

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

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



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

SIZE: ±8,335 SF Building:

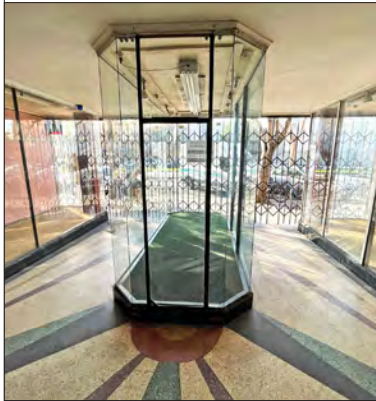
±2,800 rsf main floor
±2,538 rsf mezzanine
±2,997 rsf basement

APN: 57-2029-011-00

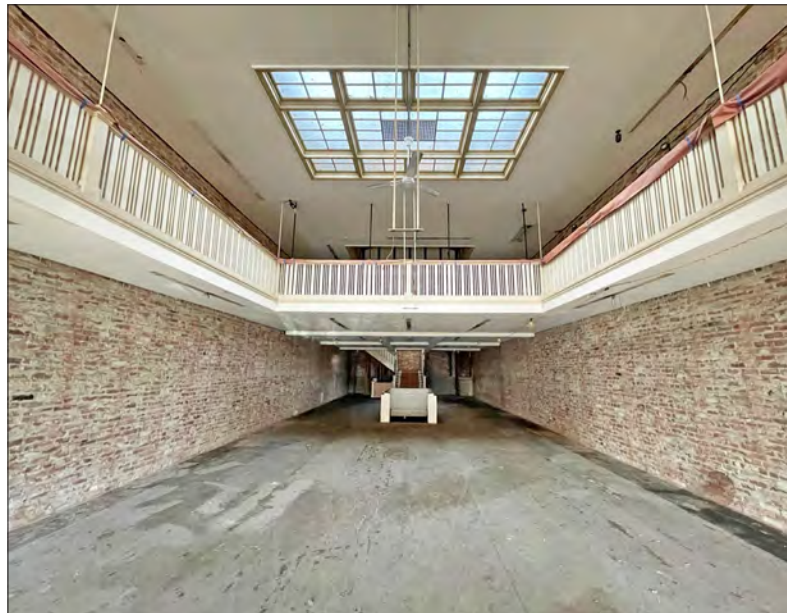
SALE PRICE: \$2,750,000

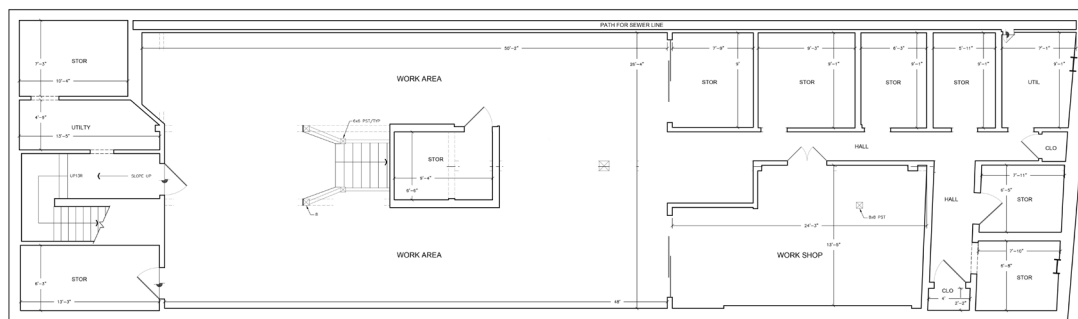
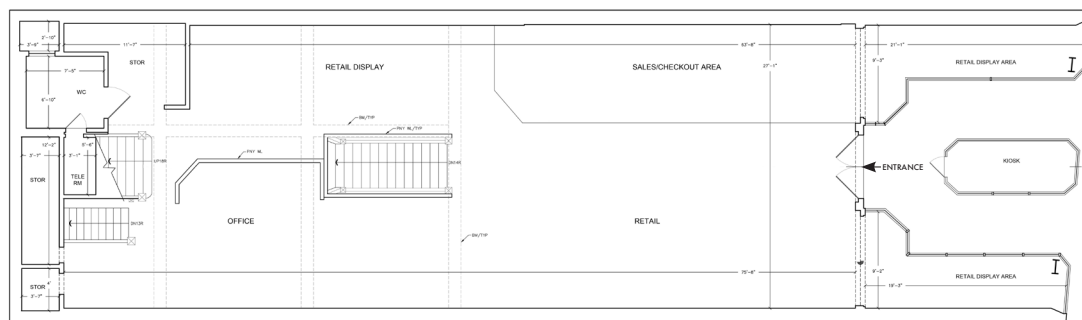
