



SIZE: ±11,760 SF Building
(per county records)

PARCEL: ±12,730 SF
(per county records)

APN: 58-2175-1-1

PRICE: \$5,175,000

Historically Low Vacancy, Mixed-Use Commercial With Parking Lot

- Ground floor has two restaurants and service commercial
- Second floor has offices, salon, yoga tenants
- Parking lot
- Easy street parking
- Zoned C-NS (North Shattuck Commercial)
- Outstanding public transportation with AC Transit, BART, and Bikeshare
- 1/2 mile to Downtown BART
- 3 blocks to Downtown Berkeley amenities
- 4 blocks to UC Berkeley
- Across from Cupcakin' Bake Shop and Poulet
- Near Via del Corso, The Cheeseboard, Grégoire, and Chez Panisse
- In vicinity of tons of new or under-construction housing

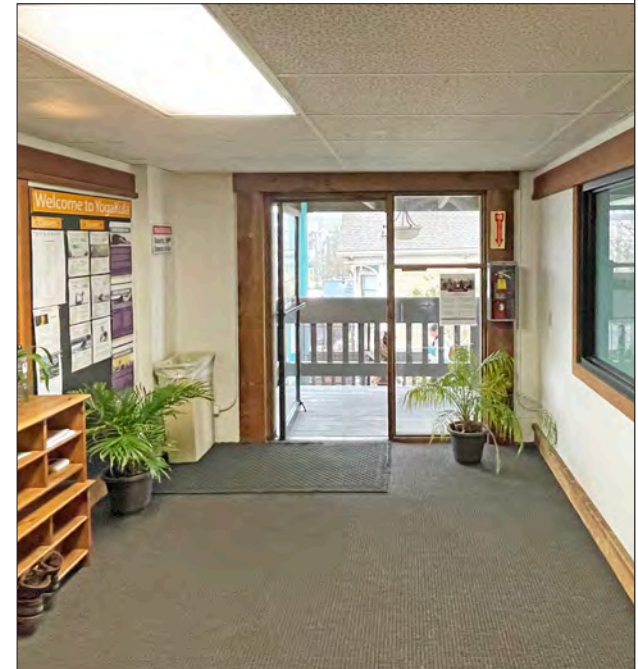
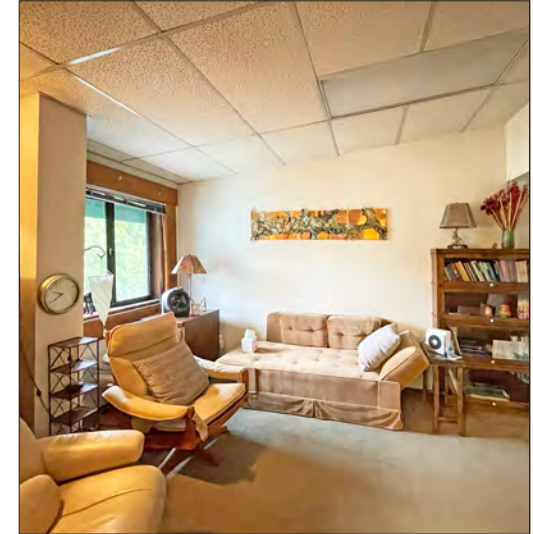


Proforma Income And Expenses Available Upon Request

3 Blocks
to
Downtown
Berkeley







RESTAURANTS, CAFÉS AND BARS

Cupcakin Bake Shop	Blue Bottle Coffee
Via Del Corso	Sweetgreen
Chez Panisse	Gather
The Cheese Board Collective	Jupiter
Agrodolce Osteria	Bobby G's Pizzeria
Caravaggio Gelateria Italiana	Spats
Guerilla Cafe	Mad Seoul
Saul's Deli	Milkbomb Ice Cream
Barney's Gourmet Hamburgers	Eureka!
Crepevine	Sliver Pizza
Victory Point Cafe	Starbucks
Grégoire	Tender Greens
Peet's Coffee	Comal
Triple Rock Brewery	Ippudo

