

SEVERAL NEW DEVELOPMENTS WITHIN 1/4 MILE RADIUS

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

SIZE: ±8,335 SF Building:

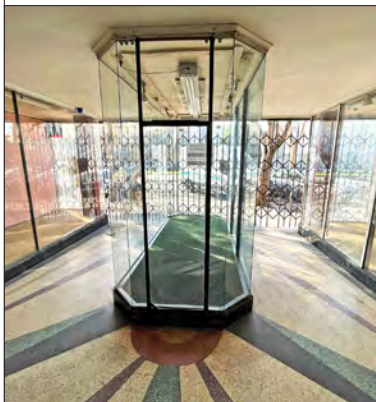
±2,800 rsf main floor
±2,538 rsf mezzanine
±2,997 rsf basement

APN: 57-2029-011-00

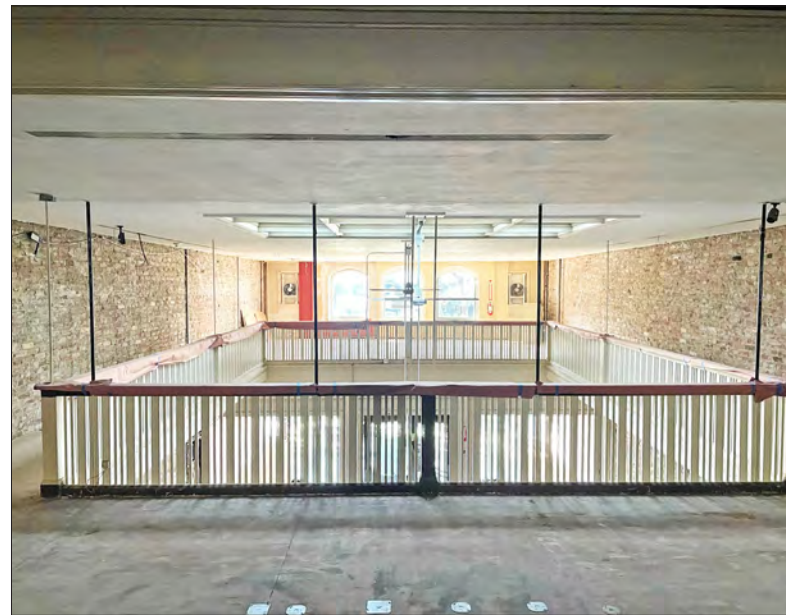
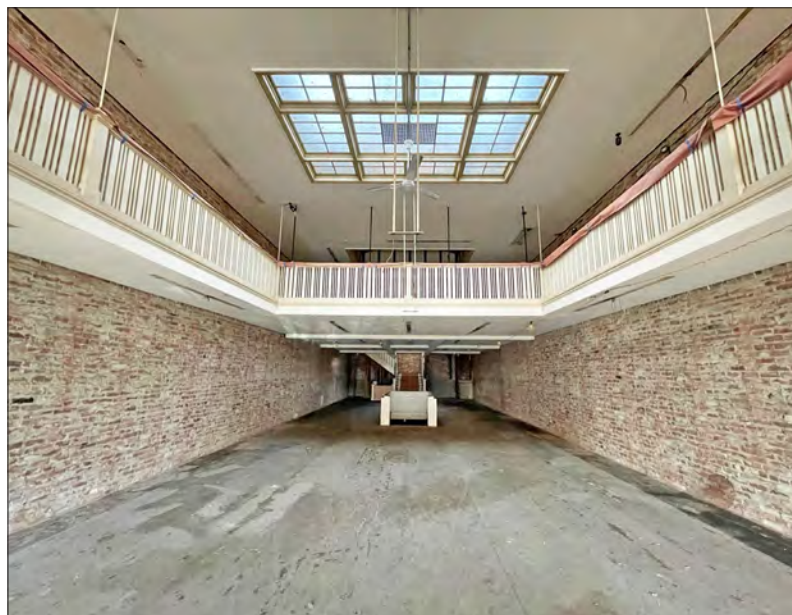
SALE PRICE: \$1,995,000