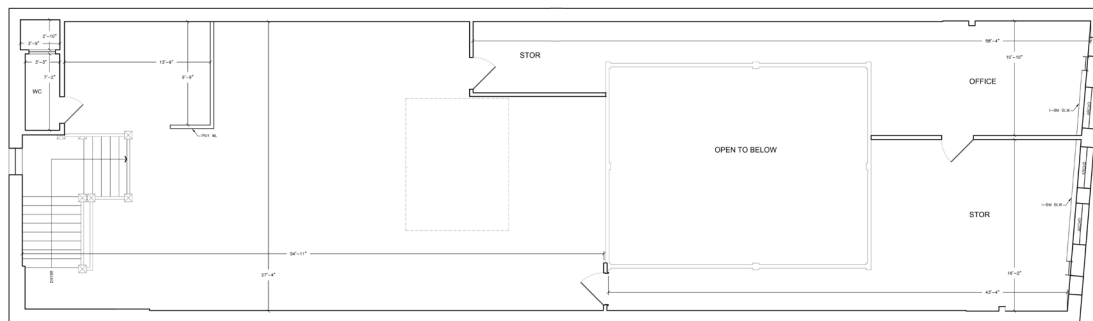
FEATURES

- 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, Sliver Pizzeria, Walgreens, Ippudo, Half Price Books, Pegasus Books, Comal, Jupiter, Angeline's Louisiana Kitchen, Peet's Coffee, and Eureka!
- Across from Regal UA Berkeley Cinema
- A short walk to North Shattuck's destination culinary scene, with restaurants and bakeries such as: The Cheese Board, Poulet, Via Del Corso, Crepevine, Grégoire Restaurant, and Chez Panisse