RETAIL

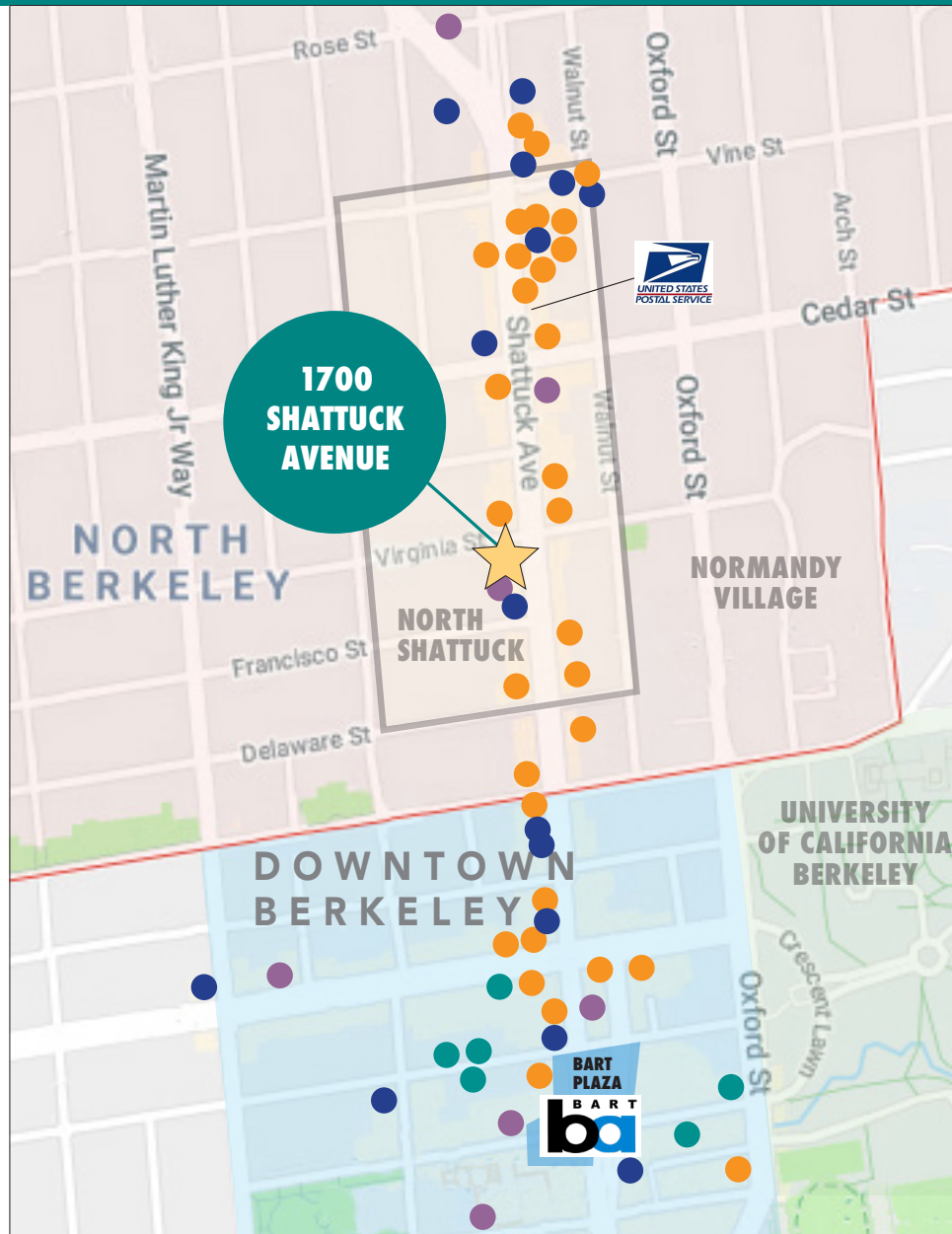
Books Inc.
Safeway
Andronicos
CVS
Walk Shop Shoes
A Priori Gift Shop
Healthy Spot Pet Store
Lhasa Karnak Herb Company
Trader Joe's
Half Price Books
Target
FedEx Ship Center
Walgreens
Paisley Vintage Clothing
Berkeley Luggage
Shop College Wear
Berkeley Ace Hardware

