

**GORDON**

COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE :: 1746 SHATTUCK AVENUE, BERKELEY, CA ::**

**HIGH VISIBILITY RETAIL SPACE IN BERKELEY'S NORTH SHATTUCK AREA**



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## SITUATED ON NORTH SHATTUCK'S CULINARY CORRIDOR, WITH STRONG PEDESTRIAN FOOT TRAFFIC EVERY DAY

- Easy street parking
- Outstanding public transportation with AC Transit, BART, and Bikeshare
- 9 minute walk to Downtown BART; 10 minute walk to UC Berkeley
- Next to Agrodolce restaurant, and steps to Cupcakin' Bake Shop, Poulet, Via del Corso, The Cheeseboard, Grégoire, and Chez Panisse
- Zoned C-C (Corridor Commercial District)



### 1746 SHATTUCK AVENUE FEATURES

- Open floor plan with high ceilings
- Scored concrete floor
- Rear storage area
- Bonus Loft/Mezzanine
- Restroom



**1744 SHATTUCK SIZE:** ±782 rsf

LEASED

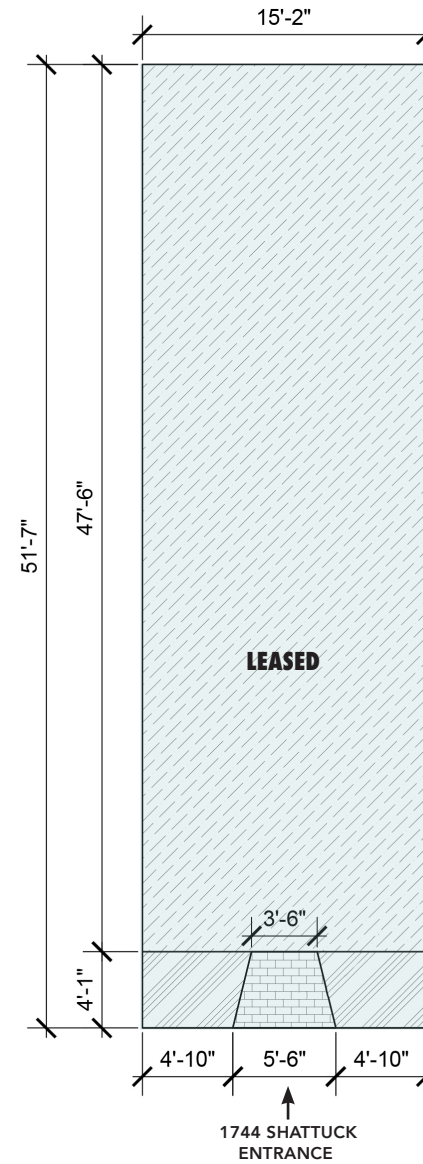
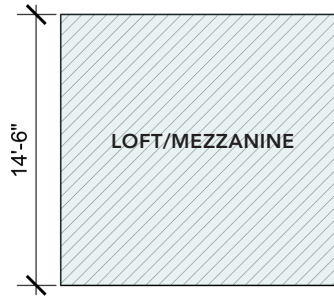
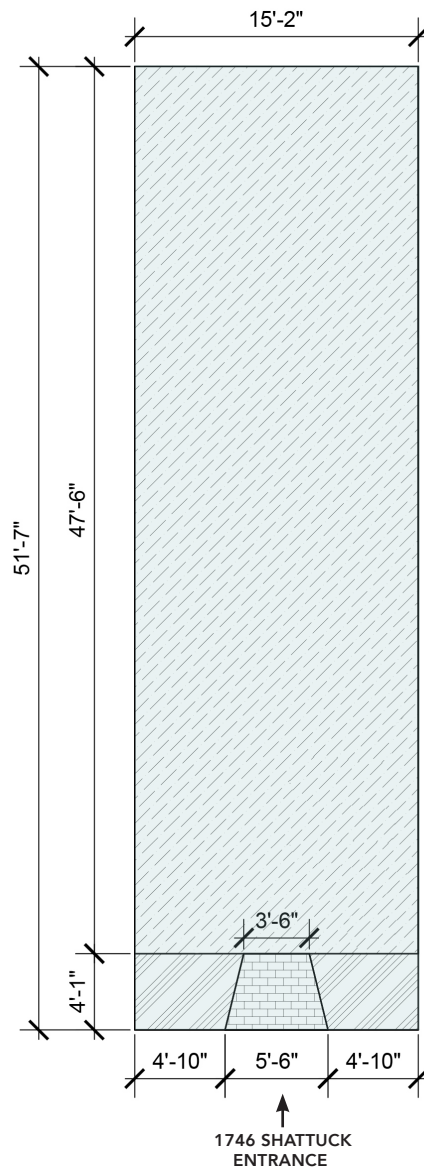


**1746 SHATTUCK SIZE:** ±782 rsf

**ASKING RENT:** \$3.00 psf NNN  
(NNNs are \$0.67 psf)







SHATTUCK AVENUE

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1746 SHATTUCK AVENUE, BERKELEY, CA  
IN THE VICINITY

ENJOY BERKELEY'S WORLD-RENOWNED CULINARY NEIGHBORHOOD



AND ONLY 2 BLOCKS TO DOWNTOWN BERKELEY AMENITIES!



