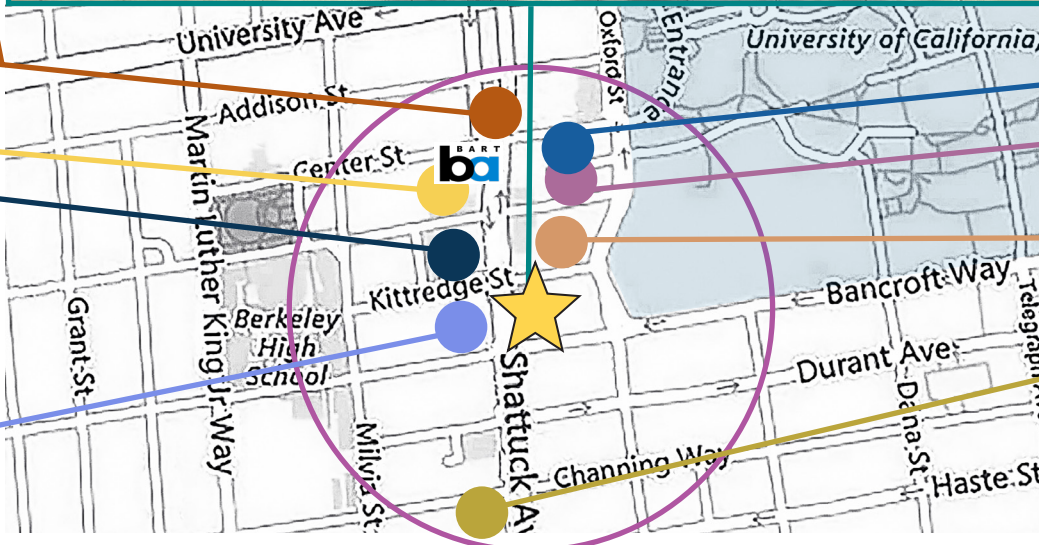


# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

**BUILDING FOR SALE :: 2277 SHATTUCK AVENUE, BERKELEY, CA**

**CENTRAL DOWNTOWN BERKELEY AT BART. MULTI-LEVEL SINGLE TENANT BUILDING**



**SEVERAL NEW DEVELOPMENTS WITHIN 1/4 MILE RADIUS**

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510 898-0513 • [kevin@gordoncommercial.com](mailto:kevin@gordoncommercial.com) • DRE# 01884390



## APPROVED CITY PLANS FOR INTERIOR RENOVATIONS. WELL SUITED FOR MANY USES.

### SIZE: ±8,335 SF Building:

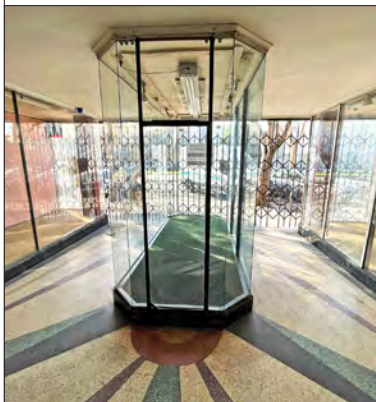
±2,800 rsf main floor  
±2,538 rsf mezzanine  
±2,997 rsf basement