ENTERTAINMENT

UC Theatre
Berkeley Repertory Theatre
Aurora Theatre Company
Freight & Salvage
The Marsh Arts Center
BAMPFA

FITNESS

Downtown YMCA
Pure Barre
Yoga Kula
Benchmark Climbing
The Bar Method Berkeley
Cyclebar
CorePower Yoga





1998 SHATTUCK

- 599 residential units
- Proposed



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



2190 SHATTUCK

- 326 residential units
- Proposed



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



2023 SHATTUCK

- 48 residential units
- Approved



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



2067 UNIVERSITY

- 50 residential units
- Under Construction



2274 SHATTUCK

- 239 residential units
- Proposed



2538-2542 DURANT

- 32 residential units
- Approved



1752 SHATTUCK

- 68 residential units
- Proposed



1935 ADDISON

- 69 residential units
- Open



1598 UNIVERSITY

- 210 residential units
- Proposed



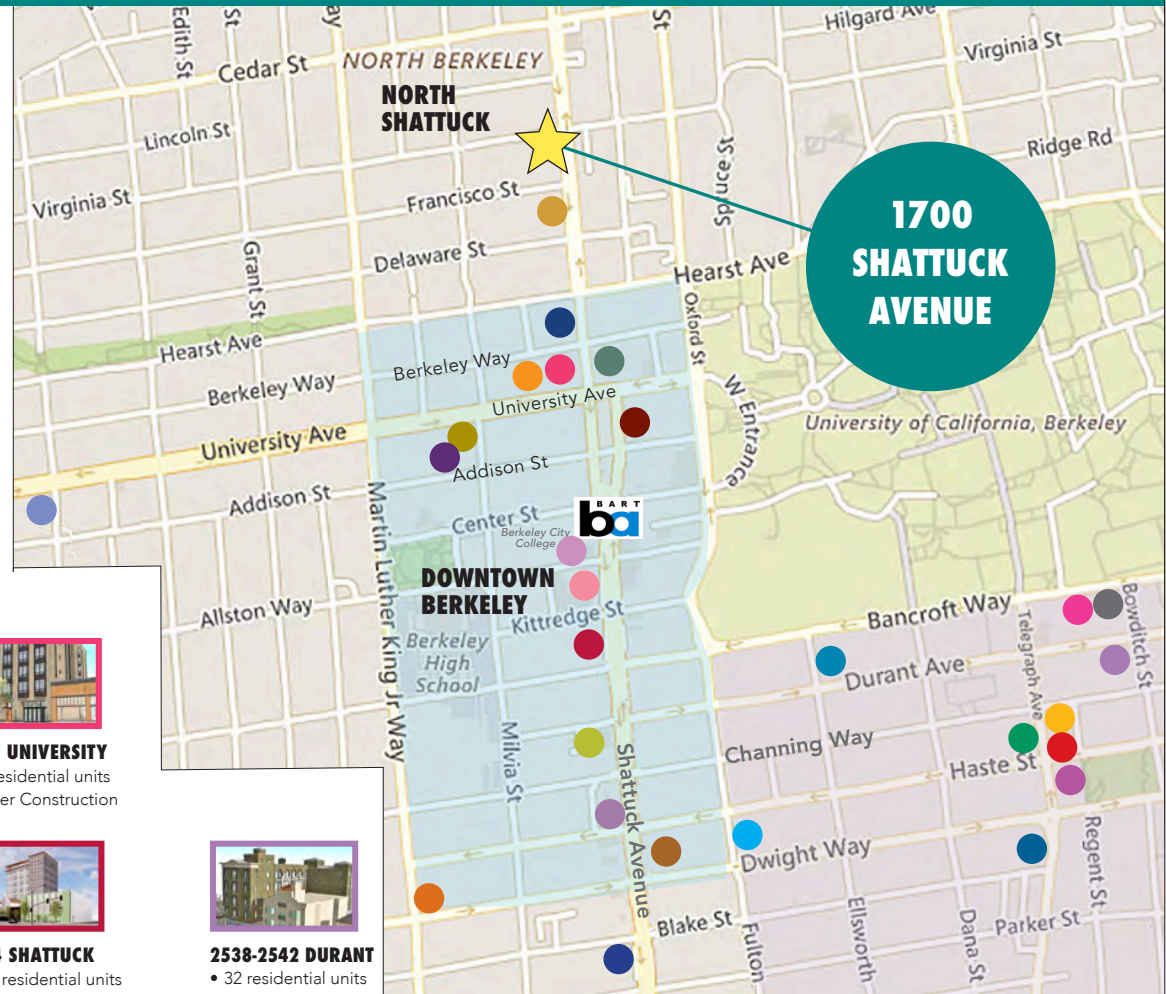
THE STANDARD