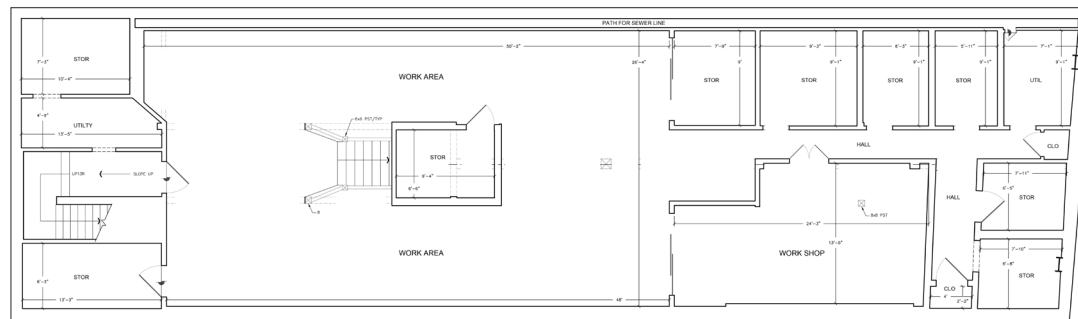
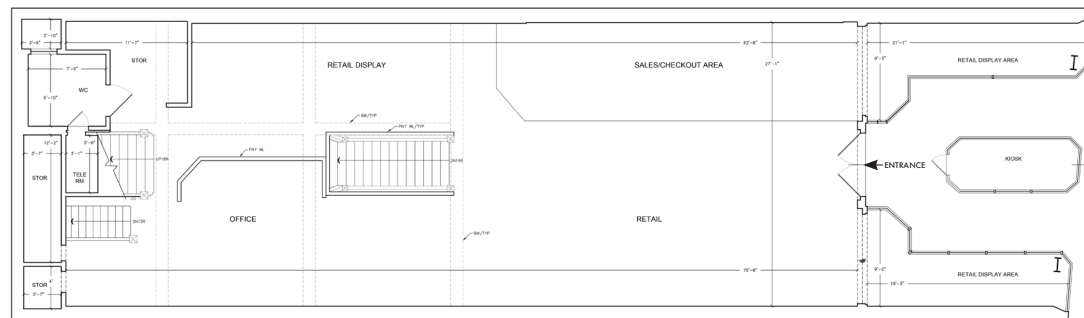
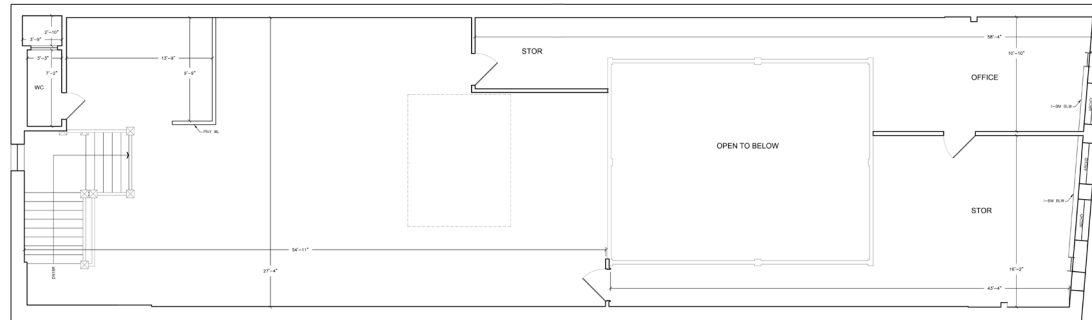
FEATURES

- 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
- 1 block to UC Berkeley, 1 block to Target
- Near Downtown Arts district, with Berkeley Rep Theatre, and the California Jazz Conservatory
- Join other nearby retail, food, and service companies including: Target, CVS, UPS, Sliver Pizzeria, Gather, Ippudo, Pegasus Books, Comal, Jupiter, Angeline's Louisiana Kitchen, Jupiter, La Note, MIXT salads, Cholina Linda, 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