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

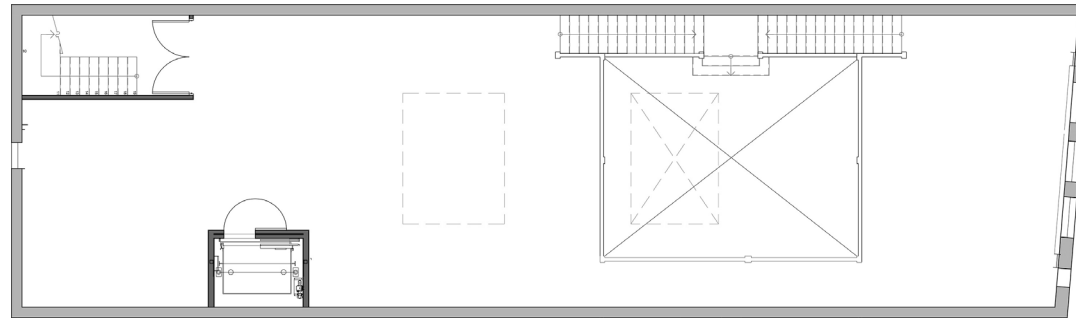




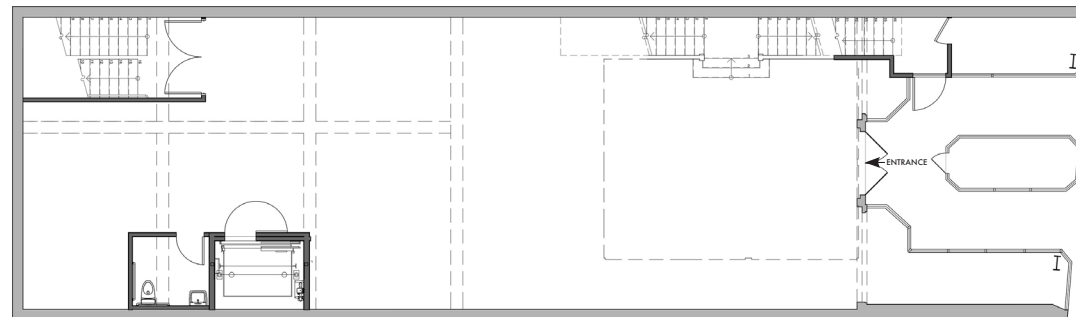
SHATTUCK AVENUE

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.