## RESTAURANTS, CAFÉS AND BARS

Agrodolce Osteria	Blue Bottle Coffee	Comal
Chez Panisse	Sweetgreen	Ippudo
The Cheeseboard	Milkbomb Ice Cream	Jupiter
Grégoire Restaurant	Starbucks	Eureka!
Via Del Corso	Asha Tea House	Gather
Cupcakin' Bake Shop	Victory Point Cafe	Bobby G's Pizzeria
Caravaggio Gelateria Italiana	Crepevine	Revival Bar + Kitchen
Poulet	Fava	Spats
Triple Rock Brewery	Guerilla Cafe	Arinell Pizza
Epicurious Garden Food Hall	Victory Point Cafe	Passione Gelato
Saul's Deli	Stand-Up Burgers	Tender Greens
Peet's Coffee	The Local Butcher Shop	

## RETAIL

Andronico's Market  
Books Inc.  
Safeway  
CVS  
FedEx Ship Center  
Foxglove Clothing  
Walk Shop Shoes  
Bryn Walker Women's Clothing  
A Priori Gift Shop  
Healthy Spot Pet Store  
Pot-Pourri Gift Shop  
Dimples Children's Clothing  
Missing Link Bicycle Coop  
Target  
Trader Joe's  
Half Price Books  
Berkeley Ace Hardware

## ENTERTAINMENT

UA Berkeley 7 Theatre  
Berkeley Repertory Theatre  
Aurora Theatre Company  
Freight & Salvage  
UC Theatre  
The Marsh Arts Center  
Berkeley Art Museum and  
Pacific Film Archive (BAMPFA)

## FITNESS

YMCA  
Yoga Kula  
The Bar Method Berkeley  
Strong Island Fitness LLC  
Cyclebar  
CorePower Yoga

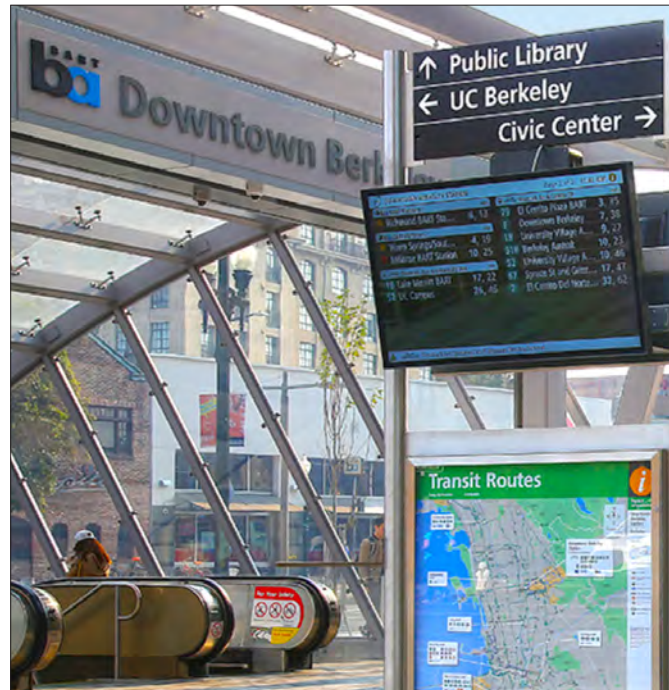


- 2 blocks to Downtown Berkeley, 4 blocks to UC Berkeley campus, and steps away from many artisan shops, boutiques, and popular eateries
- Neighboring businesses include: Poulet, Cupcakin Bake Shop, Via Del Corso, Sweetgreen, Crepevine, Grégoire, Chez Panisse, The Cheeseboard, Missing Link Bicycle Cooperative, Saul's Deli, Books Inc, Andronico's Market, Safeway, Barney's Gourmet Hamburgers, Victory Point Cafe, and Epicurious Garden
- Near historic Walnut Square with several unique stores, and the original Peet's Coffee & Tea. Amidst many offices and services such as printing, banks, US Post Office, FedEx Ship Center, UPS Store, and CVS
- Close to numerous world-class theatre, arts, live music and sports venues
- Easy walk to Downtown Berkeley BART – major public transit with access from everywhere in the SF Bay Area

## DEMOGRAPHICS

	1 MILE	3 MILE
Population	51,628	203,610
Households	21,019	84,957
Average HH Income	\$114,923	\$141,749
Daytime Employees	27,941	136,701

(Source: CoStar)





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1746 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.