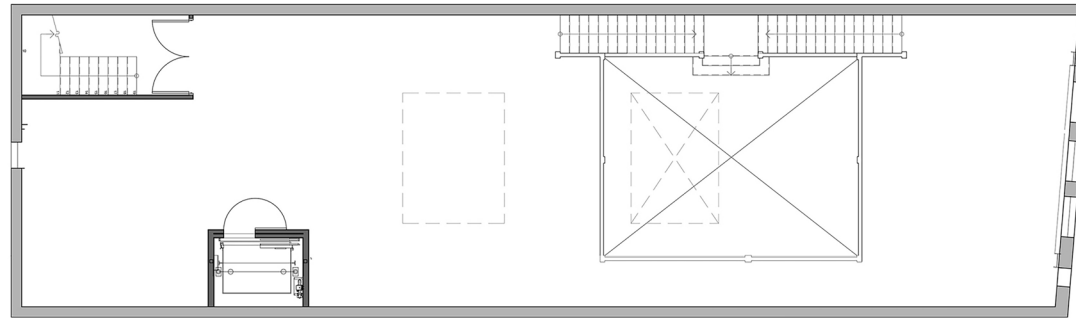


The Hezlett's Silk Store Building is a Mediterranean-style building which originally housed an early telephone exchange. In 1925, the Mason-McDuffie Company (along with Masten & Hurd) redesigned it as a one-story building with mezzanine and basement. The first tenant, Hezlett Silk Store, remained for 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

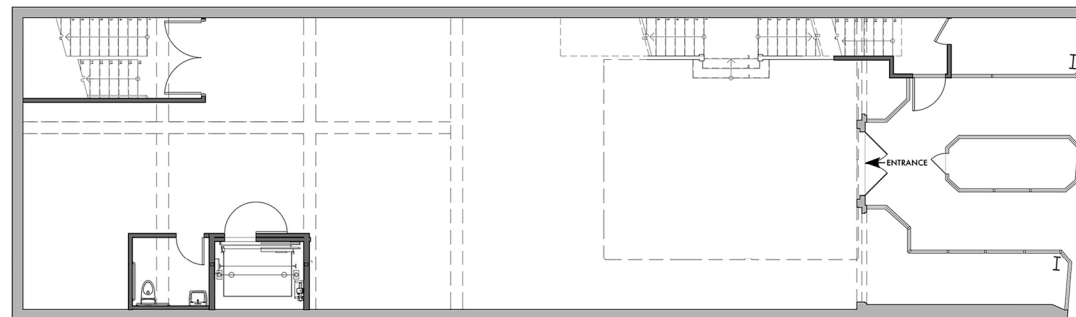




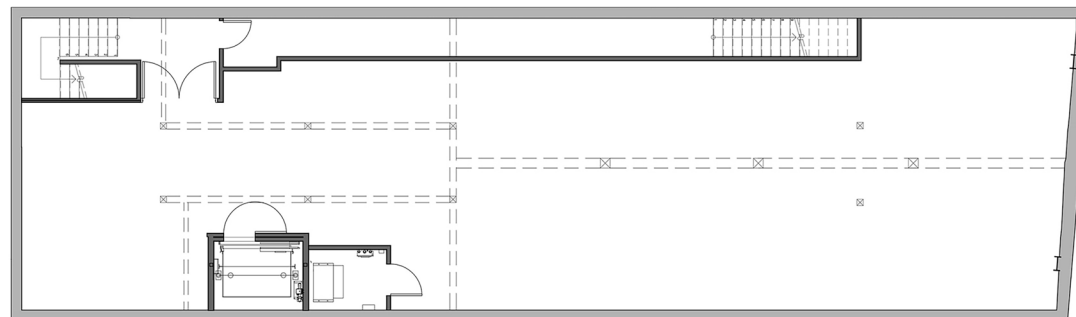
This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.



