucia's Italian Restaurant	Tupper & Reed Cocktail Bar

Tender Greens
The Butcher's Son
Peet's Coffee

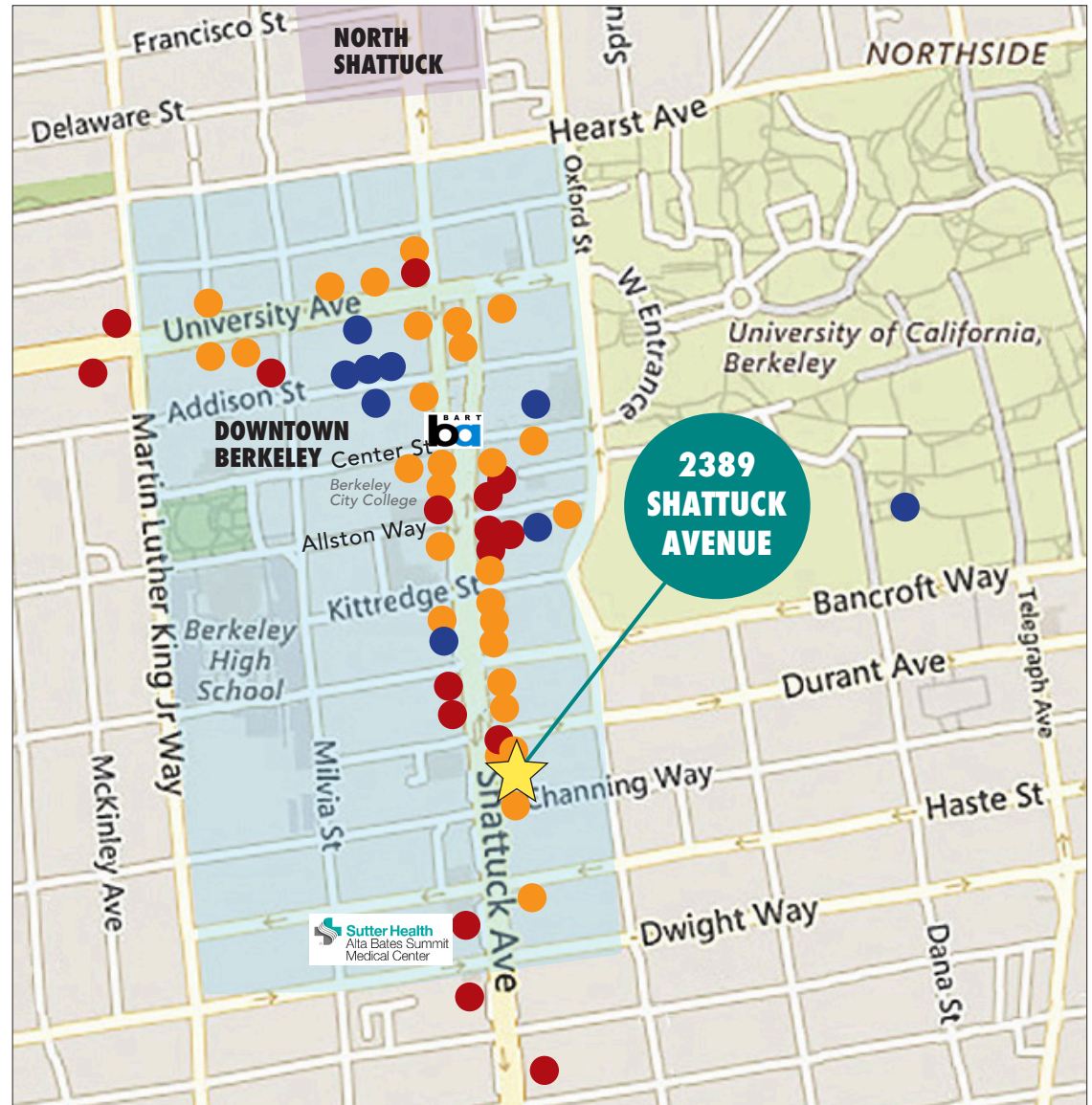
Sliver Pizzeria
Ike's Sandwiches
Eureka!
Jupiter Pizza & Beer
Stand-Up Burgers
Crave Subs
Angeline's Louisiana Kitchen
Sandwich Zone
Revival Bar + Kitchen
Namaste Madras Cuisine

ENTERTAINMENT

UC Theatre
UA Berkeley 7 Theatre
Berkeley Repertory Theatre
Aurora Theatre Company
California Jazz Conservatory
Freight & Salvage
The Marsh Arts Center
Cal Performances/Zellerbach Hall
BAMPFA

RETAIL

Trader Joe's	Target
CVS	Berkeley Ace Hardware
Walgreens	Trek Bicycle Berkeley
UPS Store	Lhasa Karnak Herb Company
FedEx	Luggage Center
Verizon	Stonemontain & Daughter Fabrics
Pegasus Books	Shop College Wear
Viking Trader	Crossroads Trading





STONEFIRE

- 98 residential units
- Opened 2017



PARKER PLACE

- 155 residential units
- Opened 2017



TOWERS

- 155 residential units
- Proposed



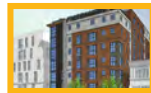
THE PANORAMIC

- 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



THE ENCLAVE

- 254 residential units
- Opened 2020



GARDEN VILLAGE

- 84 residential units
- Opened 2017



THE LAIR

- 40 residential units
- Proposed



2067 UNIVERSITY

- 50 residential units
- Under Construction



2274 SHATTUCK

- 239 residential units
- Proposed



2538-2542 DURANT

- 32 residential units
- Approved



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

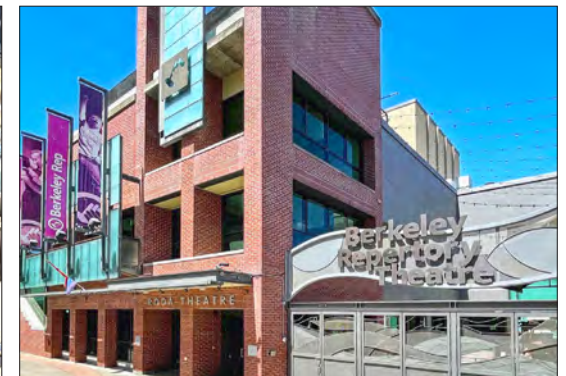
- Units TBD
- Approved



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2389 SHATTUCK AVENUE, BERKELEY, CA
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.