- 330 Beds
- Under Construction



THE CROFT

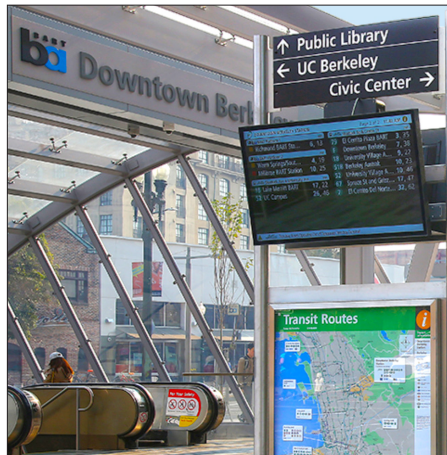
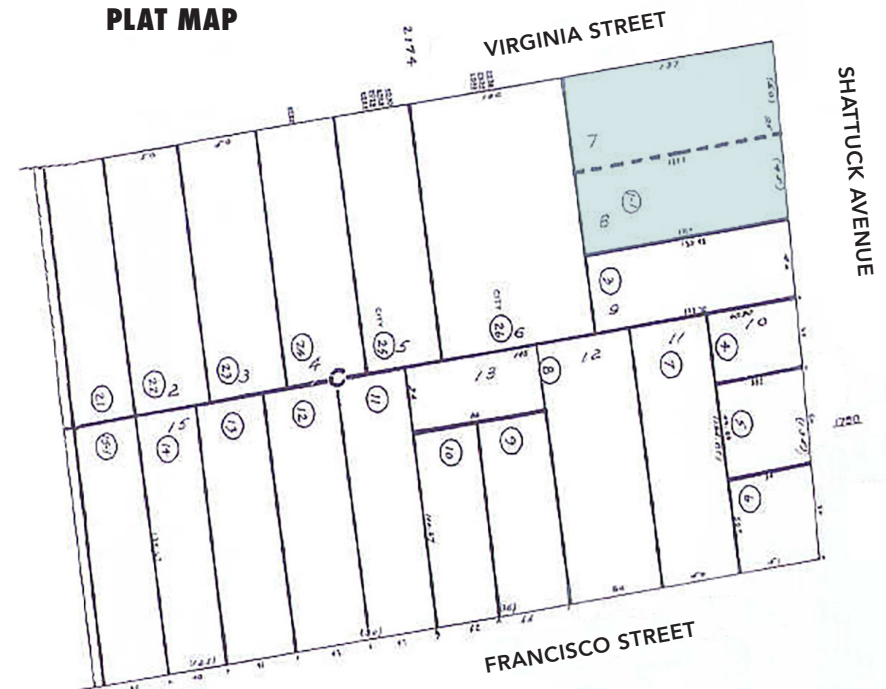
- Units TBD
- Approved



Situated On North Shattuck's Culinary Corridor, With Strong Foot Traffic Every Day

- Increasing population with nearby housing in and around Downtown Berkeley
- 3 blocks to Downtown Berkeley, 4 blocks to UC Berkeley campus, and steps away from many artisan shops, boutiques, and popular eateries
- Neighboring businesses include: Cupcakin Bake Shop, Via Del Corso, Grégoire, Sweetgreen, Crepevine, Chez Panisse, The Cheeseboard, Saul's Deli, Safeway, Andronico's Market, Barney's Gourmet Hamburgers, Victory Point Cafe, Books Inc, Agrodolce Osteria, 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

PLAT MAP



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)

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

1700 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.