UPPER LEVEL



MAIN LEVEL

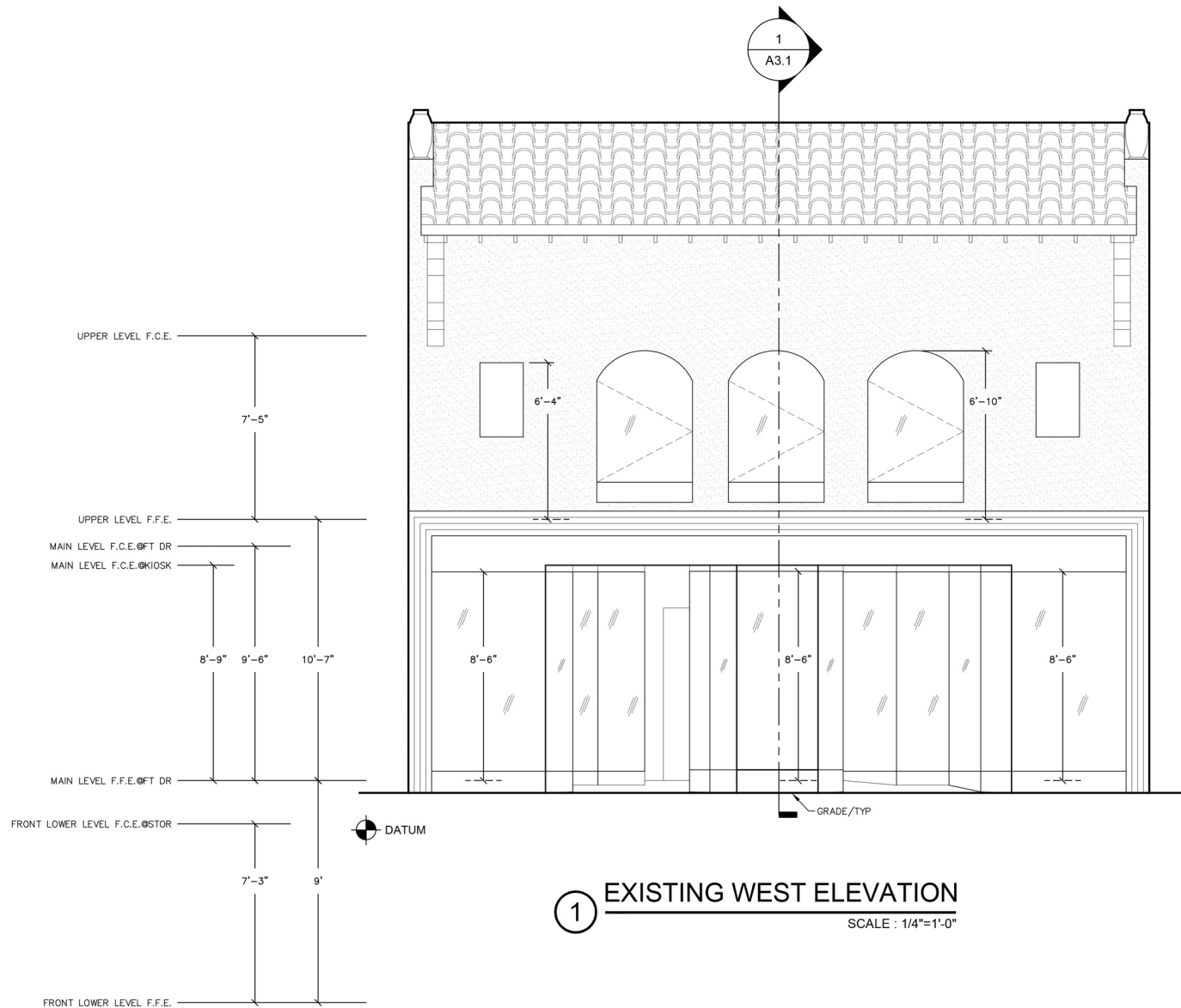


LOWER LEVEL

2026 SHATTUCK
ENTRANCE

SHATTUCK AVENUE

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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 69,000
- 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
- Easy walk to live theater, music, and sports venues
- \$4.04 billion in total spending power