APN: 57-2029-011-00

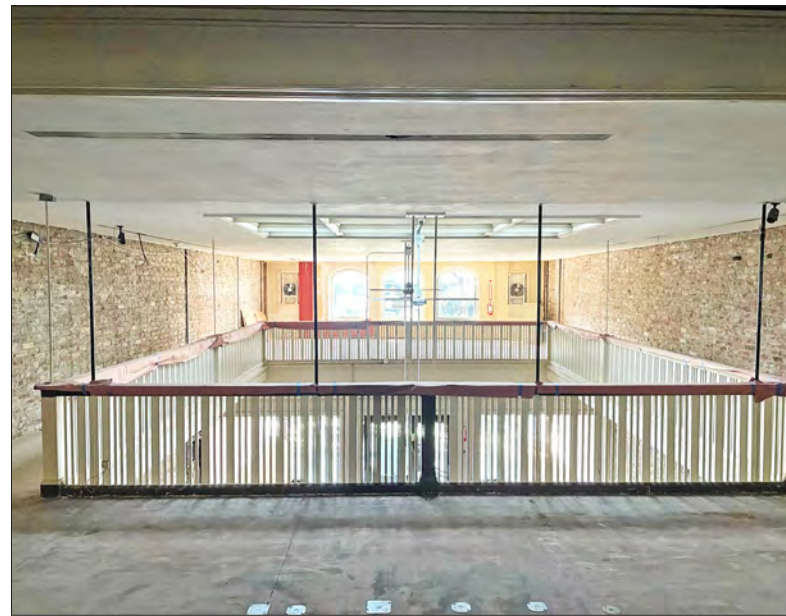
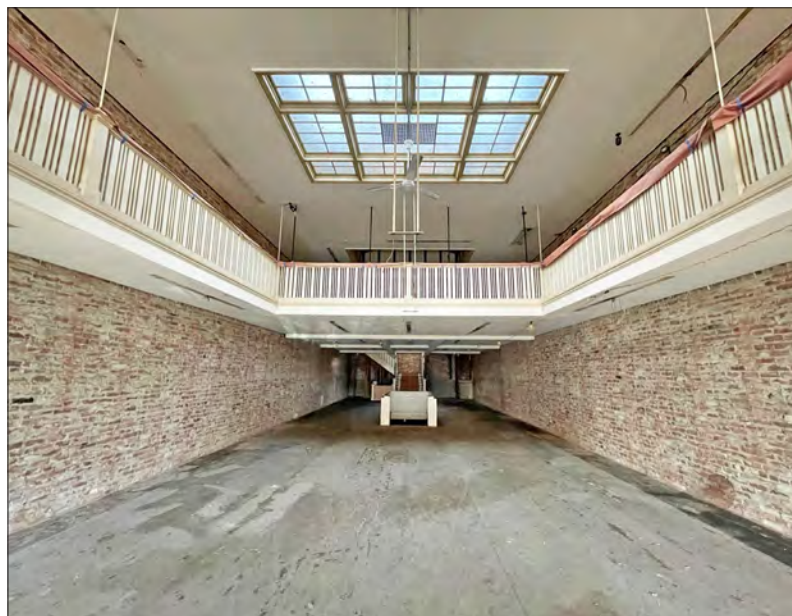
SALE PRICE: \$2,400,000

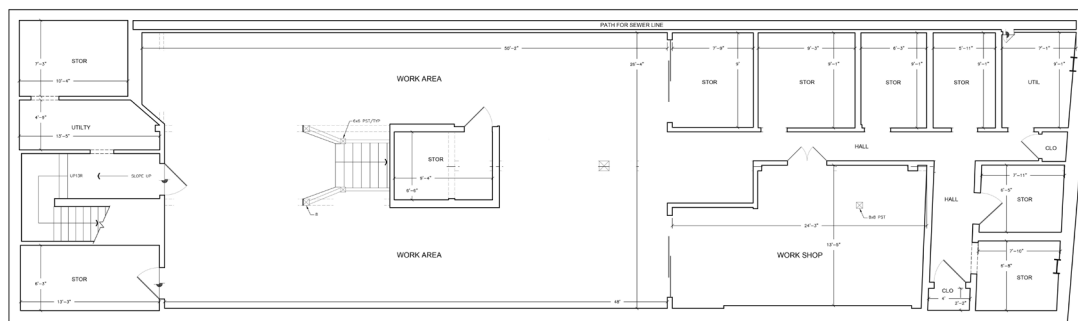
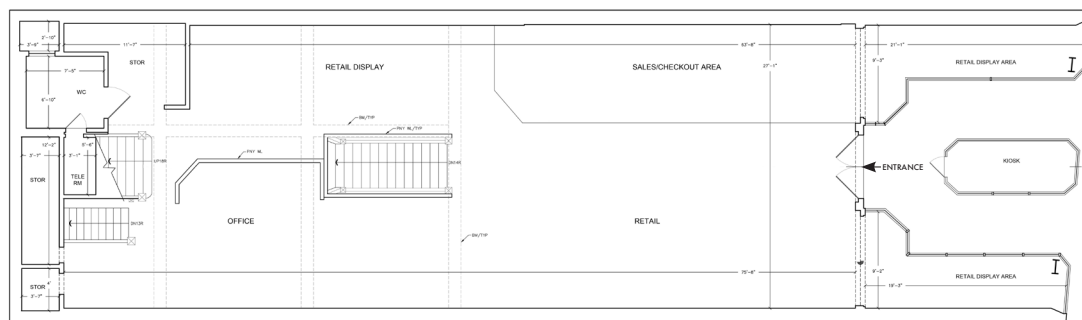
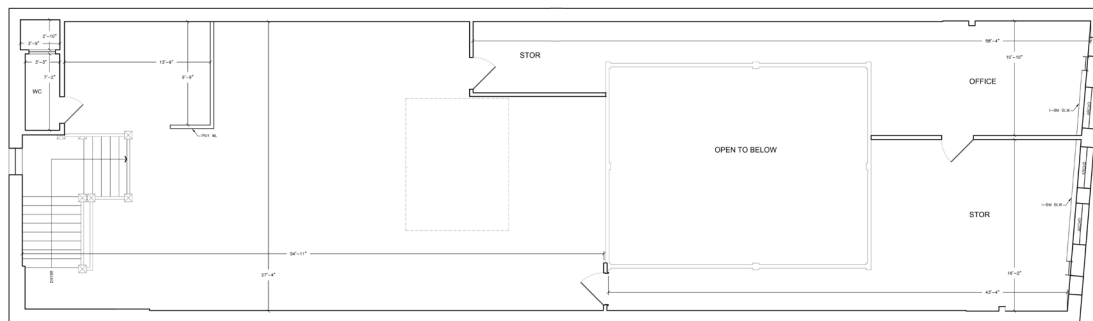
### FEATURES