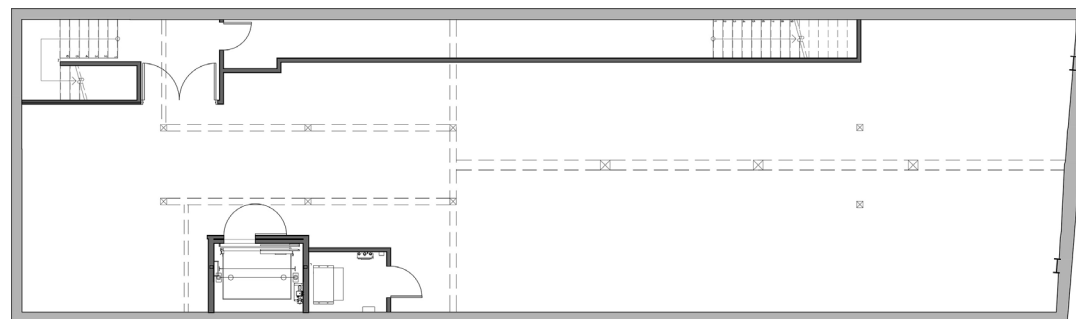
UPPER LEVEL



MAIN LEVEL

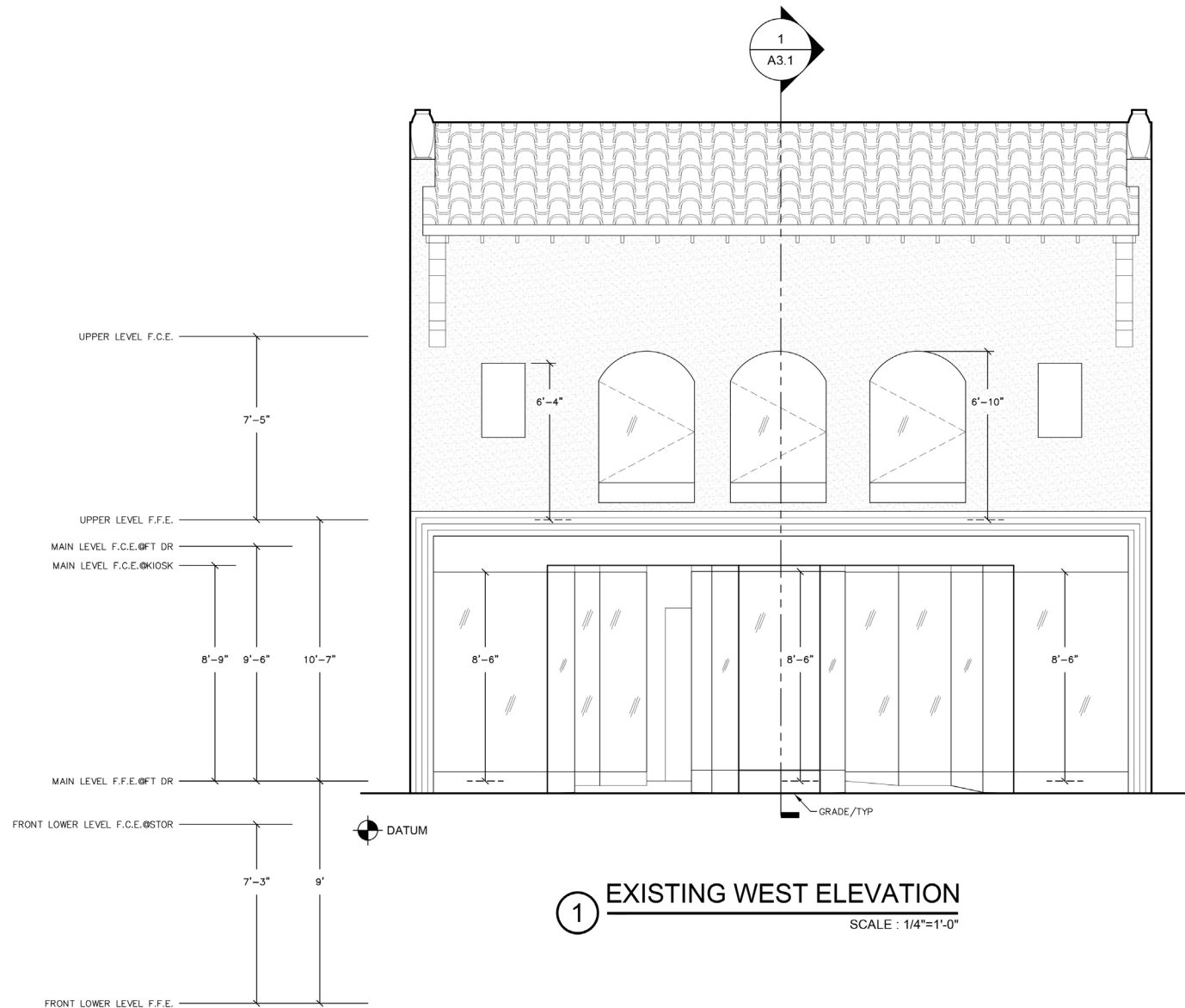
2026 SHATTUCK
ENTRANCE

SHATTUCK AVENUE



LOWER LEVEL

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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 (±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
- Traffic count on Shattuck Avenue (at Kittredge Street) is 18,498
- UC Berkeley's daily headcount is projected to reach 62,090 this year
- Berkeley City College has ±7,000 students each semester; Berkeley High School has ±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