DEMOGRAPHICS

WITHIN 3 MILES

Population	212,725
Average household income	\$188,859
Daytime Employees	142,939

Source: CoStar





BERKELEY CITY CLUB
2315 Durant Avenue – .4 mile



GRADUATE BY HILTON BERKELEY
2600 Durant Avenue – .7 mile



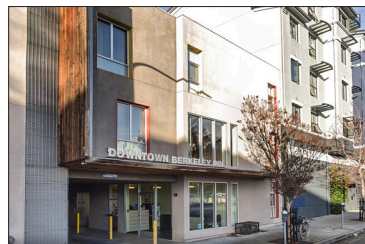
RESIDENCE INN BY MARRIOTT
2129 Shattuck Avenue – 2 blocks



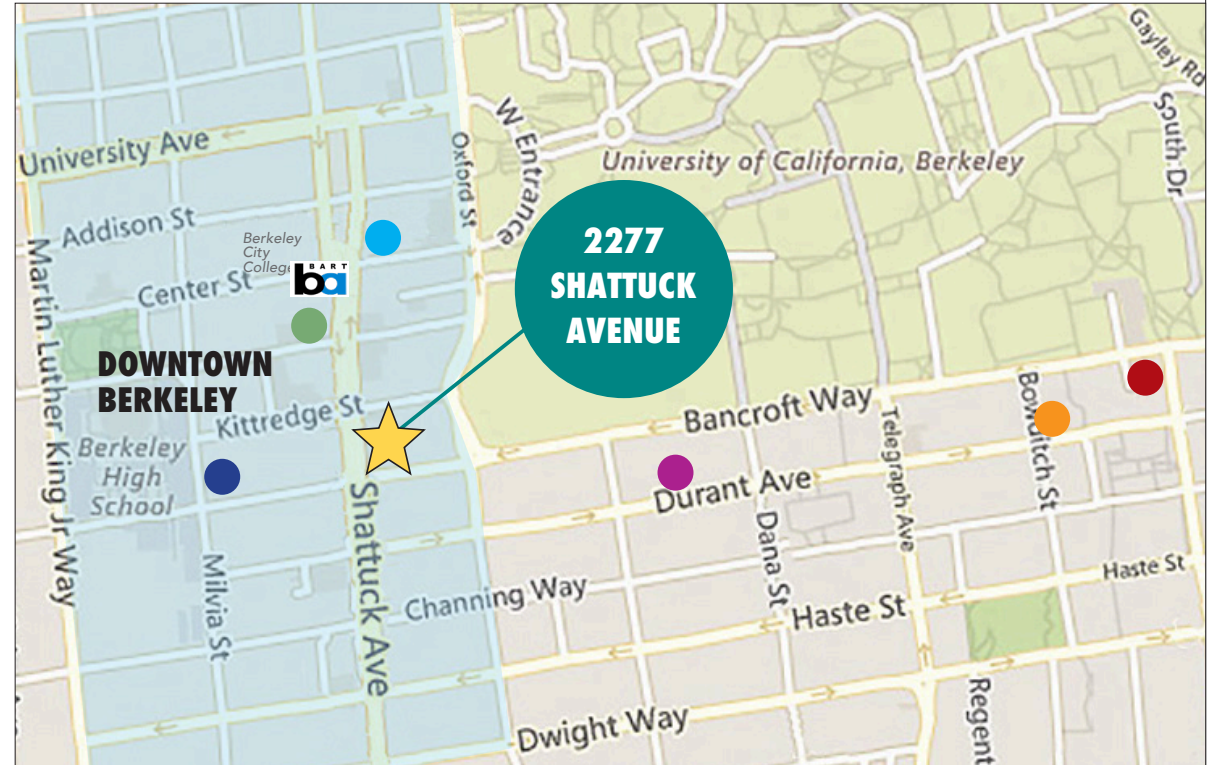
BANCROFT HOTEL
2680 Bancroft Way – .7 mile

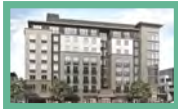


HOTEL SHATTUCK PLAZA
2086 Allston Way – 1.5 blocks



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



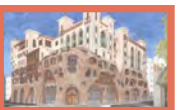
2274 SHATTUCK

- 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	Toss Noodles
Ike's Sandwiches	Happy Lemon Berkeley
Eureka!	Tupper & Reed Cocktail Bar