- Designated a Landmark by City of Berkeley in 2008
- Street frontage adorned with tile work surrounding 3 mezzanine level windows and beautiful Terrazzo floor at interior entrance
- Existing restroom on main level, plus non-compliant restroom on mezzanine level
- Ceiling heights vary by floor. Ground floor is ±10 feet height; mezzanine and basement ceiling heights are approximately 7+ feet
- High foot traffic every day
- 3 blocks to Trader Joe's
- Near Downtown Arts district, with Aurora and Berkeley Rep Theatres, and the California Jazz Conservatory
- Join other nearby retail, food, and service companies including: Target, CVS, UPS, Sliver Pizzeria, Gather, Ippudo, Half Price Books, Pegasus Books, Comal, Jupiter, Angeline's Louisiana Kitchen, Peet's Coffee, and Eureka!
- A short walk to North Shattuck's destination culinary scene, with restaurants and bakeries such as: The Cheese Board, Via Del Corso, Chez Panisse, Crepevine, Cupcakin' Bake Shop, and Grégoire Restaurant
- Downtown Berkeley has 22,812 residents within a half mile, and over 1,400 new housing units recently completed



The Hezlett's Silk Store Building is a Mediterranean-style building which originally housed an early telephone exchange. In 1925, the Mason-McDuffie Company (along with Masten & Hurd) redesigned it as a one-story building with mezzanine and basement. The first tenant, Hezlett Silk Store, remained for 35 years. In 1960, the Tupper & Reed music store moved in and remained until 2005. Located next door, at 2271 Shattuck Avenue, is the storybook-style Tupper & Reed building