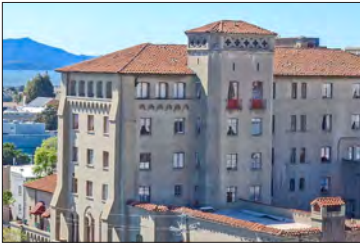


pure barre



MATTRESS FIRM





BERKELEY CITY CLUB
2315 Durant Avenue – .4 mile



GRADUATE BERKELEY
2600 Durant Avenue – .7 mile



RESIDENCE INN BY MARRIOTT
2129 Shattuck Avenue – .2 mile



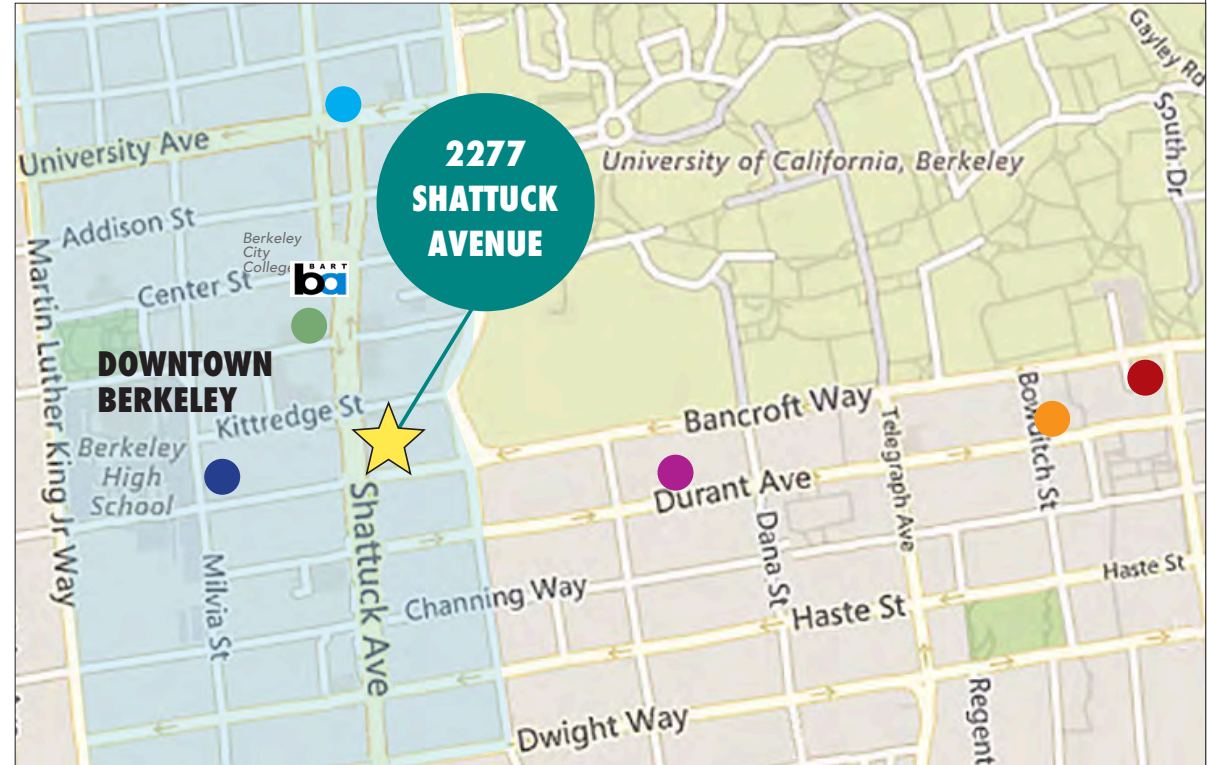
BANCROFT HOTEL
2680 Bancroft Way – .7 mile



