

**FOR LEASE :: 2126 KITTREDGE STREET, BERKELEY, CA**

Small Ground Floor Office, Retail, or Service Commercial Space



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## :: CENTRALLY LOCATED, HIGH FOOT-TRAFFIC DOWNTOWN BERKELEY LOCATION ::

**SIZE:** ±900 rsf

**ASKING RENT:** \$2,850/month IG

**ZONED:** C-DMU  
(Downtown Mixed-Use District)

**NO FOOD TENANTS**

- Open floor plan
- Large windows to the street
- Rear mezzanine has restroom and bonus space
- 2 parking spaces available in rear lot
- Easy walk to Downtown Berkeley BART
- Steps to Peet's Coffee, KoKoLo Donburi, Tasty Pot, Razan's Organic Kitchen, Gather, Angeline's Louisiana Kitchen, Tupper & Reed, Toss Noodle Bar, and Chipotle Mexican Grill
- Less than 1 block to UC Berkeley
- Nearby retail includes Target, Walgreens, Half Price Books, CVS, Pegasus Books, Berkeley Luggage, Shop College Wear, Ace Hardware, and Crossroads Trading
- Near Downtown Arts district, with Aurora and Berkeley Rep Theatres, and the California Jazz Conservatory
- Close to fitness including CorePower Yoga, Berkeley YMCA, Pure Barre, Equinox, and Spieker Aquatics Complex



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 projected to reach 62,090 this year
- 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 119,166 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



Jupiter



TRADER JOE'S



BAMPFA

ACE Hardware



HALF PRICE BOOKS

pure barre



MATTRESS FIRM



EQUINOX

Orangetheory FITNESS

Eureka!

Berkeley Rep





### 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



### 2274 SHATTUCK

- 239 residential units
- Proposed



### 1752 SHATTUCK

- 68 residential units
- Proposed



### 1935 ADDISON

- 69 residential units
- Open



### 1598 UNIVERSITY

- 210 residential units
- Proposed



### 2067 UNIVERSITY

- 50 residential units
- Under Construction



## RESTAURANTS, BARS AND CAFÉS

Peet's Coffee	Ippudo
KoKoLo Donburi	Blue Bottle Coffee
Razan's Organic Kitchen	Tender Greens
Tasty Pot	Gadani
Toss Noodle Bar	Ben & Jerry's
Comal Restaurant	Starbucks
Lucia's Italian Restaurant	Happy Lemon Berkeley
Sliver Pizzeria	Tupper & Reed Cocktail Bar
Ike's Sandwiches	

Eureka!

Jupiter Pizza & Beer

Stand-Up Burgers

Crave Subs

Angeline's Louisiana Kitchen

Oasis Grill

Chipotle Mexican Grill

Revival Bar + Kitchen

Namaste Madras Cuisine

Gather

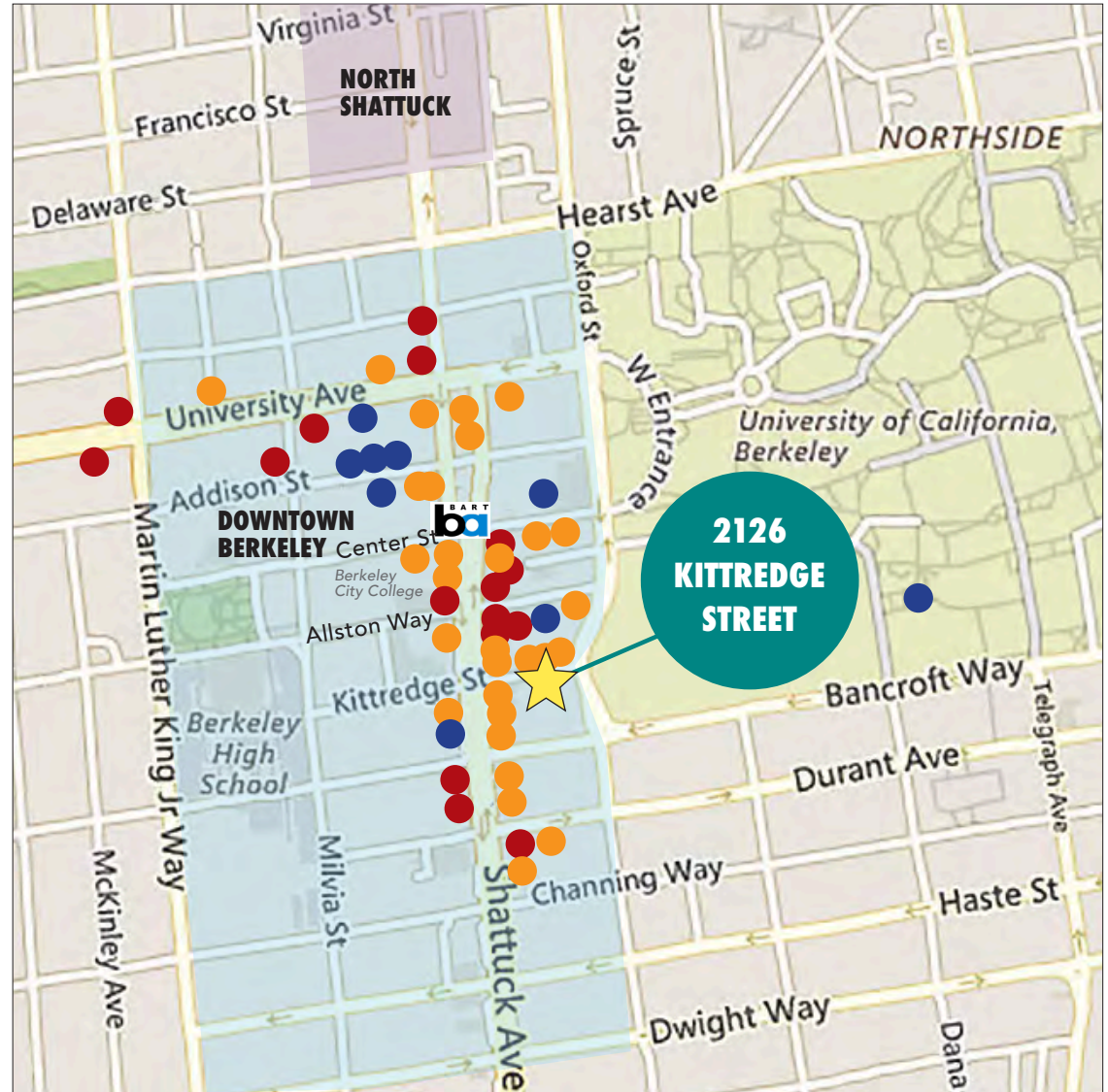
La Note Restaurant

## 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

Target	Ace Hardware
CVS	Lhasa Karnak Herb Company
Walgreens	Luggage Center
UPS Store	Mattress Firm
FedEx	Shop College Wear
Verizon	Crossroads Trading
Stone Room 2	Mike's Bikes of Berkeley
Trader Joe's Berkeley	Missing Link Bicycle Cooperative







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.