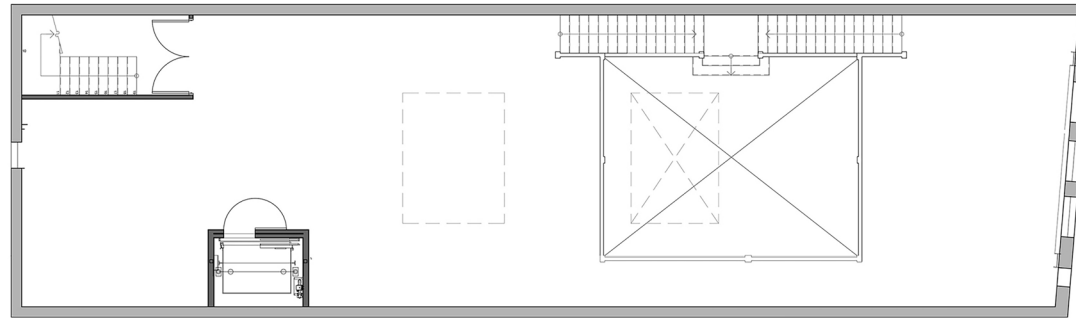




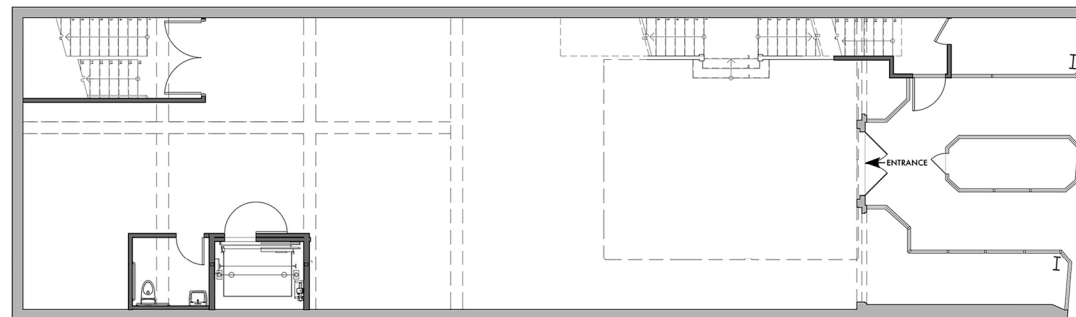
SHATTUCK AVENUE

2026 SHATTUCK  
ENTRANCE

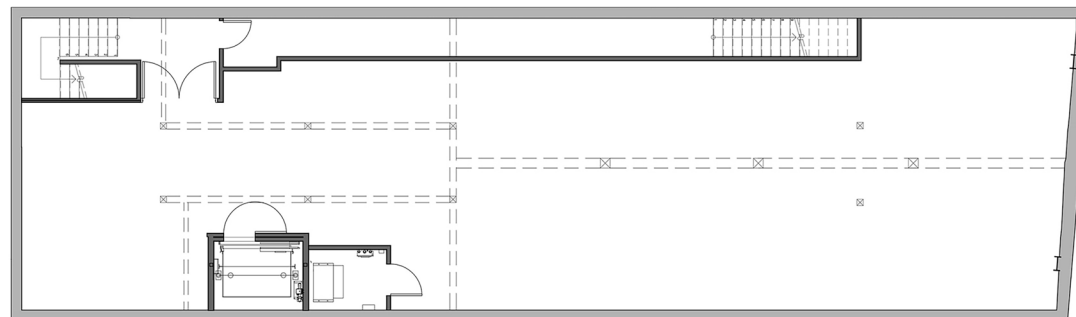
This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.