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

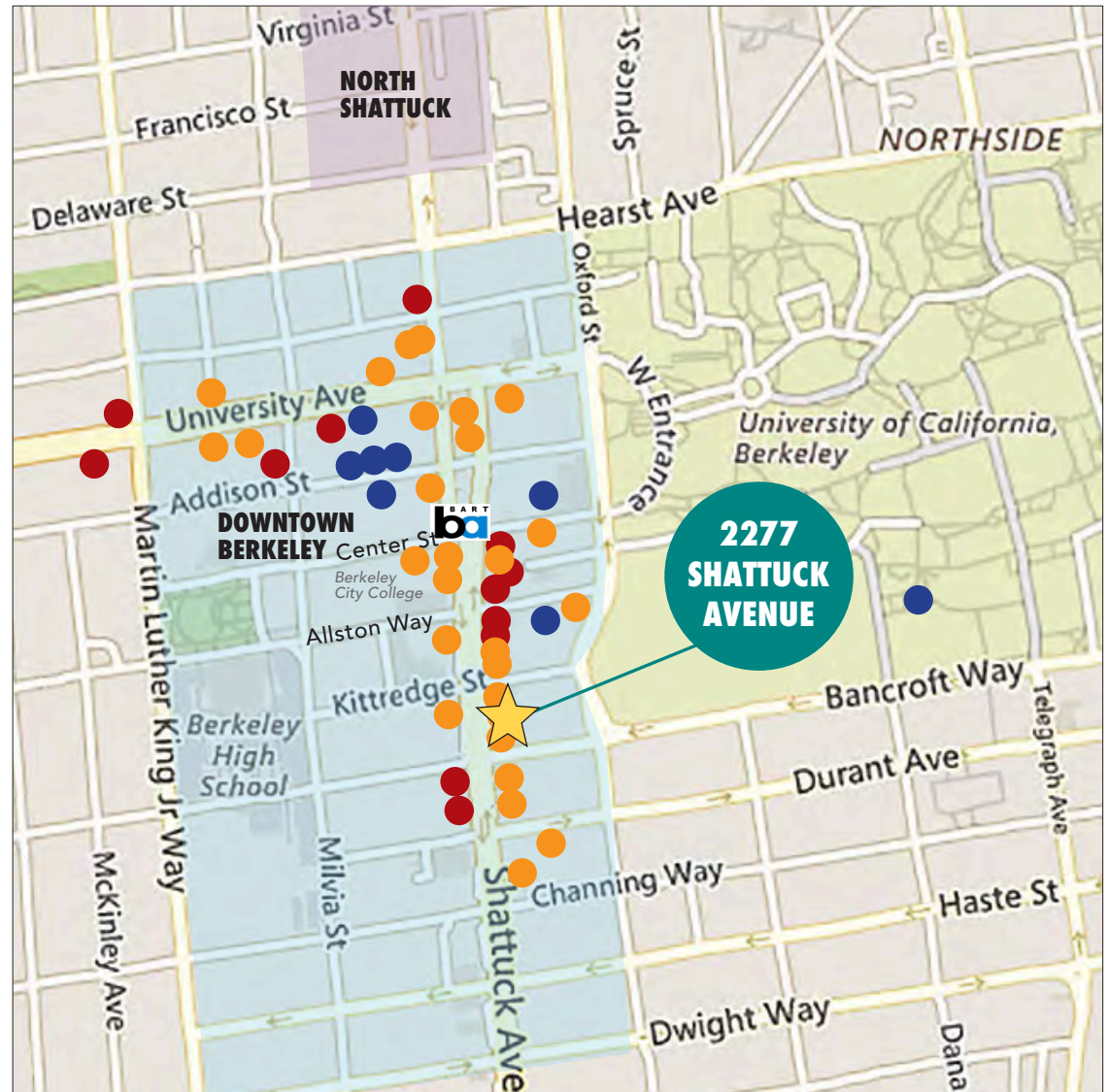
La Note Restaurant

ENTERTAINMENT

UC Theatre
Berkeley Repertory Theatre
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



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

2277 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 sale.