

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



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

SIZE:

±4,233 rsf

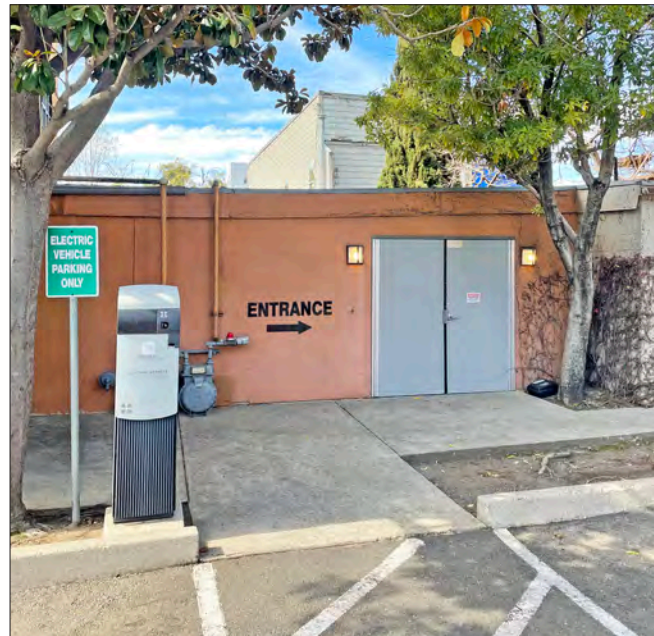
ASKING LEASE RATE:

\$3.00 NNN psf/month

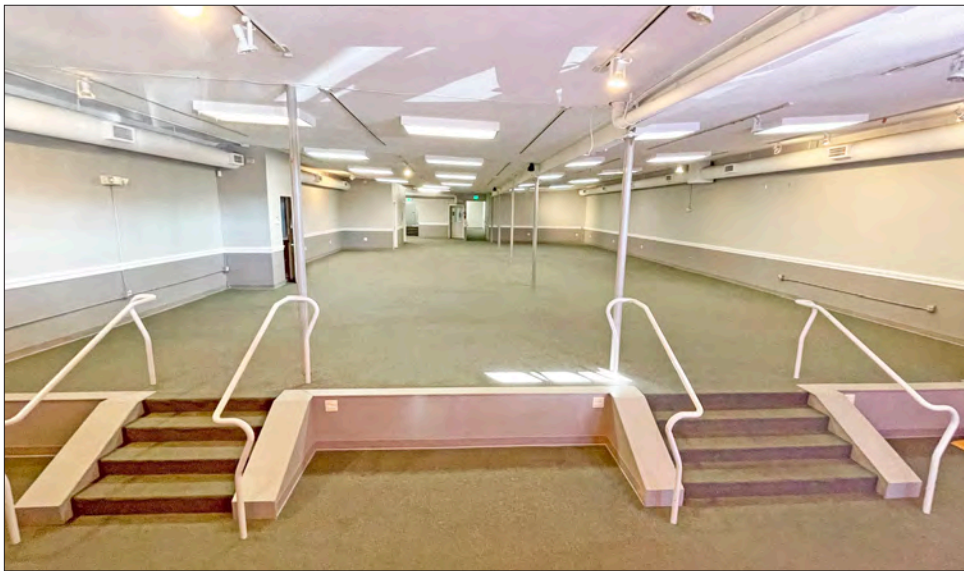


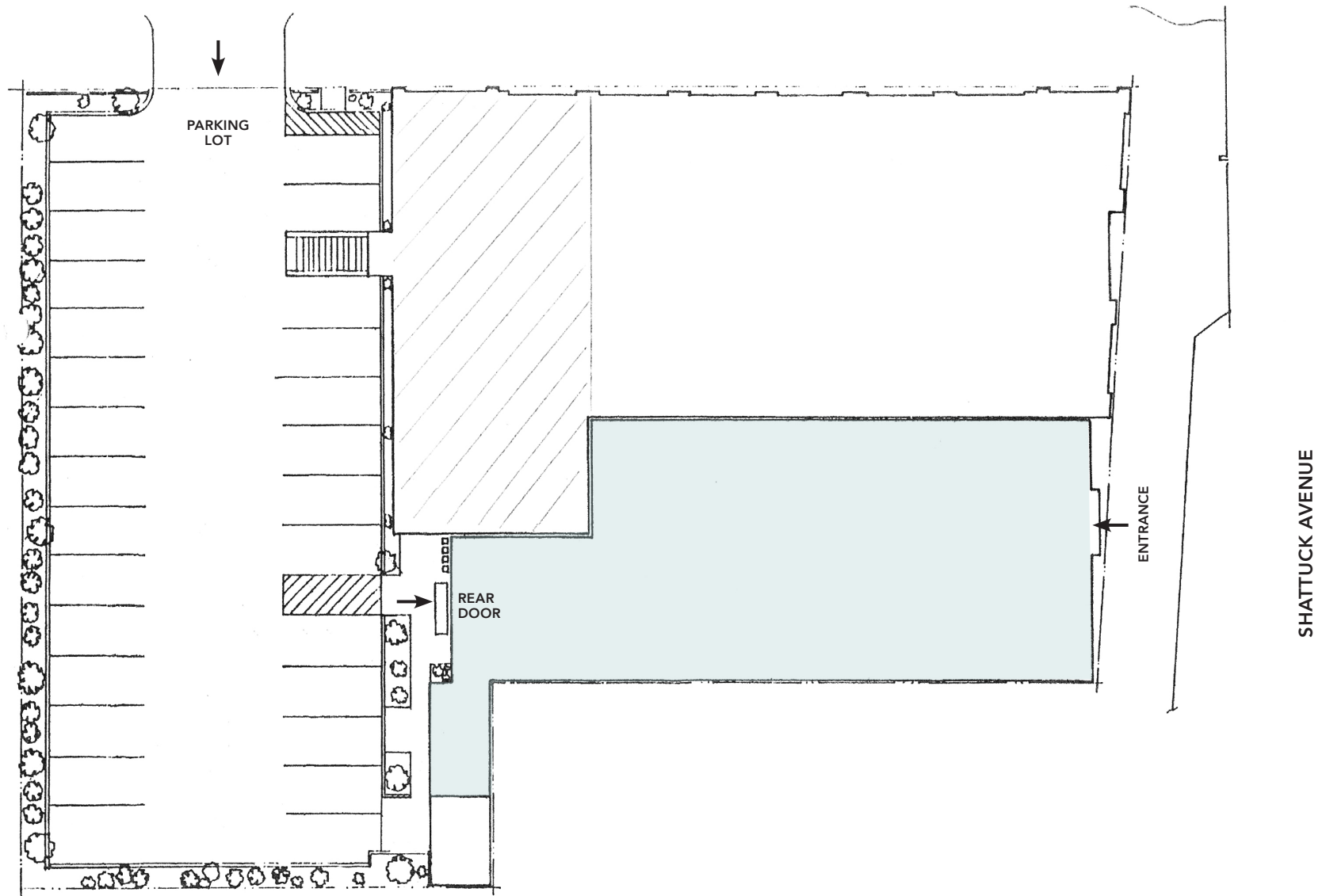
FEATURES

- 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
- 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, Freight & Salvage, and the California Jazz Conservatory
- Join other nearby retail, food, and fitness including: Target, Trek, CVS, Sliver Pizzeria, Orangetheory Fitness, Jupiter, Half Price Books, Comal, Starbucks, Pegasus Books, Peet's Coffee, Noodles Fresh, 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 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 119,000 live theater, music, and sports venue seats
- \$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

tendergreens

CROSSROADS

TRADER JOE'S



corepower YOGA

pure barre

HALF PRICE BOOKS



BAMPFA

BONGO BURGER

ACE Hardware



GATHER
Kitchen • Bar • Market

BLUE BOTTLE COFFEE

Berkeley Rep

Jupiter

Eureka!

Orangetheory FITNESS



RESTAURANTS, BARS AND CAFÉS

La Note Restaurant	Ippudo
Nikko Sushi	Blue Bottle Coffee
Fish & Bird Restaurant	Starbucks
Noodles Fresh	Sandwich Zone
Cornerstone Craft Beer & Live Music	Gadani
Comal Restaurant	Tupper & Reed Cocktail Bar
Lucia's Italian Restaurant	
Tender Greens	
The Butcher's Son	
Peet's Coffee	

Sliver Pizzeria

Ike's Sandwiches

Eureka!

Jupiter Pizza & Beer

Crave Subs

Angeline's Louisiana Kitchen

Revival Bar + Kitchen

Namaste Madras Cuisine

Gather

ENTERTAINMENT

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

RETAIL

Trader Joe's	Target
CVS	Berkeley Ace Hardware
UPS Store	Trek Bicycle Berkeley
FedEx	Lhasa Karnak Herb Company
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



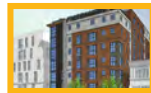
THE PANORAMIC

- 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

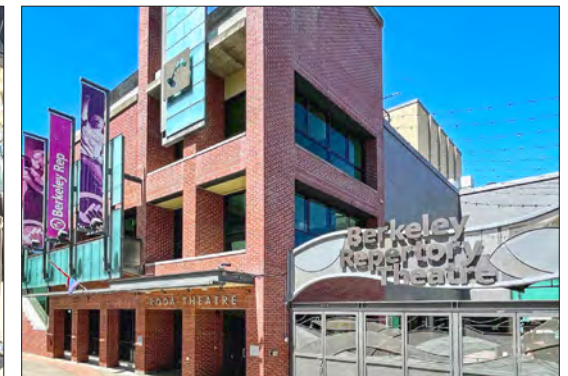


THE CROFT

- Units TBD
- Approved



**2389
SHATTUCK
AVENUE**



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.