**UPPER LEVEL**



**MAIN LEVEL**

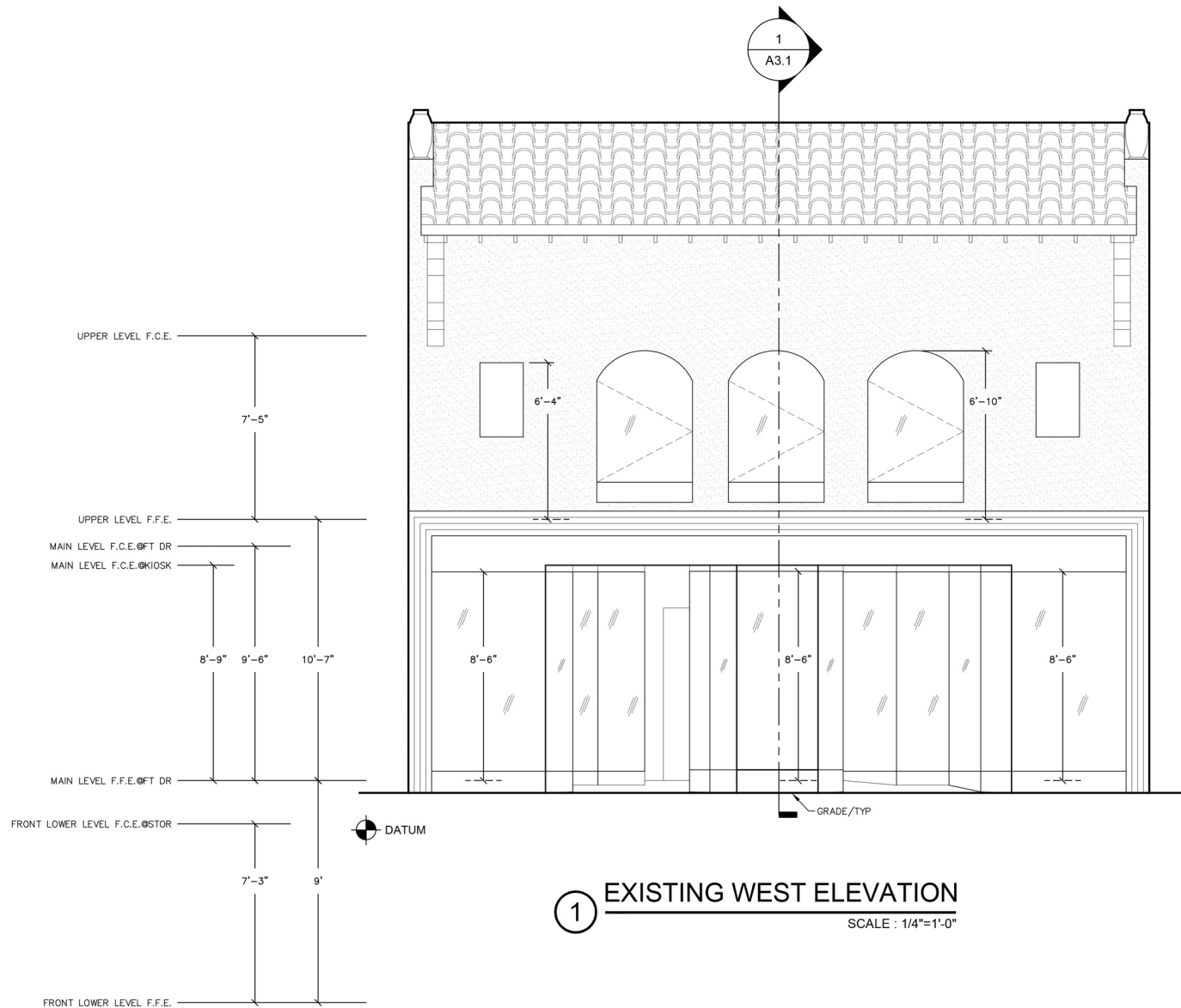


**LOWER LEVEL**

2026 SHATTUCK  
ENTRANCE

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.



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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 22,812 residents within a half mile, and 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



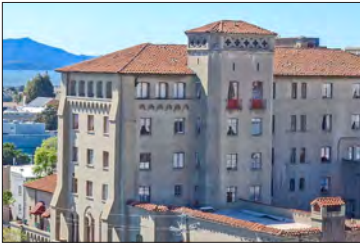
## DEMOGRAPHICS

WITHIN 3 MILES

Population	<b>212,725</b>
Average household income	<b>\$188,859</b>
Daytime Employees	<b>142,939</b>