HOTEL SHATTUCK PLAZA
2086 Allston Way – 1.5 blocks



DOWNTOWN BERKELEY INN
2001 Bancroft Way – 1 block





STONEFIRE

- 98 residential units
- Opened 2017



THE PANORAMIC

- 69 residential units
- Opened 2019



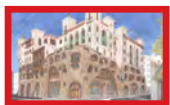
SEQUOIA

- 42 residential units
- Opened 2017



2556 TELEGRAPH

- 22 residential units
- Under Construction



THE ENCLAVE

- 254 residential units
- Opened 2020



PARKER PLACE

- 155 residential units
- Opened 2017



METROPOLITAN

- 45 residential units
- Opened 2017



THE VARSITY

- 96 residential units
- Opened 2017



STRANDA HOUSE

- 21 residential units
- Opened 2017



GARDEN VILLAGE

- 84 residential units
- Opened 2017



TOWERS

- 155 residential units
- Proposed



THE DEN

- 40 residential units
- Under Construction



THE DWIGHT

- 99 residential units
- Opened 2017



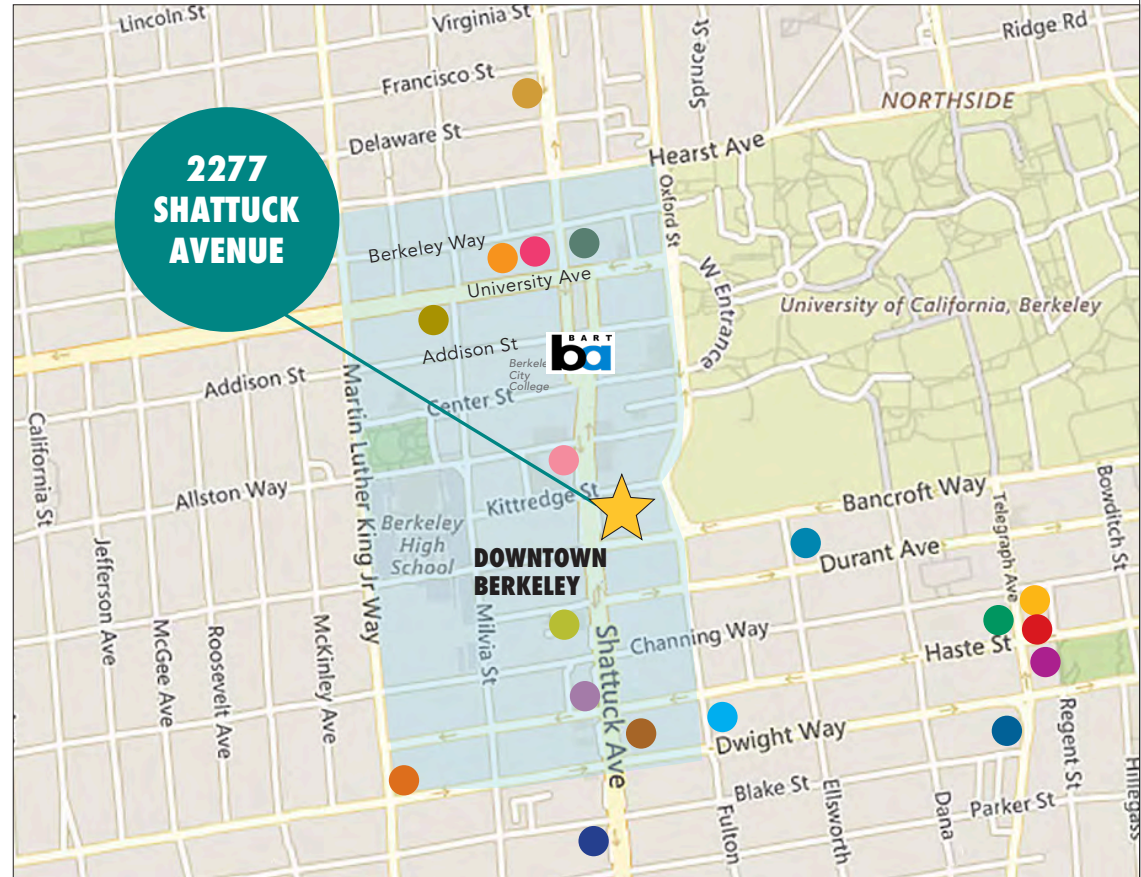
ACHESON COMMONS