Source: CoStar





**BERKELEY CITY CLUB**  
2315 Durant Avenue – .4 mile



**GRADUATE BY HILTON BERKELEY**  
2600 Durant Avenue – .7 mile



**RESIDENCE INN BY MARRIOTT**  
2129 Shattuck Avenue – 2 blocks



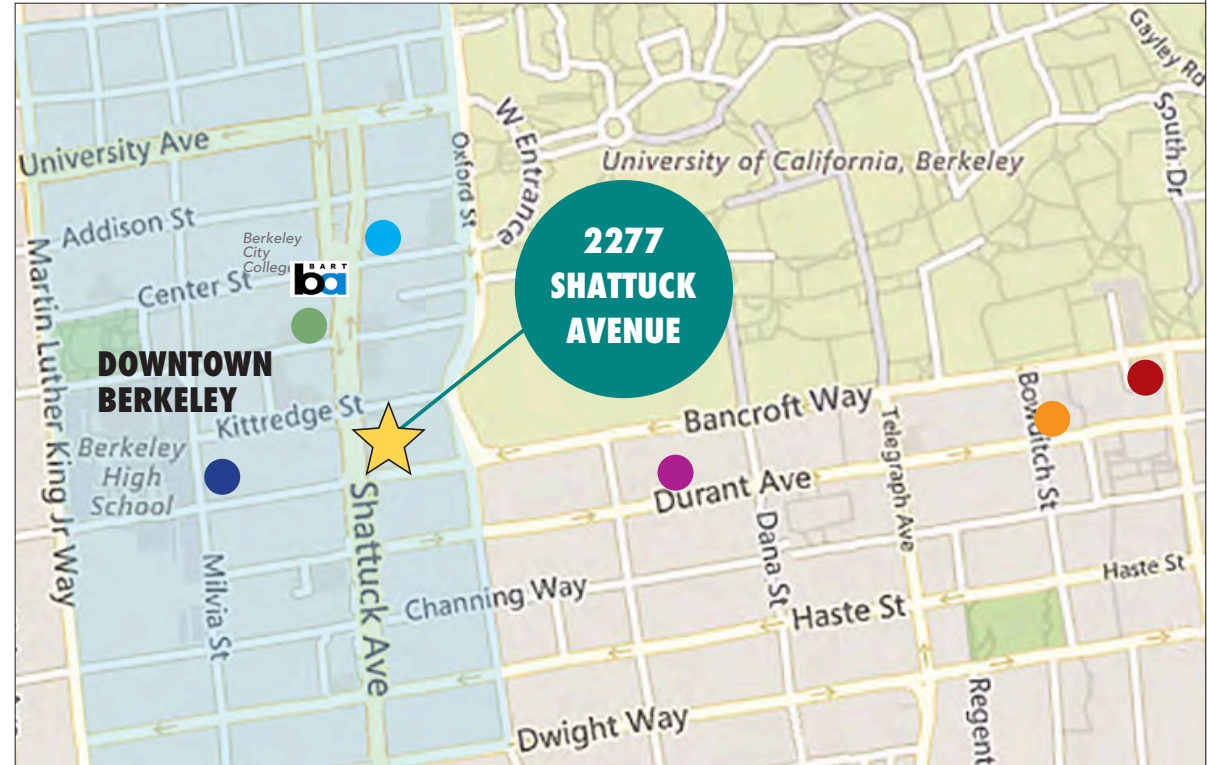
**BANCROFT HOTEL**  
2680 Bancroft Way – .7 mile



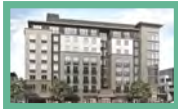
**HOTEL SHATTUCK PLAZA**  
2086 Allston Way – 1.5 blocks



**DOWNTOWN BERKELEY INN**  
2001 Bancroft Way – 1 block







### STONEFIRE

- 98 residential units
- Opened 2017



### PARKER PLACE

- 155 residential units
- Opened 2017



### 130-134 BERKELEY SQ

- 50 residential units
- Proposed



### 2190 SHATTUCK

- 326 residential units
- Approved



### 2113 KITTREDGE

- 214 residential units
- Proposed



### THE PANORAMIC

- 69 residential units
- Opened 2019



### METROPOLITAN

- 45 residential units
- Opened 2017



### THE DEN

- 40 residential units
- Opened 2022



### 2065 KITTREDGE

- 189 residential units
- Proposed



### 2132 CENTER

- 283 residential units
- Proposed



### 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



### 2176 KITTREDGE

- 165 residential units
- Under Construction



### 2556 TELEGRAPH

- 22 residential units
- Opened 2023



### STRANDA HOUSE

- 21 residential units
- Opened 2017



### ACHESON COMMONS

- 205 residential units
- Opened 2022



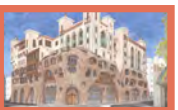
### 2274 SHATTUCK

- 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
- Open



### 1752 SHATTUCK

- 68 residential units
- Proposed



### 1935 ADDISON

- 69 residential units
- Open



### 2420 SHATTUCK

- 132 residential units
- Proposed



### THE STANDARD

- 330 Beds
- Open



### THE CROFT

- 87 residential units
- Under Construction





## RESTAURANTS, BARS AND CAFÉS

Comal Restaurant	Ippudo
Lucia's Italian Restaurant	Blue Bottle Coffee
Tender Greens	Spats Berkeley
The Butcher's Son	Starbucks
Oori Triangles	Gadani
Sliver Pizzeria	Happy Lemon Berkeley
Ike's Sandwiches	Tupper & Reed Cocktail Bar
Eureka!	

Jupiter Pizza & Beer

Cholita Linda

Crave Subs

Angeline's Louisiana Kitchen

Dessert N Spice

Sandwich Zone

Chipotle Mexican Grill

Revival Bar + Kitchen

Namaste Madras Cuisine

Gather

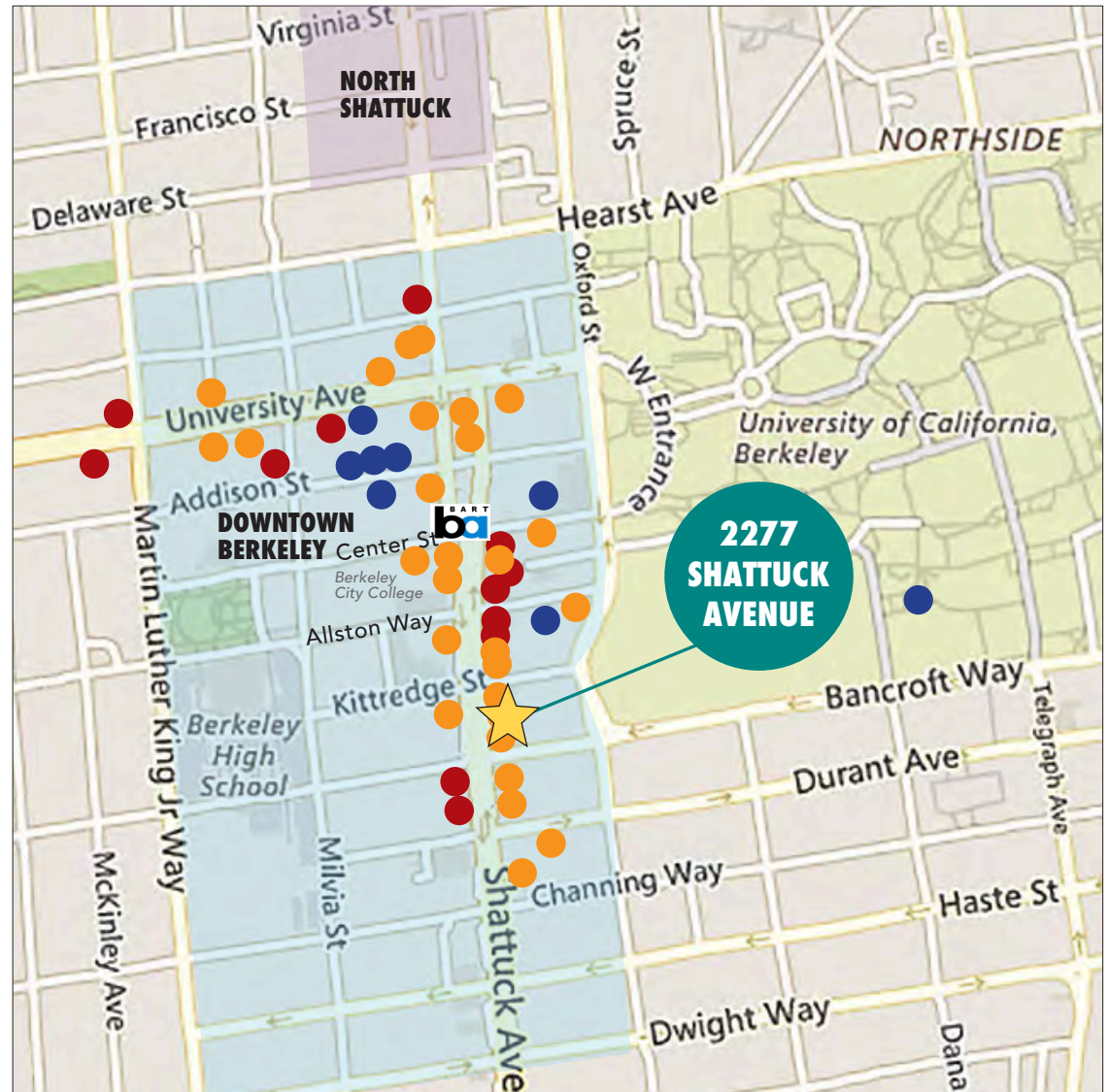
La Note Restaurant

## 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	Lhasa Karnak Herb Company
UPS Store	Stone Room2
FedEx	Shop College Wear
Verizon	Crossroads Trading
Berkeley Ace Hardware	Mike's Bikes of Berkeley







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 sale.