- 205 residential units
- Opened 2022



THE LAIR

- 40 residential units
- Proposed



1752 SHATTUCK

- 68 residential units
- Proposed



1598 UNIVERSITY

- 210 residential units
- Proposed



2067 UNIVERSITY

- 50 residential units
- Under Construction

RESTAURANTS, BARS AND CAFÉS

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

Jupiter Pizza & Beer

Stand-Up Burgers

Crave Subs

Angeline's Louisiana Kitchen

Poki Poke

Sandwich Zone

Chipotle Mexican Grill

Revival Bar + Kitchen

Namaste Madras Cuisine

Gather

La Note Restaurant

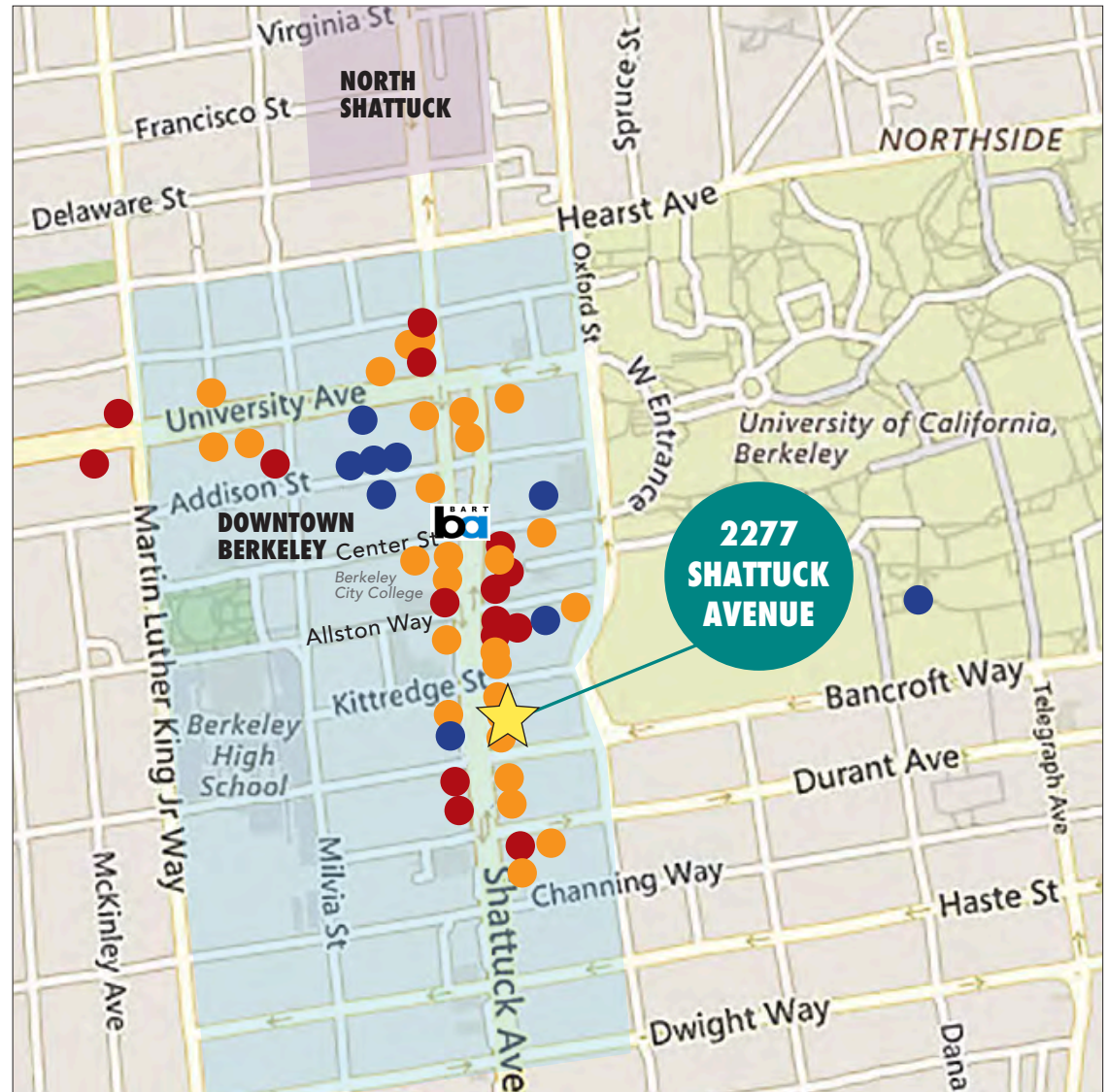
Ippudo

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	Lhasa Karnak Herb Company
UPS Store	Luggage Center
FedEx	Shop College Wear
Verizon	Crossroads Trading
GNC	Mike's Bikes of Berkeley
Mattress Firm Berkeley	Missing Link Bicycle Cooperative



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.